

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 14 February 2020 13:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: A/6/20/L

A/6/20/L

Listed building consent for the re-roofing & upgrading of entire roof; repointing existing brickwork & replace cracked, unventilated chimney pot with new clay; works to fascia & guttering; replace lead roof over bay window; flashing to existing bathroom; installation of timber stud firewall in loft space along party wall & repoint brick work & fling walling as required

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. Whilst some information has been provided, it is of basic quality and could be better. In light of this, some comments are provided based on my own assessment/observations.

The Old Mill House and The Old Cottage are C18 cottages which form one building. It is two storeys with six windows. Both houses are faced with flints with red brick dressings and quoins. Casement or horizontally sliding sash windows, some with latticed panes. The Old Mill House has a thatched roof whereas the Old Cottage a tiled roof. The listed building is of aesthetic (fortuitous) significance.

The proposal is for various works of repair to the tiled roof as well as a bay window roof and other lead flashing. It also requests consent for a timber stud firewall in the loft space and works of repointing on part of the southern gable wall. Having had the opportunity to review the information submitted as part of the consent, it is considered that they appear to be acceptable and do not harm the significance of the listed building. All materials should match existing, and you may wish to require samples to be provided if minded to approve the application. Likewise, the pointing should match the existing in terms of materials, appearance, colour and texture.

It would appear that the existing bathroom window is UPVC and not appropriate for a listed building. It is not clear if the relevant consent has been sought for this. However, it is considered that the listed building consent provides the opportunity to replace this inappropriate window with something more in keeping with a listed building.

Conclusion

The application (bar the issue noted above) is considered to not cause harm to the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.