

From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 16 July 2021 13:40

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: CM/27/21/PL

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Kents Farm House Brookpit Lane Climping BN17 5QU

Variation of condition 2 imposed under CM/50/20/PL to change bi-fold doors to sunroom into a pair of more traditional doors, removal of window to make door at lobby, reinstatement of bricked up window, install slated steel grill, amend staircase route to middle second floor & omit new front door in garage outbuilding and install as part of window infill. This application affects the setting of a listed building.

Kent's Farmhouse is a Grade II Listed Building, which is located in Brookpit Lane, Climping. It is an attractive two storey farmhouse with attics and tiled roof. It is largely Georgian in character but has earlier origins dating from the 17th Century. The Georgian parts of the house have large window bays with panelling, shutters and impressive fireplaces, whilst Victorian alterations include an attractive music room of over 24ft in length and having a 14ft high corniced ceiling and full height sash windows. There have been some more recent alterations such as a sunroom to the rear of the building. It is considered to be of architectural and historical significance.

The Proposal

Planning permission and Listed Building Consent has already been granted for extensive alterations and repairs to the listed Building, and this current proposal seeks permission to alter them. This current application is for Planning permission, I would assume that there is a separate Listed Building Consent to the same revised proposals?

I have reviewed the relevant statements as well as compare the current set of proposals with those previously approved and note the following alterations:

- change bi-fold doors to sunroom into a pair of more traditional doors,
- removal of window to make door at lobby,
- reinstatement of bricked up window,
- install slated steel grill,
- amend staircase route to middle second floor & formation of shower room
- omit new front door in garage outbuilding and install as part of the proposed window infill.

- Other internal changes, such as changing bedroom 3 (on the approved plans) into a laundry, the sunlounge to become a kitchen, replacement of French windows in the study to a window etc.

This current application is for Planning permission, I would assume that there is a separate Listed Building Consent for the same revised proposals.

A comparison of the existing, approved and revisions would indicate that the scale of the alterations are such that they would not cause harm to the significance of the listed building. As usual the success of such a scheme will depend upon the quality of materials, detailing and finishes proposed. If you are minded to approve the application the following conditions are suggested (these would supplement those required as part of the previous approval):

- Details of materials
- Details of the staircase, including details of the handrail, balusters etc
- Details of any new or replacement windows and doors including the material, decorative/protective finish, glazing, cross section of frame, glazing bars, etc

Conclusion

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

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

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