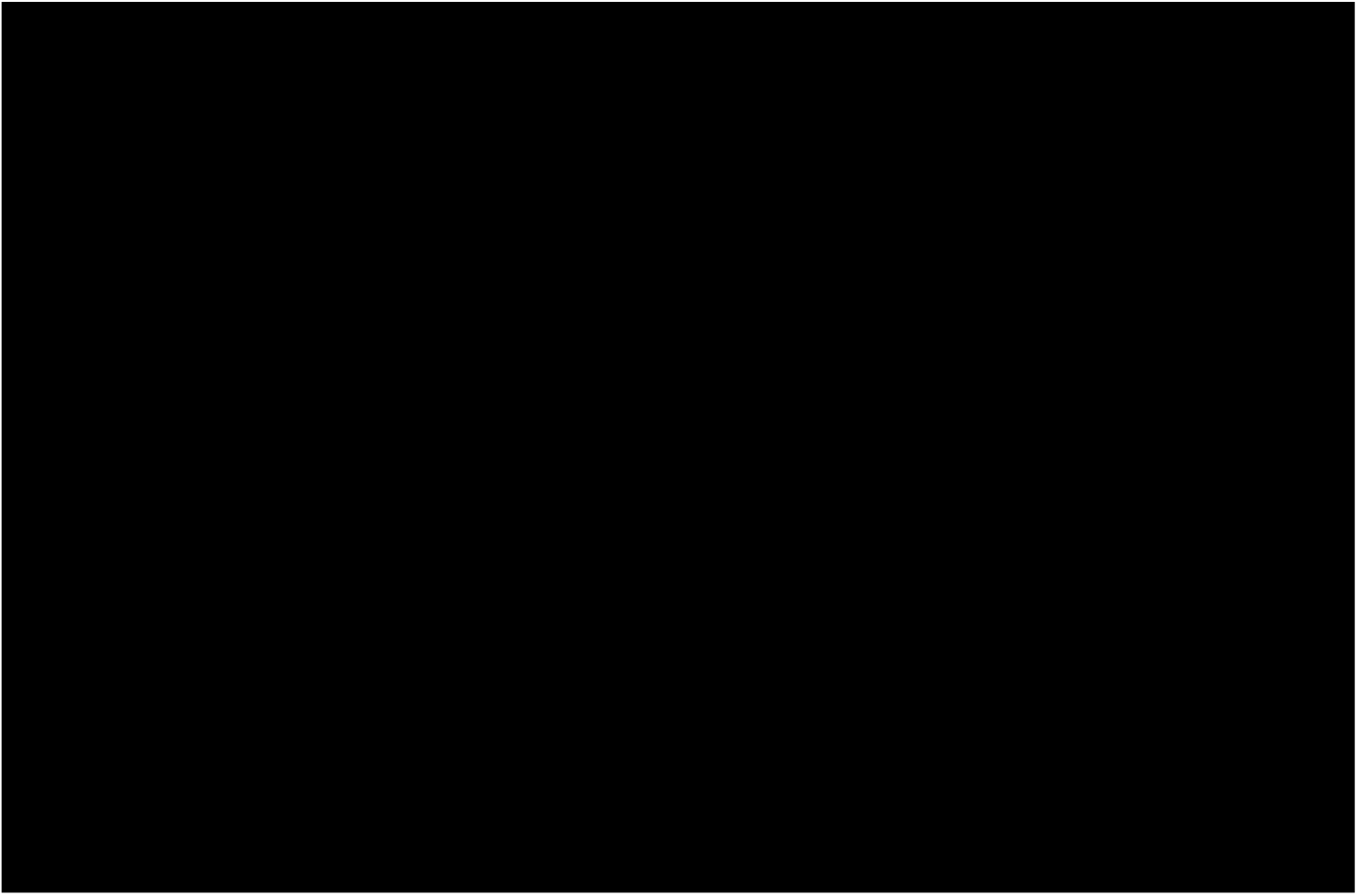




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 08 October 2021 13:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BN/111/21/L

BN/111/21/L

Shelley House Church Lane Eastergate PO20 3UR

Listed building consent for single storey rear extension and associated alterations (This application may affect the character and appearance of the Eastergate Square Conservation Area)

Shelley House is a Grade II Listed Building which is located within the Eastergate Square conservation Area.

Shelley House forms one listed building with the Elm Tree Stores shop. It is an L-shaped C18 building of two storeys and three windows on the principal elevation. The majority of the house has a painted brick elevation, whilst that part closest to the proposed extension is a mixture of brick and flint. Clay tiled roof and chimneys. The principal elevation has sash windows with glazing bars. The shop premises form the north-west wing with a modern curved shop front in old style. An area above the shop has been converted into a small apartment with access to the rear of the building via a modern wooden staircase. It is considered to be of aesthetic (fortuitous) and historical significance.

The village of Eastergate has two conservations areas, with Shelley House being located with the Eastergate Square Conservation Area. The area of Eastergate Square is more urban in its

character (when compared to the other conservation area) with a close knit grouping of buildings of various styles and ages fronting the roads, reflecting the historic development of the village at a road junction. Other listed buildings are located next to, and adjoining Shelley House including The Long House, Argyll House, The White House, Old Farm Cottage and Flint House. All of which greatly contribute to the character of the local area being constructed using flint, brick, painted brick/flint and clay tile or slate roofs.

In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of the Conservation Areas.

The Proposal

The proposal is for a single storey rear extension and associated alterations. The heritage statement helpfully identifies that the works consist of:

- Single storey rear extension
- Enlarging the existing kitchen window to form a new doorway
- Blocking up the existing utility room window and external door

The proposed single storey extension is simple in appearance and reflects the simple elevation of the listed building it is to be attached to. Whilst the gable (south) elevation with apex glazing is a little fussy, especially along with the bargeboard, I am of the opinion that, on balance, it would not cause harm to the significance of the building. Further, it would not be clearly viewed from the nearby roads due to the existing boundary walling and planting. The success of the scheme will therefore depend upon the materials used and the quality of the windows and doors. Details of the windows/doors should be provided for by way of condition. This should include the design, glazing, specification, method of opening and finish, in the form of drawings and sections of an appropriate scale.

The heritage statement identifies that the existing kitchen window will be removed, and the opening enlarged to form a doorway leading from the kitchen into the new extension. Whilst this will naturally lead to a loss of some historic fabric, the amount is not considered to be of concern. The applicant could also retain any useful material for any future repairs to the building or boundary walling.

The existing external door and window from the utility room will be blocked in. This part of the listed building appears to be a much later addition and of no significance. In fact, the proposed extension will screen this part of the building from view, which is positive.

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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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