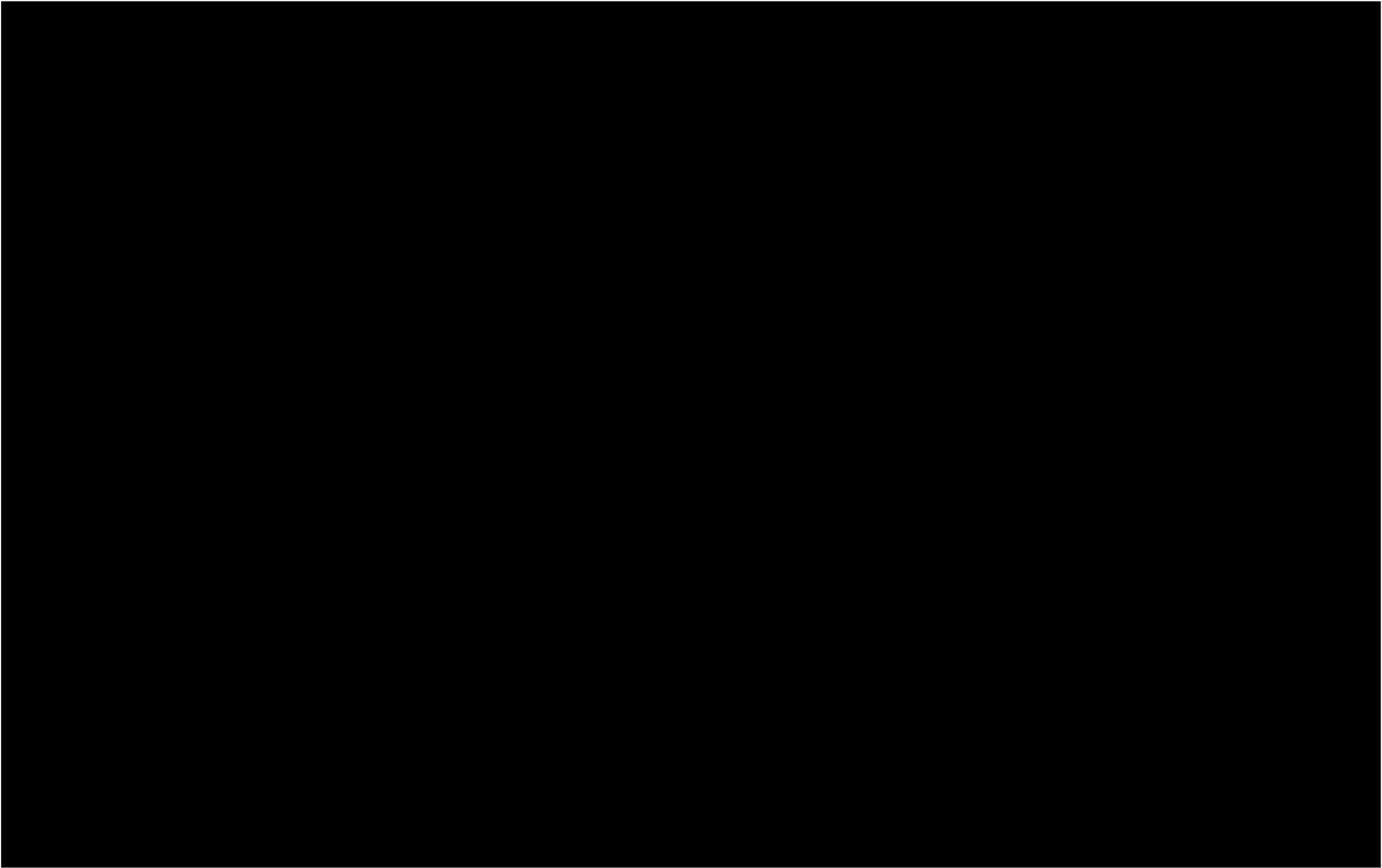




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 27 August 2021 14:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: R/192/21/L

R/192/21/L

Hobbs Farmhouse 36 Sea Lane Rustington BN16 2RE

Listed building consent for erection of single storey rear extension to create orangery and creation of en suite on first floor following the demolition of existing outhouse.

Hobbs Farmhouse Sea Lane (west side) L-shaped Grade II listed building. The main property (the northern wing) is dated Circa 1690 and is a two-storey building faced with flint and red brick dressings and quoins. Hipped Tiled roof and casement windows. There is an oval panel on the front elevation with the date 1690 and Initials "B.R.E.". There has been a later addition to the property Circa 1900 with an East wing to the southern end of the property. It is considered to be of architectural and historical significance.

It is clear that land previously associated with the listed building has been redeveloped for more modern housing during different parts of the C20.

The Proposal

The proposal can be split into two elements:

- demolition of existing outhouse and erection of single storey rear extension to create orangery
- creation of en suite on first floor

The small structure to be demolished appears on the OS map of 1911-12. The brick work of the structure is attractive, but clearly reads as something from that time as opposed to something similar to the main listed building. It is small in scale and of no great significance.

Whilst the proposed extension is larger than the existing structure it will provide for a usable space, as opposed to one that is barely suitable for storage. It will incorporate positive elements and materials of the host building whilst appearing as a simple modern addition. I am of the opinion that it will still read as a subservient addition to the host building and is generally acceptable. The removal of the existing rear door and its re-use in the extension is also acceptable as it is an example of the sustainable re-use of traditional joinery.

The success of the addition will depend upon the materials used and the quality of the work undertaken. It is positive to understand that as much of the existing materials being removed to make way for this new extension will be re-used (including the flint and red bricks). Further I am happy that the new flintwork and brick work will match the existing in terms of appearance and brick bond. I note from the Design and Access Statement that the agent states that a sample panel of flintwork will be agreed by the listed building officer on site before work on the flint wall commences. This is positive and could be included as a condition if you are minded to approve the application.

The creation of the en-suite is acceptable and the work to create it would be fully reversible. I believe that there is an en-suite in the neighbouring small room which will mean that the existing plumbing system can be utilised without the need to introduce additional external pipework. There should be no additional external drainage without plans to show the desired location. A conservation gain for this element is the removal of the existing vent in the neighbouring window.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments and recommended conditions. 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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