

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter [here](#)



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 25 February 2022 17:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: CM/1/22/L

CM/1/22/L

1-2 Kents Dairy Cottages Brookpit Lane Climping BN17 5QU

Listed building consent to reconfigure study, kitchen & cloakroom, remove built in cupboards & restoration of a doorway between rear (East) kitchen & front (West) study to allow kitchen & utility set up; change location of cloakroom door; refitting of kitchen as utility room, reinstatement of traditional style ledge & brace doors) to replace hollow core flush hardboard doors on first floor bedrooms, bathrooms & airing cupboard; replacement of obsolete electric night storage dry air duct/vent fan heating system with wet central heating system & refit upstairs bathrooms.

1-2 Kents Dairy Cottages is Grade II Listed Building, which could date back as far as the C.17. It is two storeys with flint and brick elevations under a thatched roof, sitting in approximately 0.5 acre of grounds. It was originally a timber-framed building, the interior clearly displays this, and part of the rear wall survives within the present house. Much of the timber framing was later replaced by rubble with brick dressings, and the house was extended southwards to include an area which currently provides the kitchen.

The Proposal

This application is for internal works, and I note from the application and statements that this relates to:

- Change of use of the study to a kitchen,

- the existing kitchen will act as a utility area with a doorway to the WC.
- remove built in cupboards and the restoration of a doorway between the existing kitchen and the existing study;
- change location of cloakroom door from the existing study to the new utility room
- reinstatement of traditional style ledge & brace doors to replace hollow core flush hardboard doors on first floor bedrooms, bathrooms & airing cupboard;
- replacement of obsolete electric night storage dry air duct/vent fan heating system with wet central heating system
- refit upstairs bathrooms
- installation of various vents.

Whilst this is an extensive list, the works are all of a minor scale and intended to enhance the character and appearance of the building. It is positive to see that previous inappropriate alterations such as the replacement first floor doors are to be replaced with something more in keeping with the cottage. The relocation of the main kitchen to a more practical space, whilst also utilising existing openings seems logical and can be supported. Likewise, the proposed vents seem to be acceptable and design/colour and in terms of their locations.

I note that the section of the original rear wall which is currently hidden in the existing cupboards. I note that the statements associated with the application notes that "this wall is appropriately respected in the design and will not be adversely impacted. The proposal exposes sections of it which are currently obscured by built-in cupboards".

Whilst this is positive, I should point out that any works to the original timber work should be carefully undertaken. When I visited the property the owners were fully aware of this approach.

I believe that these works will have a positive impact upon the listed building and are acceptable.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its 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)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please click on the link below

<https://www1.arun.gov.uk/planning-application-finder>

