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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 06 July 2020 17:14

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Stakers Farm, Y/105/19/PL & Y/106/19/L

Please upload the below to the above applications; Conservation Officer Comments.

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 01 July 2020 11:49

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: Stakers Farm

Maria,

I have reviewed the revised plans dated which were passed to me on Monday and consider that they are an improvement on the previously submitted proposals. I note reference is made to the interior of barn one and think that it is helpful to finally have more of an understanding as to the proposals. The repurposing of the flint flooring is acceptable and details of how it is to be used within the site will be required. Could this be achieved by way of condition?

However, I am still concerned regarding the proposals for the walling and the timber ceiling/first floor which are important features of the space, especially in the ground floor area. As such, they should be retained. It could be that some of the walls remain as exposed brick, whilst others are covered with appropriate plaster. Details would need to be provided.

Likewise, as the agent states, the existing timber first floor could be retained as a feature on the ground floor space with new insulation and floor finishes dressed on top in the first-floor area. Further details in this regard can be addressed pursuant to a condition.

The success of such a scheme will depend upon the quality of the materials used, and landscaping etc as well as minor design details such as the position of the windows and doors in their openings (as indicated on the plans). Such materials and details can be conditioned if the application is to be recommended for approval.

Kind Regards

Martyn

Martyn White
Principal Conservation Officer, Planning Ser

T: 01903 737717
E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 29 June 2020 09:33

To: Martyn White <Martyn.White@arun.gov.uk>

Subject: FW: Stakers Farm

Martyn,

Please see below and above and let me know how do you feel.

Kind regards

Maria

[Maria Tomalova](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ben Daines [REDACTED]
Sent: 26 June 2020 14:26
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Chris Barker [REDACTED]
Subject: RE: Stakers Farm

Dear Maria,

Please find amended plans addressing the concerns raised in our numerous correspondence. The key amendments are as follows:

General

- Amendments to the site layout so that the courtyard area to the east of barns 1 and 2 is used for car parking rather than used as garden space. Courtyard forms main entrance to barns 1 and 2.
- Deletion of the proposed car barns at the north of the site and the vehicular access to these barns, and provision of amenity space for barns 1 and 2 to the rear (west).
- Proposed fencing to be 1.8m hazel hurdle fencing (specific details can be provided pursuant to a condition) – please see ground floor site plan (6797-PL-002G)
- Plans make clear that where possible, wood from existing shutters and doors will be used for new shutters.
- General note on plans regarding roof trusses being retained as a feature where possible
- General note on plans covering the joinery of windows and doors
- Regarding the interior of Barn 1, we have had to be realistic on what features we can retain in order to make the houses fit for habitation. For instance, the flint flooring will need to be taken up and appropriate damp proofing, insulation and floor finishes laid to meet building regulation requirements for habitable dwellings. We can however look to re-purpose the flint from this area within the car barns or possibly as a feature within the central courtyard space. Similarly, we will need to dress the exposed brick walls with insulation and plasterboard to suitably insulate the dwelling. Whilst the brick wall may not be a feature within the dwelling, this approach will help to protect the wall and offer further longevity to the barns. Where possible the existing timber first floor will be retained as a feature with new insulation and floor finishes dressed on top to meet building regulations for the habitable rooms. Presumably further details in this regard can be addressed pursuant to a condition.

Barn 1

- Amount of conservation rooflights reduced to just two (one per bedroom) located on less prominent north western elevation.
- South elevation amended so size and position of new windows and doors reflect existing.

Barn 2

- Windows on east elevation of single storey element reflect the existing openings as closely as possible.
- South elevation – the size/number of doors on the south elevation have been reduced in size to reduce the impact as far as possible whilst allowing access to the courtyard.

- North elevation – the number of rooflights has been reduced as per our telephone conversation in early April.

As I have previously made clear, we are keen to work with the Council to obtain a consent for this application. Therefore, please let us know if there are any outstanding issues/concerns that need addressing. However, we also consider that some of the detail in relation to this application can be addressed pursuant to appropriate planning conditions.

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

The team at ECE Planning are working from home but very much open for business on the phone, by email and conference calls - Please see contact details below. Please click [here](#) to find out how ECE Planning are responding to COVID-19.



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 23 June 2020 19:40

To: Ben Daines

Subject: Stakers Farm

Dear Ben,

I would like to remind an extremely limited time for dealing with this application especially if it is going to be decided by a committee.

For this reason you are advised to submit your amended plans up to the end of this week.

Kind regards

Maria

[Maria Tomalova](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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