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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LY/10/21/PL

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The Barn Station Road Lyminster BN18 9PH

Alterations to existing summerhouse to provide shower room & kitchenette; change of use of summerhouse to include intermittent B&B accommodation & continuing use in connection with existing dwelling & extension to existing fence as visual & acoustic barrier against railway

Priory Farmhouse [formerly listed as Priory Farmhouse (incorporating remains of Calcetto Priory)] II* Queen Adelisa, the widow of Henry I, who married as her second husband William de Albini, Earl of Arundel, founded a small house here for Augustinian Canons at some time before 1151. It was dedicated to St Bartholomew and was known as the Priory de Calceto or of the Causeway. It was suppressed by Cardinal Wolsey in 1524.

The listing description states that of the buildings, a portion of a square tower remains, which is now a farmhouse. Square C13 building of stone rubble and flints with red brick with dressings and 2 stone buttresses on the south west side. Pyramidal tiled roof. Casement windows with a penthouse roof. It is considered to be of architectural and historical significance.

If the barn was in the grounds of the listed Priory Farmhouse when that building was statutorily listed, the barn could reasonably be expected to be curtilage listed.

The Proposal

The proposal consists of three elements:

- Alterations to existing summerhouse to provide shower room & kitchenette.
- change of use of summerhouse to include intermittent B&B accommodation & continuing use in connection with existing dwelling; and
- extension to existing fence as visual & acoustic barrier against railway.

The proposed alteration is essentially infilling a covered area to a modern summerhouse, utilising materials that will match those already present. This additional space will accommodate the facilities required for the proposed change of use to B&B accommodation/family accommodation. The change of use will not be harmful, and will ensure that the structure is kept in a good state of repair.

The proposed extension to the existing fencing is substantial, but its reason is understood and justified. It is some distance from the neighbouring farmhouse and is separated by the summerhouse and barn. I am sure that some new planting would be of assistance in helping to reduce the impact of the fencing. On balance it is considered to be acceptable.

Conclusion

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
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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