

[REDACTED]

From: Hannah Riddle on behalf of Planning.Responses
Sent: 15 June 2022 16:33
To: Planning Scanning
Subject: FW: R/102/22/L

[REDACTED]

Hannah Riddle
Planning Apprentice
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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

Please note I am on study leave on Thursdays.

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From: Martyn White [REDACTED]
Sent: 15 June 2022 15:22
To: Planning.Responses [REDACTED]
Subject: R/102/22/L

R/102/22/L

Elm Farm 34 The Street Rustington BN16 3NX

Listed building consent to install a single person lift.

A very basic heritage statement has been provided which does not fully comply with the requirements of the NPPF – i.e. there is no reference to the significance of the heritage assets affected by the proposal. However, I provide the following:

No 34 (Elm Farm) The Street is an early C19 detached house of two storeys. The main building is stuccoed with a hipped slate roof. There are six windows on the front elevation with Venetian shutters and glazing bars intact. Ground floor built out with slate roof and recessed porch in the centre. A former garage extension is treated with flint and brick quoining. It is considered to be of architectural and historical significance.

The Conservation Area covers the western end of The Street. This area contains the main concentration of Listed Buildings in the village. There are traces of a C16 building in Old Orchard House although the building is C.18. The walls of the village pound still survive in front of Pound Cottage. The Church of St. Peter and St Paul dates back to the C.12 and part of it is constructed of Caen stone from Normandy.

Rustington remained a small agricultural community until the end of the C.19 when some development took place, but the most Intense period of development has been since the end of the First World War. Whilst, the original part of the village centre is now surrounded by C20 development, the conservation area still maintains a more semi-rural character. It is of historical significance.

The Proposal

The proposal involves the removal of the existing stairs in the annex and the studio, and the installation of a small lift. When I previously visited the house, it was clear that the location of the proposed lift (and the existing staircase) affects relatively modern fabric and that its loss/alteration would be acceptable. It would also appear that the intention is to utilise the stair-well which would mean that less fabric is removed from the house.

The design of the lift, whilst basic, is also such that it would not overly dominate the room. This is partly based on its size and that of the first floor room it is to service. However, at present, the proposed first floor plans are not clear to me – for instance, what are the additional lines which stretch from the lift to the rear wall of the studio? Is this walling? If so, how will it be treated? Further information is required regarding this.

Based on a review of both the existing and proposed floor plans it is also not clear if a new doorway has been inserted between the rear en-suite and the studio space. When I visited the house recently, this opening was not present, and in fact it was a point of discussion when I was there – i.e. where could/should such an opening be located. If it has been constructed now, this was without the relevant consent, is unauthorised, and incredibly disappointing.

Conclusion

The idea of a lift being introduced into the studio space from the ground floor annex seems to be acceptable, but there are questions which need to be answered before a conclusion of harm can be provided.

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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