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From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 01 February 2021 14:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: R/251/20/HH & R/252/20/L

Please attach to both applications as conservation officers comments

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 29 January 2021 15:00

To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: R/251/20/HH & R/252/20/L

R/251/20/HH & R/252/20/L

Palm Cottage 62 Ash Lane Rustington BN16 3BT

Proposed orangery and utility to rear of dwelling. This application affects the setting of a Listed Building

Palm Cottage is a two-storey detached property thought to date from C.1790, which is constructed from cobbles and red brick dressings/ quoins. The building appears to have been developed in a number of stages, including a two storey and a single storey extensions, and in its current form is a rectangular building with a hipped clay tile roof. The existing windows are white painted casements. It is of aesthetic significance.

The Proposal

The proposal is for a single storey structure which will form an orangery and utility to rear of dwelling. It would appear that the new extension would be to the rear of the oldest part of the building but be designed so as to not fully cover the width of that part of the house.

The extension itself is fairly simple in appearance and form which will reflect the characteristics of the host listed building. Likewise, a simple pallet of materials is proposed which include some more modern ones, such as the aluminium windows. These materials are acceptable as they either reflect the host building or are located in such a position that they can be considered to be suitable in a building of this type (e.g. aluminium windows on the rear, modern extension). The extension will be faced with flint work and this should be of a high quality in order to ensure that it matches the existing building. Likewise, the brickwork should match that already present. You might wish to condition details of these if minded to approve the proposals.

The proposals also include some internal alterations, which are small in scale and designed so as to not affect too much historic fabric. Where part of the rear wall of the listed building is to be removed, this is to create a wider opening, and the materials are to be re-used as part of the construction works. This will ensure that the historic fabric remains within the property and is not lost.

I also note that reference is made to replacing the existing guttering and downpipes with something that is more appropriate for the listed building. This is a positive approach, and capable of support.

Whilst a small section of the existing garden wall is to be removed, it is positive to note that the materials will be saved and re-used to repair another section of the walling. The idea of identifying the line of the former wall in the proposed flooring is also positive. Careful attention should be made to ensure that the appearance of the existing walling to be repaired is carefully followed. This will ensure that details such as the coursing will be matched and that there is not a dominance of mortar to flintwork.

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. 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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