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Sent: 09 August 2019 14:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/73/19/PL

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The application relates to a modern brick and flint building within the grounds of a listed building (number 76 North Bersted Street). It is also located within a conservation area. Number 76 North Bersted Street is an early C19, two storey building. It is faced with flints with red brick dressings and quoins, and has a hipped thatched roof. The windows are casement in design.

The North Bersted Conservation Area has strong historical links with faming and agriculture; It retains a country feel, partly as a result of the presence of many fine examples of 16th, 17th and 18th Century farmhouses, as well as a general informality in the layout of the street, landscaping and boundary walling.

The application appears to purely relate to a change of use of the building, with no alterations to the fabric of the structure. There is an existing separate access point for this building which will be utilised as part of the proposal. However, it is not clear if additional boundary treatment is required to form a clear division between the annex and the main dwelling. It is considered that the proposed change of use will not harm the character or appearance of the conservation area.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. 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 sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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