

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 30 September 2019 17:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BN/74/19/PL

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The application relates to the continued use of a unit of accommodation without compliance with condition 3 imposed under planning application BN/14/00.

The unit forms part of a larger building which was granted planning permission for a change of use to residential accommodation in 2000. This building is located within the Barnham (Church Lane) Conservation area and is in close proximity to two Listed Buildings; Barnham Court and St Marys Church. Both of which are Grade I Listed Buildings.

The Conservation Area includes the original medieval settlement of Barnham, lying to the south of the principal village. Surrounded by agricultural land, it has a distinctive rural character with buildings of various styles, ages and materials; principally brick, flint, plain clay tiles and natural slate. This is enhanced by an informal pattern of development, together with mature planting, flint boundary walling and grass verges. The conservation area is predominantly residential in character and considered to be of aesthetic (fortuitous) significance.

Barnham Court and St. Marys Church are an historically important and imposing pair of buildings; the former dating to circa 1640 is considered one of the finest brick houses of its date in the county.

As the proposal relates to the occupancy of the unit (in an unrestricted residential use), it is considered that that this application will not harm the character or appearance of the conservation area, or the neighbouring Listed Buildings. 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

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