

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 June 2019 08:52
To: Planning Scanning
Subject: FW: CM/25/19/PL

From: Martyn White
Sent: 26 June 2019 14:37
To: Planning.Responses [REDACTED]
Cc: Maria Tomalova [REDACTED]
Subject: CM/25/19/PL

CM/25/19/PL

Kent's yard appears to be part of a former historic farm group which includes Kent's Farm House, a listed building to the immediate east.

The Listing description describes Kent's Farmhouse as a C18, two storey detached house. It is faced with cobbles with red brick quoins, stringcourse and modillion eaves cornice. There is a clay tiled roof, as well as a doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels.

The outbuildings are single storey and of traditional construction with a strong agricultural character. The group is laid out in a familiar horseshoe pattern and opens to the north where access is gained from the lane. They are important reminders of the areas agricultural past.

The neighbouring listed building is visible from the barns, and as a consequence can be considered to be clearly within that buildings setting. Any development here must be considered very carefully.

It is noted that there has been an extensive planning history for the site, and that the current application is a variation in the design, yet again.

There are no concerns over a change in use from agricultural to residential accommodation. Such a use will ensure that the building is maintained in a good state of repair, and in use. Likewise, I am not overly concerned with the increase in the number of units to three.

The intention should be to maintain as much of the internal agricultural character as possible. It is considered that all of the new spaces that are created as a result of the internal alterations are such that they attempt to retain some of the open character of the building. I note that the living spaces for all three units will be vaulted to the roof. Such a proposal is acceptable.

It is positive to see that only a small section of the courtyard has been allocated for parking and bin/cycle store. However, it is considered that the design of this space, and the materials used, will greatly impact upon the character of the barn. It is not clear what the design of the courtyard will be, and details of this area should be provided for by way of condition; this will include materials. It is considered that this courtyard should maintain an open character when redeveloped.

New doors and windows will inevitably be required, and have a significant impact upon the success of the proposal. It is considered that standard 'off the peg' joinery will not be of sufficient quality, and should be closely based on the design of the existing attractive units. I note that reference is made to the fact that the windows and doors will have a deep reveal. Such a proposal is supported.

It is also noted that the intention is for a series of wooden doors to be placed in front of some of the new glazing as a means of mimicking existing (and historic) openings. Whilst this is acceptable, these new doors should be designed to reflect the size of the openings, and constructed so that they are fully functioning. Details of this should be provided for by way of condition.

Likewise, the details of any proposed colours of the joinery etc. should also be provided by way of condition.

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 section 66 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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.