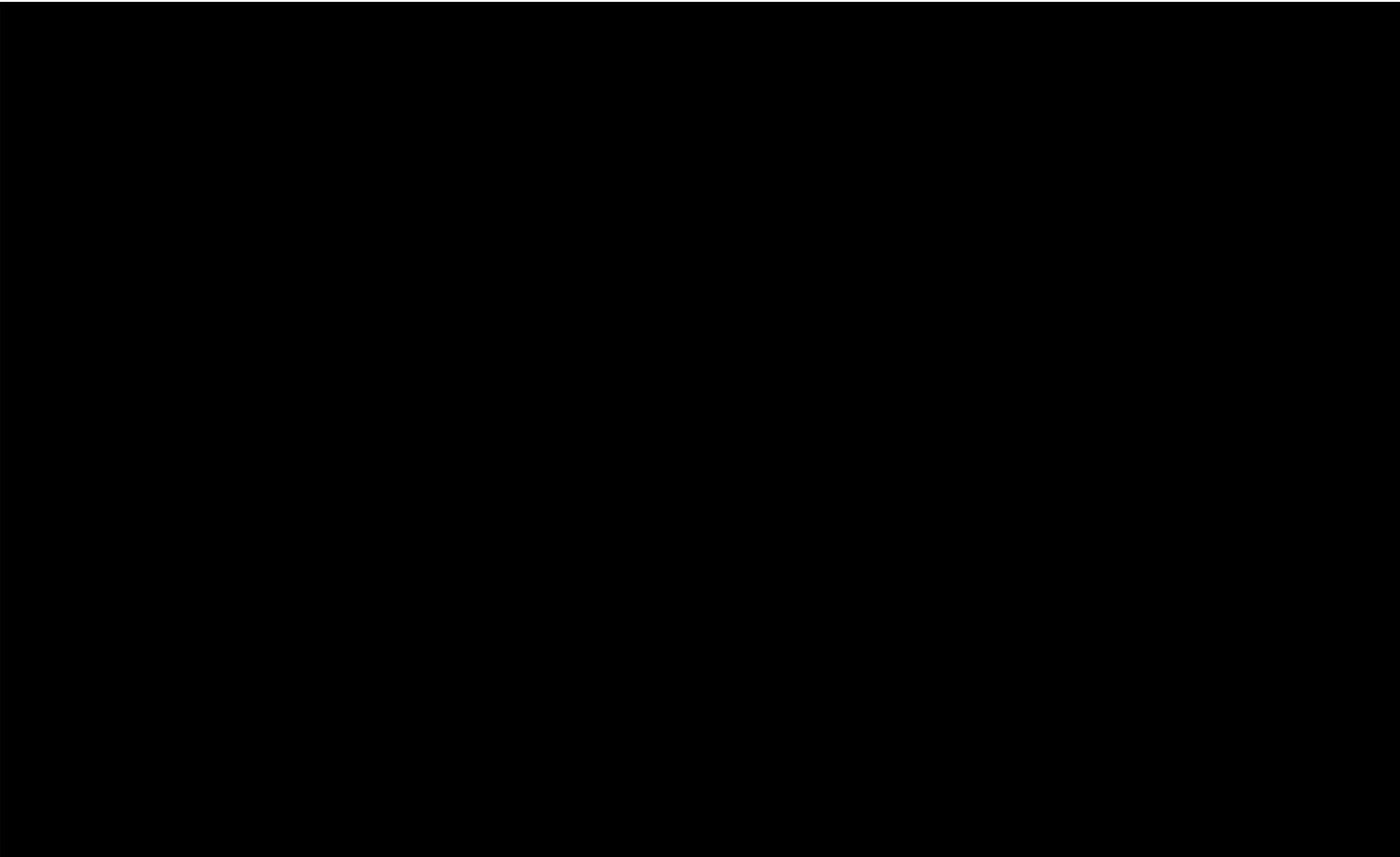




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 04 April 2022 17:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: PO/1/22/L

PO/1/22/L

Christmas Cottage 233 Poling Street Poling BN18 9PU

Listed building consent for the replacement of 6 No windows, removal of Artex on interior walls and ceilings, repainting of external elevations and replacement of fireplace.

Christmas Cottage forms part of a terraced building which now houses 3 dwellings – Woodpecker Cottage, Shepherds Cottage and Christmas Cottage. Whilst the building was originally an L-shaped C.18 farmhouse it subdivided in the 1970's, and refaced and modernised at some point. The building is two storeys, stuccoed with a hipped tiled roof. Modern casement windows are present along with two modern porches. The east wall is faced with flints. Even though there has been some modern alterations to the building, it still plays an important role in the character and appearance of the street. The building is a Grade II Listed Building of architectural and historical significance and is also located within the Poling Conservation Area.

Poling contains two Conservation Areas which includes the original medieval settlement Of Poling with the Manor House and St. Nicholas Church, an important and imposing group of buildings. Mature landscaping and flint and brick walling are important features of the area. The second Conservation Area (in which this building is located) Includes a group of attractive listed and other buildings, some dating to the C.17. Although street fronted there is an informality of layout with an interesting variety of local materials; flint, clay tiles and particularly thatch.

The Proposal

The proposal is to replace six windows, remove Artex on interior walls and ceilings, replace a modern fireplace, remove existing paint to external elevations and repaint.

Both the fireplace and artex plaster are modern interventions which detract from the significance of the building. Their replacement can be supported, subject to appropriate replacement materials being used.

With regard to the replacement of the damaged windows, it is noted that the listing description identifies that they are modern replacements, and that the DAS identifies that several windows are beyond repair and in need of replacement. I also note that reference is made to the fact that at least some of the windows have already been replaced at some point (prior to the current owners) with double glazing.

Historic England guidance identifies the opportunities where the heritage, slimline double glazing can be considered in a listed building. These include conditions regarding the age and style of the existing windows and the absence of historic glazing. As a consequence, based on the existing windows, I would be willing to accept the slimline double glazing as opposed to the 'standard' units. This would require the existing details of the windows to be replicated, including the existing reveal depths to the window openings which would need to be maintained. Further details of the glazing and the replacement windows would be required if you are minded to approve this application (such as sections provided at an appropriate scale).

The removal and replacement of external paint work on all three elevations is positive as I note that it is suspected that an impermeable paint has been used on the cottage, resulting in cracks and damp. The existing paint would need to be carefully removed so as to not cause harm to the building and the finish and colour of the new external paintwork, sympathetic to the adjoining property.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. 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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