



Arun District Council
Arun Civic Centre
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14th July 2020

Arun District Conservation Area Advisory Panel
c/o Civic Centre

Dear Sir/Madam,

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: LY/8/20/HH
Site Address: Pauls House 254 Church Lane Lyminster BN17 7QJ
Description of works: Replace existing roof, repair and repoint chimneys & insert a new dormer window on rear elevation. This application may affect the character & appearance of the Lyminster Conservation Area & may affect the setting of a Listed Building.

Thank you for your internet representation made on 13th July 2020 which has been recorded as no objection with the comments as follows:

OWPC28369

This two storey domestic building occupies a prominent position at the western end of Church Lane. It forms a pair with Tremeadow Cottage and dates to the late 19th Century. The design of the pair is an attractive example of the work of the surveyors in the 15th Duke of Norfolk's estate office during that period. They are important reminders of the agricultural basis of the village.

The appearance of Pauls House has been somewhat compromised by the replacement of what would have been very well detailed painted timber windows with pvcu ones which lack the quality and finesse of the originals. Nevertheless, the high quality of the brickwork, the bold massing of the building and its local historic importance means that it still makes a positive contribution to the character and appearance of the conservation area and is worthy of its inclusion in the Council's Local List.

The proposed dormer window on the rear elevation is of an appropriate scale and design. If carried out to historic building standards all the proposed works will not impact adversely on the building or the conservation area.

The works of repair probably fall outside of planning control but care will be needed in the selection of any new plain clay roof tiles. Given the prominence of the chimney stacks and the quality of their design very special care will also be needed in respect of their repair and the appropriateness any new pointing.

Subject to the above, it is considered that the proposals comply with the relevant paragraphs of the NPPF 2019 and policies contained in the Arun District Local Plan 2018 relating to the protection of designated and non designated heritage assets.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their

permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.