

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 June 2021 16:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/134/21/PL & LU/135/21/L

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
www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning



From: Martyn White
Sent: 10 June 2021 17:54
Cc: Jasmine Kaur Singh <Jasmine.KaurSingh@arun.gov.uk>
Subject: LU/134/21/PL & LU/135/21/L

LU/134/21/PL & LU/135/21/L

The Farm 39 East Street Littlehampton BN17 6AU

Subdivision of a single listed building into 2 No. separate dwellings & essential roof strengthening work.

A comprehensive heritage statement has been provided, which has been of assistance with understanding not only how the building has developed and changed since it was originally constructed, but also in its assessment of the proposed development.

The Farm is a Grade II Listed Building. It is two storeys and consists of two parallel ranges, with the front elevation fronting on to East Street. The walls of the front east elevation are

predominantly flint with brick quoins around the windows, doors, and used to form the corners. The windows are a mixture of casements with leaded lights as well as some modern Crittel types. The front door is centrally situated with a timber porch and a clay tile roof. The rear elevation facing west is largely rendered as is the south elevation. The back door has an enclosed lean-to porch. The roof is clay tiled and has three chimney stacks.

The house has developed in many stages, as best evidenced through the eastern elevation, where the oldest part of the house is clearly different in appearance from the later developments on both the northern and southern sides. Both the farm house and the associated farm buildings form a farm complex with a strong vernacular character and form.

The heritage statement identifies that the building's primary significance is as a 17th century farmhouse with a façade of high quality flintwork which is rare for such a modest building. The retention of many historic features, including those added in the 18th century, adds greatly to its special interest.

Whilst the immediate setting of the buildings can be appreciated through the interrelating functions of the farm complex and the farmhouse, the wider setting has changed significantly. However, it is considered that the complex is still of architectural and historical significance.

The listed building is also located within the East Street Conservation Area, which contains significant groups of listed buildings which form an important intact collection illustrating a key historic development phase of the town which has otherwise been subject to large areas of piecemeal re-development. The presence of large formal buildings, such as Roland House and Winterton Lodge and the Manor House, contrast in scale and style with nearby domestic buildings, which gives an insight into the historical functioning of society.

The special character and appearance of the area largely derives from the great variety in age, style, form, function and materials of the buildings. The area is also characterised by significant lengths of flint boundary walling, whilst landscaping, including mature trees, enhance and unify the area and chimneys are important features of the skyline.

The conservation area includes a number of listed Buildings and non-designated heritage assets.

The Proposal

The proposal is to Subdivide the single listed building into 2 separate dwellings along with essential roof strengthening work. The subdivision of the building will also require further alterations to the physical fabric of the building, such as the blocking up of existing openings.

The form and internal layout of the building is such that it is considered possible to allow for such a change without requiring significant/large alterations to the built fabric of the building.

The heritage statement makes a number of positive approaches to the conservation of historic fabric, which could otherwise be removed as part of the subdivision process. This includes the retention of existing traditional doors and door openings (through the use of an impression to express a former opening). It is positive to note that these recommendations are incorporated into the proposed floor plans and elevations.

It is clear that little alteration is proposed on the ground floor as the existing floor plan allows for a clear and straight forward sub-division. However, greater intervention is required on the first floor, which would require the creation of new openings for doors and the insertion of fire proofing details etc. However, all of the areas have been carefully considered with the historic environment in mind. For instance, whilst the creation of a new opening does result in some loss of historic

fabric, another existing 18th century door can be reused to maintain the internal character of the space, whilst also retaining an important feature that should not be lost or concealed.

Another proposal which requires an existing doorway to be sealed up involves leaving an impression in the wall to express the former opening. Details of all new internal joinery such as doors and skirting boards should be provided by way of condition, if you are minded to approve the application.

Other alterations such as the blocking up of openings have been designed in such a way that the doors remain 'in situ', with some modern intervention installed behind them. This approach follows good conservation principals as it allows for the works to be removed and the doorway to function again. This approach is acceptable. Other alterations are required as a result of building regulations and have been designed to minimise their impact and to be reversible where possible. Again, this approach is a positive one.

The only real area of concern is the loss of the fireplace/chimney breast at the first floor level in the existing bathroom. It is not clear why this has to be removed, and ideally it would be retained. Please can the reason for its removal be confirmed? If there is an acceptable reason, every attempt must be made to salvage the materials for re-use within the building.

The windows are largely unaffected by the proposals, though where more characterful windows are being removed and replaced by doors, the opportunity to re-use them and replace modern Crittall windows should be embraced. This approach is identified within the heritage statement and would remove unsympathetic windows and help to enhance the character of the listed building. I am supportive of this approach, and hope that it could be part of the approved plans. Further details of this approach would be required from the applicant.

Externally there is very little impact on the building. An additional porch is being added to the west elevation and an additional door is being inserted into the east elevation. These additions will not harm the significance of the listed building and appear to be designed to reflect the existing building. As a result, they are not considered to be harmful. Details of the new external doors and windows and the proposed treatment of both them along with the new porches would be required by way of condition, if minded to approve the applications.

Conclusion

In general, the proposals have been carefully considered and prepared so as to follow conservation principles or minimise loss of fabric where change is required. It is considered that the alterations have the potential to enhance the listed building through the re-use of windows etc, ensure that it put in a good state of repair and appropriately maintained.

On balance, the application is considered to not cause harm to the significance of the heritage assets 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
www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area p



www.arun.gov.uk/planning