

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	A/76/17/L
Address	Avenals Farm, Water Lane, Angmering
Description	Residential development within the curtilage of a listed building
Case Officer	David Easton
Date	18 May 2017

Avenals Farmhouse is a Grade II listed building of the early 19th century. While the listed farmhouse and the associated barn are now in residential use and have (inappropriately) tightly defined residential curtilages, their historic, working relationship with the land is an important part of their significance.

Historically Avenals Farmhouse would have been the only residential building within the farmstead, with other structures being in ancillary agricultural uses. The intention to construct five dwellings in close proximity to the listed farmhouse suburbanises its setting and diminishes the pre-eminence of the historic building, both within the farmstead and the wider landscape. The gradual erosion of the open farmland associated with the farmhouse blurs the distinction between what was historically an isolated group of agricultural buildings and the nearby settlement of Angmering, and thereby transforms the way in which the heritage asset is perceived.

Para 137 of the NPPF states that new development within the setting of a listed building should 'enhance or better reveal' the significance of the designated heritage asset. The present proposal does neither, as the intended residential development diminishes the significance of the listed building and clutters its setting.

The proposal is thus contrary to Para. 132 of the NPPF, which requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through inappropriate development within their settings. Residential development of the site is fundamentally unacceptable in terms of HER DM1 and refusal is recommended.

The preceding objections notwithstanding, should the principle of development be found acceptable under other planning policies, the ensuing harm could be somewhat mitigated by a less intensive level of development of more simple form.

A modestly scaled pair of 1½ half storey ('Chalet style') dwellings - reminiscent of rural workers cottages - would have a less harmful presence on the site, as they would relate to the scale and form of other curtilage buildings and avoid overtly competing with, or greatly distracting attention from, the principle listed building. While this form of development would still result in some degree of harm, it would be far from the level which justifies refusal in terms of para. 133 of the NPPF.

Angela Haywood
Conservation/Design Officer