



From: Martyn White <Martyn.White@arun.gov.uk>
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: CM/53/19/PL

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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 area's 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.

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.

However, it is disappointing to see that the courtyard is to be sub-divided up into a series of smaller spaces. This is contrary to the concept of the space having been used as an agricultural courtyard space, and will have a negative impact upon the established character of the building and its context. It is important to note that a neighbouring courtyard space at Kent's Farm, remains open and used for parking. It is considered that this courtyard should maintain an open character when redeveloped, so that it maintains the character of the local group of heritage assets.

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, if minded to approve the application, details of any proposed colours of the external joinery etc. should also be provided by way of condition.

Any proposals that affect the boundary wall with the adjoining listed building, will need to be carefully considered so that they do not affect that these heritage assets. Works which will affect the character of the wall could potentially require a separate consent as it is a curtilage listed building.

Conclusion

Whilst the concept of the change of use is considered to be acceptable, there are issues with the scheme from a landscaping perspective. Therefore, it is considered that on balance, the application has a negative impact upon the significance of the assets, and is not capable of support. The application should be determined with paragraph 197 of the NPPF, along with the relevant policies within the Development Plan, and these comments.

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

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