



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

23rd June 2020

Dear Sir/Madam,

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: BN/54/20/HH
Site Address: Minstrels Barn Church Lane Barnham PO22 0BX
Description of works: Proposed single storey extension to courtyard area and changes to fenestration. This application affects the character and appearance of the Church Lane Conservation Area. The application affects the setting of a Listed Building.

Thank you for your internet representation made on 22nd June 2020 which has been recorded as an objection with the comments as follows:

OWPC27921

Minstrels Barn consists of a converted barn undertaken in the late 1980's with later additions. For its time, the conversion was undertaken in a very sensitive manner and the building makes a positive contribution to the rural character and appearance of the conservation area. In addition, it has been included in the Council's Local List of buildings and as such needs to be considered as a non designated heritage asset.

The Panel see no objections to the proposed extension but consider the two following matters unsatisfactory:
(1) The existing windows with their subtle 4 light divisions, i.e with a central vertical glazing bar/mullion introduced into each individual side hung casement, provides an attractive and very appropriate rural appearance to the building. The quality and attractiveness of the fenestration is further enhanced by subtly profiled mullions. The replacement of these windows with standard plain side hung casements will lend a much more domestic appearance to the building and denude it of a fenestration which contributes so much to its character. As such the proposed changes will also have a negative impact on the character and appearance of the conservation area.

(2) It is accepted that there are existing small dormer windows in the roof over the garage area but to introduce further dormers on the street elevation of the property will detract from its rural character and increase the domestic paraphernalia. Note how the plain roofs of the building in tandem with those of Field Cottages to the south contribute to the rural character and appearance of the conservation area.

For these reasons the Panel consider that the proposal will materially detract from the character and appearance of the building and the conservation area in conflict with the relevant paragraphs of the NPPF 2019 and policies contained in the Arun District Local Plan relating to the protection of designated and non-designated heritage assets.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the

website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.