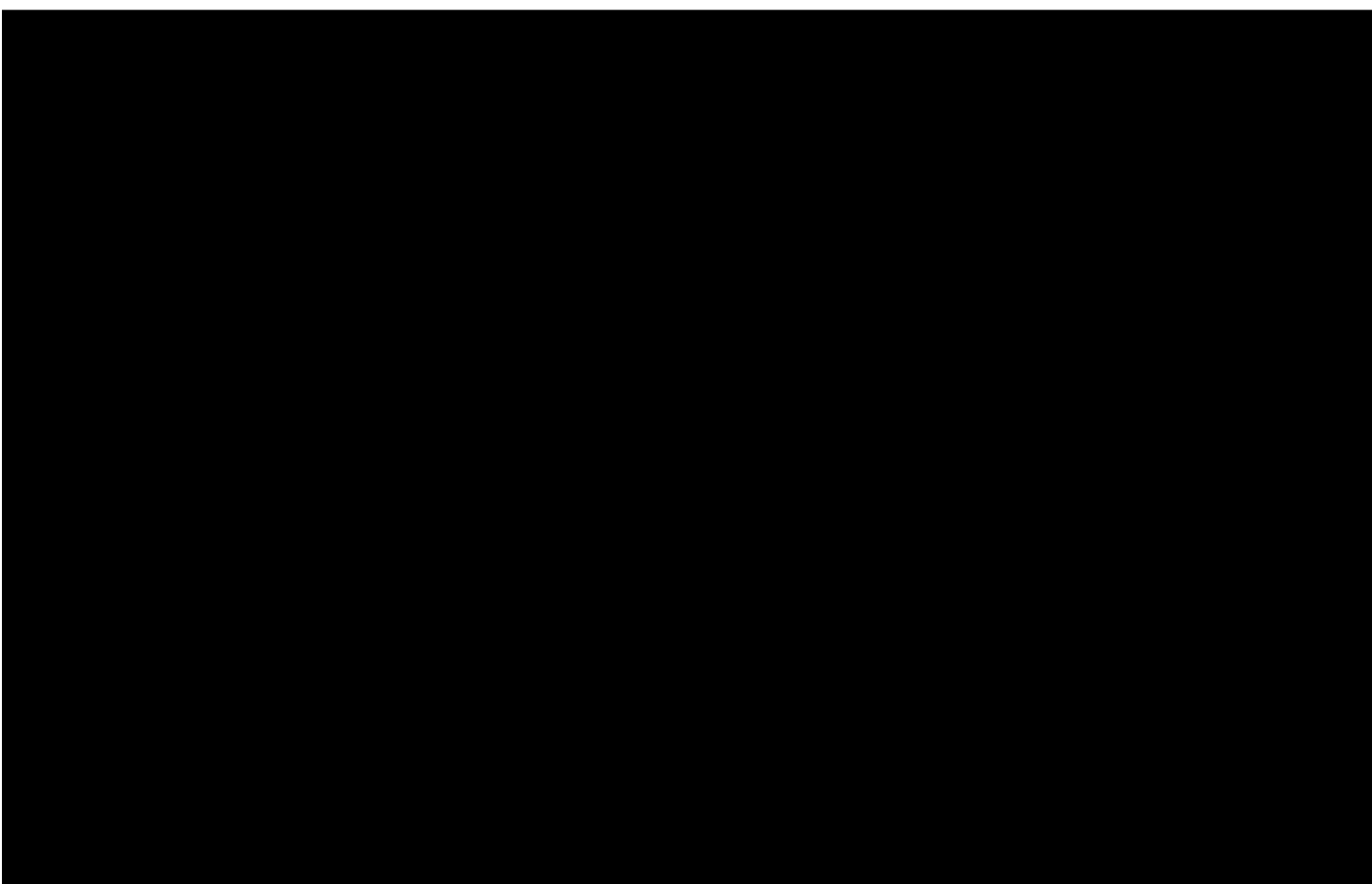




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 10 January 2020 12:06
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: LY/13/19/HH & LY/14/19/L

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Lyminster Cottage Lyminster Road Lyminster BN17 7QF

Lyminster Cottage is a grade II Listed Building, which is also located within the Lyminster Conservation area.

Lyminster Cottage is an early C19., two storey semi-detached cottage. It is faced with flints with white brick dressings and quoins. There is an eaves cornice, along with a hipped slate roof. All of the windows are casement in style. The property is attached to Lyminster Court Cottage, which is a pleasant, traditional property which makes a positive contribution to the character and appearance of the conservation area.

Lyminster is a small, attractive rural settlement that lies between Littlehampton and Arundel. It is characterised by buildings of various scales, styles, dates and materials. There is an informality of layout enhanced by mature landscaping and verges. Flint walling is also an important feature of the area, including substantial high walling at the eastern end of Church Lane.

The agricultural basis of the settlement is echoed in several buildings of the distinctive Norfolk Estate style of the late 19th Century, including Nos. 254 & 255, 256 & 257 Church Lane and the small corn store at the entrance to Church Farm.

The assets are therefore considered to be of historical, and artistic (fortuitous) significance.

The application relates to a number of different areas, which have been summarised as follows:

- New entrance / Driveway and reinstate all garden planting lawns etc.
- Restoration of external building at the front of the property.
- Restoration of walled garden, front and rear.
- Adjustment of levels around the property.
- Restoration of all windows and small front porch area.
- Demolition of rear/side addition to the property
- Two storey extension

I discuss the various areas separately, as follows:

New entrance / Driveway and reinstate all garden planting lawns etc.

Whilst the loss of the flint walling will affect the character of this stretch of the conservation area, and is unfortunate, the need for the new driveway, is understood. Whilst such an approach could be acceptable in this instance, the current proposal is problematical in that it is not clear why so much of the existing wall is to be removed; could less be taken away in order to provide for the access point?

Further, it looks as if the entire front garden area will either be parking area or patio. This will remove the concept of a country cottage garden and should be reduced. It is suggested that space for two cars at the road side end of the garden would be more acceptable, as part of a carefully prepared landscaping scheme. Such a scheme, which would include details of walling etc and materials, could be provided as part of the relevant applications.

I should state that all materials must reflect the character of the listed building and the conservation area. Any new walling should be of high quality, with samples provided on site for inspection. All existing flint would be required to be re-used as part of the proposed works to the property.

Restoration of external building at the front of the property

Whilst the concept of undertaking works to the building are acceptable in order to ensure that the building is structurally sound, it is not clear from the information provided what works will be undertaken. Such information will need to be provided as part of any Listed Building Consent application.

The preservation of the existing flooring, the addition of some simple lighting and power outlets is also considered to be acceptable. This is subject to ensuring that any fixtures/fittings are carefully installed so as to not harm any historic fabric. Likewise, the suggestion to utilise the building as a studio/storage area is considered to be acceptable. Essentially, the simple nature of the building should remain, and any works ensure that the building is able to 'breathe'.

I note that reference is made to the mortar mix. If it is lime based, the mix can be confirmed by contacting a lime centre, who can do an analysis of the existing mortar. Re-pointing will also need listed building consent. The mortar should match the existing in terms of appearance and texture.

If the door/window will need to be replaced, this should be added on to the application, and should look as they do now. It should be noted that they should be repaired first, prior to replacement. Any change in colour should be confirmed.

Restoration of walled garden, front and rear

The restoration of the walling is considered to be acceptable. The work should be undertaken so that it reflects the character and appearance of the existing walling. It should be remembered that different stretches of walling may have a different appearance or character, and each sections character should be respected.

Likewise. with regards to the mortar mix, this can be confirmed by contacting a lime centre, who can do an analysis of the existing mortar. Re-pointing will also need listed building consent.

Adjustment of levels around the property

The concept of lowering ground levels around the property seems to be acceptable as it will allow the cottage to breathe. Any replacement paving should respect the character of the building.

Restoration of all windows and small front porch area

This element appears to be a mixture of repair and replacement.

Works of restoration are acceptable as it allows a significant amount of the existing windows to remain in-situ as opposed to their complete loss. All work (repair and replacement) should match existing in terms of materials, appearance and colour. If the colour is to change, listed building consent would be required. If minded to approved the proposals, details of the windows and doors should be required by way of condition.

The repair/replacement of the existing small porch is acceptable. It should look as it does now, unless other traditional features can be added to enhance the structure. More detailed proposals could be provided for by way of condition, if minded to approve the proposals.

Demolition of rear/side addition to the property

At present there is a single storey rear extension, and another one on the side. It is not clear when these would have been constructed. I note that there has previously been consent to demolish this structure and replace with a larger extension.

The current proposal appears to request the removal of both the side and rear extensions to the property. As these do not affect the significance of the building, their loss is not considered to be harmful. Any useful building materials should be saved and re-used on the site where possible.

I note that reference is made to a restored wall down the side of the property. Like the other walls, traditional materials should be used, and careful consideration made of the appearance of the wall.

Any demolitions should be carefully undertaken so not as to harm the main listed building or the garden wall. details of the repairs to the wall should be provided so that the materials and appearance are suitable.

It might also be useful to take a simple photographic survey of the existing extensions in order to ensure that there is record of the previous development of the site.

Two storey extension

I note that a previous proposal was granted both planning permission and listed building consent to extend the cottage. The current proposal is a revision to that scheme.

The proposed extension is such that it will reflect the character of the existing cottage. Further, it will ensure that the internal spaces of the original cottage will not be harmed.

The success of the extension will relate to the quality of the materials and design. Even though the intention is to paint the bricks, it is required that they are of good quality to reflect the character of the listed building. Standard bricks will not be considered acceptable. Details of the brick, brick bond and paint colour should be provided. Further the joinery will have to be of timber construction, with details provided to the council for approval.

The reinstatement of the fireplace is supported, subject to details of the appearance etc.

I note that the concept is to copy the windows located on the front of the existing house. Every attempt should be made to ensure that they do not dominate the rear elevation, due to their size. Details of the windows will be required to be submitted to the council.

The proposal to replace the door with a window is acceptable. The existing flintwork should be saved and used to infill the existing door opening. Details of the window should be provided, along with the appearance of the new flint work. This could potentially be achieved through the provision of an on-site panel.

Conclusion

On balance, it is considered that the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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