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From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 10 February 2021 07:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/343/20/L

Consultation response

Zachariah Denton
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 08 February 2021 16:46
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: LU/343/20/L

LU/343/20/L

Listed building consent for the conversion of existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing

Vine Cottage 1 Church Street Littlehampton BN17 5EL

Vine Cottage is a 2 storey, detached, Grade II Listed flint cottage with 3 windows and 3 blind window spaces. The front elevation has squared knapped flints with red brick dressings, quoins, stringcourse and modillion eaves cornice while the sides/rear is pebble walling. There are later 2 storey wings at rear, of rubble with brick dressings. Tiled roof. There is also an early C19 trellised wooden porch with pointed canopy. There is a date stone with the initials 'S H' over the date of 1727. It is of architectural and historic significance.

The building is also located in the Littlehampton: East Street Conservation Area. This conservation area contains significant groups of listed buildings which illustrate the historic growth of this important area on the edge of the town centre in a north eastward direction along East Street. The special character and appearance of the area largely derives from the great variety in age, style, form, function and materials of the buildings within the CA. The presence of large formal buildings, such as 59 East Street, 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 area is also characterised by significant lengths of flint boundary walling. Landscaping, including mature trees, enhance and unify the area and chimneys are important features of the skyline. The buildings also 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 Proposal

The proposal seeks consent for the conversion of the remains of an existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing. These shall be discussed below:

Conversion of the remains of an existing dairy building into a new kitchen and internal alterations

The re-use of the former dairy as part of the residential accommodation is an acceptable approach as it will ensure that the building and space are put into a suitable use whilst at the same time ensuring that the historic fabric is conserved and repaired. It will also ensure that further loss of historic fabric is prevented. The loss of the small modern addition will not harm any historic fabric of note and is therefore acceptable.

The design of the space is reflective of the main listed building and the materials appear to be carefully considered. Whilst I note that there are references to the fact that the flint/chalk walling (both new and repairs) will match existing, it might help to have a sample panel provided so that we can be sure of the quality of the final walling. I note that the intention is to include two openings with the slimmer double glazing and think that this is acceptable as it only relates to new joinery.

The internal works relate to the removal of a modern wall in the existing ground floor bathroom and the creation of an opening to provide access to the newly created space (in the former dairy). Materials salvaged as part of the creation of the opening will be re-used on the site. Both elements are acceptable.

Replacement carport and garden fencing

The existing carport is in a poor state of repair and is of no significance to the listed building. Its replacement with a structure which is more in keeping with both the listed building and conservation area is supported. Like the replacement fencing will not cause harm.

Conclusions

The proposed re-use of the former dairy will ensure that the historic fabric associated with this element of the listed building will be maintained and put back into an appropriate use. The proposed carport and fencing will reflect the character of both the listed building and conservation area. Therefore, the proposals are 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)

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