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From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 03 July 2020 07:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: R/93/20/HH & R/94/20/L

Consultation response please

Zachariah Denton
Planning Officer

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 July 2020 16:48
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: R/93/20/HH & R/94/20/L

R/93/20/HH & R/94/20/L

Listed building consent for the demolition & erection of conservatory.

Woodbine Cottage is a two-storey detached cottage which has been developed over at least three different periods. The first being the early C.18 when the flint and brick element was constructed, and the second being a C.19 taller L-wing, faced with roughcast, to the north east. There is also a small early C.20 extension. The roof is tiled roof and the windows are casements. The date 1708 and the initials "H.T.A". have been scratched on a tile. There is also a late c.20 conservatory present. It is of aesthetic (fortuitous) significance. Also close by is Palm Cottage, which is a Grade II Listed Building.

The proposal is for the demolition of an existing conservatory and for its replacement with a small, single storey extension with rooflight. The existing conservatory is not appropriate for the listed cottage and its removal will have a positive impact. Further, it is considered that the proposed design appears to be suitable for the host building, being simple in appearance. Of note is the fact that the East elevation (front) windows will match the design of the existing building, and that the existing flint and brick base wall will be used as part of the proposal. Traditional materials for the windows are preferred, but details can be provided for by way of condition, if you are minded to approve the applications.

The rooflights on the 1910 extension should be of conservation standard; flush mounted with a vertical glazing bar.

As a consequence, it is considered that the proposal will not harm 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 Ser



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