

DECISION NOTICE

Application Ref: CM/51/20/L

1 To Addressee

Michael Wilson Restorations
Kent House
81 High Street
Cranleigh
GU6 8AU

2 Site Address

Kents Farm House
Brookpit Lane
Climping
BN17 5QU

3 Description of Development

Listed building consent for minor changes and reinstatement of missing features including: Reinststate a pair of four casement, flat roofed dormer windows, full internal overhaul and re-roofing this part of the property to a good standard, reinstatement of staircase in place of an access trap and a roof ladder, removing and reforming the ground floor garden extension, open up an existing archway between the sitting room and the new sun-room, creation of a Kitchen/Breakfast/Dining Room through the part removal of internal walls, fit out four bathrooms; three at first floor level, one at second, plus cloakroom and kitchen at ground floor level, open up one corner of the basement room and create a 2m x 3m light well to illuminate that section of the room with south light & fitting a bathroom below the staircase. In Out buildings: use garage building as a one bedroom guest house/rental unit and install a front door, substitute the garage doors with a pair of deep windows and install a gallery/stair over bedroom and form a bathroom. Also modernise fruit store building to provide a remote study/snug for the main house with its own toilet and kitchenette as ancillary accommodation & remove a small end window and substitute it with a pair of patio doors accessing a south facing terrace.

- 4** In pursuance of their powers under this Act and the Regulations the Council **GRANT** Listed Building Consent, Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one months notice of their intention to carry out the work to English Heritage, Eastgate Court, 195-205 High Street, Guildford, GU1 3EH [Email: e-seast@english-heritage.org.uk](mailto:e-seast@english-heritage.org.uk)

- 1 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extension and alterations have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension and alterations.

In addition to new materials the details shall include the following:

- Details of any new or replacement windows and doors including the material, decorative/protective finish, glazing, cross section of frame, glazing bars, etc
- Details of any vents and their locations for the boiler and any other systems required for ventilating the bathrooms
- Further information regarding the works of repair identified above

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of Arun Local Plan.

- 2 Prior to installation of the staircases details of the handrail and balusters shall be submitted and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the changes to the Listed Building in detail by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of Arun Local Plan.

- 3 ·Prior to installation of any tanking system (if required) in the basement and information regarding how the walls of the light well will be treated, and if any safety features are required at ground floor level (such as railings).shall be submitted and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the changes to the Listed Building in detail by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of Arun Local Plan



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner
Decision Issued: **26th January 2021**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTES

If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).