

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 21 March 2025 17:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: CM/4/25/PL

CM/4/25/PL

Land to the West of Crookthorn Bryre Climping BN17 5QU

Erection of 1 No two storey dwelling (self build) (resubmission following CM/15/24/PL). This application affects the setting of listed buildings, is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as a new dwelling.

A map-based assessment has identified the following heritage assets:

- Barn at Kents Farm – Listed Building
- 1-2 Kents Dairy Cottages – Listed Building
- Kent's Farmhouse /Lower Dairy Barn – Listed Building

Clymping Historic Character Area – as identified in the Neighbourhood Plan Evidence Base.

Kents Barn/East Barn

Kents Barn/East Barn is a grade II listed Building, It is identified in the listing description as “Barn at Kents Farm to southeast of the farmhouse and to the south of Nos 1 and 2 Brookpits Manor Cottage”. The building has now been restored and divided up into two properties. It is identified as a long timber-framed barn with red brick infilling, and a tiled roof (although part is now flat). Windows with wooden mullions. Half-hipped gable at north end of west front.

1-2 Kents Dairy Cottages

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. 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.

Kent's Farmhouse

Kent's Farmhouse is a Grade II Listed Building, which is an attractive two storey detached building 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, whilst Victorian alterations include an attractive music room with full height sash windows. It is considered derive its significance from its architectural and historical interest.

Lower Dairy Barn

Lower Dairy Barn is located close to the site and is associated with Kents Farmhouse. It is a traditional flint and brick structure with a clay tiled roof. They include the main threshing barn with what looks to be two single storey elements, one of which has been converted into residential, and the other part which remains open to one site with timber supports.

Clymping Historic Character Area – as identified in the Neighbourhood Plan Evidence Base.

The Clymping Neighbourhood Plan Character Assessment identifies four areas within the parish that are characterised as ‘Traditional Clymping’. The one of relevance to this application is “Brookpit Lane area and adjoining Kents Farm”. Traditional Sussex flint walls feature extensively along the lanes as well, particularly on Clymping Street and Brookpit Lane.

It is noted that ‘the layout of the properties is varied with most set back from the road with enclosed front gardens or built around private drives or roads. Much of the construction is traditional rural with pitched roofs of slate tiles or of thatch, some timber framing, and flint or rendered walls. Some are single storey or chalet homes, but most are two storey buildings with 3 bedrooms or more. There are a number of similar semidetached cottages built across the village circa 1880 with flint walls and slate roofs’.

Design Guidance for Traditional Clymping is provided including the fact that any new development in this area will need to respect its historic and visual context, including the scale and siting of any new development, landscaping, boundary treatment (such as be flint walls and native hedgerows). Construction materials will need to be chosen from a palette that respects the historic form of the village, and other features such as porches, roofs and gables should reference Sussex rural vernacular.

The Proposal

The proposal is for the erection of 1 new dwelling. It would be located on a plot of land which is accessed via a private unmade lane which runs south off Brookpit Lane to the East of Kents Farm. This lane has a clearly rural character to it being very narrow, with vegetation and mature trees immediately either side of it. There is an absence of urban features such as paving and streetlighting.

The lane serves a small cluster of properties, some of which were built as houses and some of which are now in residential use, having previously been barns or similar. These existing buildings appear to have a vernacular appearance and predominantly be of masonry construction i.e. brick and flint. They are predominantly listed and set within their own fairly large, mature grounds.

Collectively the buildings, materials and lower density nature of the lane, help to establish the character of the locality i.e. one with a rural, agricultural context. This is enhanced by the surrounding agricultural land. I am of the opinion that the site is located within a sensitive context.

The site is clearly seen from the lane and contributes to the established rural character. It would also look like the site was also previously covered with scrub. The site forms part of the wider setting of the listed buildings.

Development in such a location would clearly impact upon the established rural character of the small grouping of listed buildings. The introduction of the new house would remove the open nature of the site and replace it with a fairly large dwelling and separate garage building. This dwelling (and garage) would be clearly seen from the lane and on the approach to some of the attractive buildings. It would also be located close to two of the former barns.

The new house would appear to be an attempt to reflect the existing rural character; It is assumed that the intention was to give the appearance of a 'barn conversion' and be built using a mixture of brick, flint and timber horizontal cladding. However, at present, based on the drawings provided, it remains unclear how the design would faithfully reflect this intention.

For instance, in order for the narrative to be successful, the design would also need to ensure that the house does not look like a new build house. As presently drawn, there are a considerable number of openings for windows and doors which remove the illusion of a barn conversion. The excessive number of solar panels also impact upon the intended narrative.

In order for any building here to be successfully introduced into the sensitive context, the design quality of the building would have to be high. It would need to include a number of features that would be associated with the intended narrative, which is assumed to be a 'barn conversion'. This will include the overall design of the building, its general appearance and form, the use of materials, details such as appropriate gutters, exposed rafter feet, the use of design approaches such as mimicking an infilled opening etc. At present, this information and detail is lacking, which gives the impression that the building would not sit conformably with, and be appropriate for, the sensitive context.

Overall, I believe that in developing in this location that the proposed building will impact the wider setting of the heritage assets, and as a consequence, there is harm to their overall significance of the heritage assets. The development will also impact upon the established rural character of the locality, which would also be harmful.

Conclusion

It is concluded that the proposed development would result in some harm to the setting of the heritage assets, and therefore harm their significance. Such harm is considered to be less than substantial. The development would also impact upon the established rural character of the locality. As a consequence, the application 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).

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