

ADC Planning Consultation Conservation/Design Officer Response

Application Number	A/64/17/DOC
Address	Land r/o 1 - 6 The Cottrells, Angmering
Description	Conditions imposed under A/173/16/PL relating to Condition 3 - Schedule of materials
Case Officer	Anita Gardner
Date	11 May 2017

This application appears to be the most recent in a series of amendments to original planning permission A/105/16/PL.

Some of the materials specified on the 'External Materials List' submitted to discharge the condition (A/64/17/DOC) are consistent with those approved under A/105/16/PL. However, there are a number of deviations:

Permitted under A/105/16/PL.	Proposed under A/64/17/DOC
Rain water goods & soffits: no material specified	UPVC
External wall finish: black stained timber boards	Cement boards
Windows and doors: timber	Aluminium
Driveway: block paving	Tarmac

The permitted building is of traditional scale form and style and it is located in the Angmering Conservation Area. In a context such as this, the use of good quality, traditional materials is expected and the various modern materials now proposed as alternatives are entirely alien to the context.

The importance of high quality, locally appropriate design is emphasized in Section 7 of the NPPF, with para. 58 advising that new development should establish a strong sense of place and para. 60 noting that it is proper to seek to promote or reinforce local distinctiveness.

Para 137 of the NPPF states that new development within a conservation area should 'enhance or better reveal' the significance of the designated heritage asset and the modern materials listed above entirely fail to do either. Poor precedents elsewhere do not justify further unsympathetic work, as the cumulative effects erode the locally distinctive qualities of a designated area and harm its significance.

Para. 132 of the NPPF requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development.

Many of the materials now specified are alien to the historic context and the condition cannot be discharged in terms of Policies D DM4 and HER DM3.

Angela Haywood
Conservation/design Officer