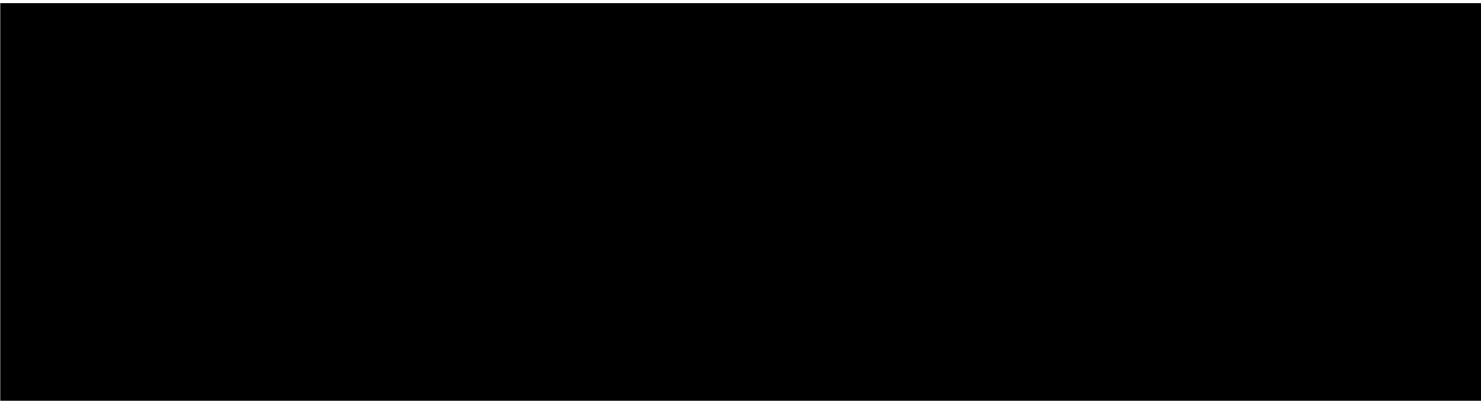




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 30 September 2019 17:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/82/19/L

BE/82/19/L

The property in question is part of a listed building which consists of The Old Priory and The Elms. It is an L-shaped, two storey, C18 building. The west front is faced with roughcast render, whilst the south elevation is constructed with flints. The roof is covered with clay tiles. The property faces on to the street and makes a positive contribution to the rural character of the local area. It is considered to be of aesthetic (fortuitous) significance.

It is also located within the North Bersted Conservation Area. This conservation area has strong historical links with farming 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 proposal is for a replacement boiler and flue. The boiler will be discretely located within an internal cupboard, with minor pipework required to supply the relevant services. Externally, the proposal will involve the installation of a new flue. The location and size of the proposed flue will mean that it will not be visible from the public realm and be of a size so as to not affect the significance of the building or conservation area. It is considered that the flue should be a black colour.

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 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).