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Sent: 25 November 2021 09:33
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Subject: K/43/21/L & K/42/21/HH

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East Kingston House Kingston Lane East Preston, Nr. Littlehampton, BN16 1RS

Retrospective permission for erection of two (number) pellet burner flues on outbuilding

East Kingston Farmhouse (formerly listed as East Kingston) Two paralalled ranges. The west range is C18, of two storeys and three windows. Faced with cobbles with long and short dressings and quoins of red brick. Two projecting bays, tile hung and a mansard tiled roof. Round-headed doorway up five steps with iron handrail, having doorway with semi-circular fanlight and later porch built over it. The east range is early C19, red brick and grey headers alternately. Wooden porch.

The building is located within a small group of buildings including an attractive barn complex and another listed building. It is considered to be of architectural and historical significance.

The Proposal

The proposal seeks retrospective permission for erection of two pellet burner flues in an outbuilding. This outbuilding is located to the south-west of the main listed building and is hidden by attractive flint walling. The two flues are located on the roof of the outbuilding and replace one

which was in a similar location. The flues themselves are visible above the roofline of the outbuilding (as the previous one was also) but are of a black colour which helps to reduce their visibility. As with all flues, it is also suggested that they are somewhat temporary elements; like the previous one, they will at some point themselves be replaced. As a result, the view of the front elevation of the building will remain similar to what it was previously. Their impact being lessened from some angles by the presence of existing vegetation, which is positive.

Conclusion

Therefore, on balance, due to the fact that there was a flue in a very similar location, they are a dark colour and partially screened by the trees, I am of the opinion that based on their appearance and location that the flues do not cause harm to the significance of the heritage asset or its 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)

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