

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

03 August 2021

Dear Sirs

Stakers Farm, North End Road, Yapton
Listed building consent to vary plans previously approved via application ref. Y/106/19/L

On behalf of our client Granite Gate Ltd, we apply herewith, Listed Building Consent for the following;

'Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn, associated landscaping & parking. (amendment to Y/106/19/L)' at Stakers Farm, North End Road, Yapton.

As noted, the site benefits from Listed Building Consent for the following:

'Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn, associated landscaping & parking.' (ref. Y/106/19/L).

As the Conditions on Listed Building Consents cannot be varied, a fresh Listed Building Consent application is required to reflect the submission of a Section 73 application to vary approved plans within Condition 2 of the detailed consent Y/105/19/PL for the same development. The new plans are required due to a number of amendments to the site plan and minor amendments to the internal arrangements and elevational treatments of the barns.

The application is accompanied by the planning application form, Heritage Statement and the following drawings:

- 1020-01A Proposed Floor Plans (A1)
- 1020-04B Proposed car barns and bin stores for barns (A3)
- 1020-05A Typical Joinery details and floor protection (A3)
- 1020-06A Proposed Elevations (A1)
- 1020-08A Site Location Plan and Block Plan (A3)

Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

Town Planning ► Development Consultancy



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➤ 1020-09 Proposed Site Layout (A1)

The proposed changes and reasonings are set out within the following sub-headings.

Changes relating to the barn conversions

Following the consent of application ref. Y/105/19/PL, further guidance was taken in respect to onward sale and it is believed that minor changes to the internal arrangement within the barns would provide for an improved living environment for future residents.

The submitted plans propose a number of minor amendments to the internal arrangements and external materials approved for the barn conversions. These changes are summarised within Section 4 of the Heritage Statement so will not be repeated in detail here. The Heritage Report concludes that the design approach, including materiality is one that ensures that the distinctive qualities of the outbuildings group are not harmed.

Changes to Site Layout

Drawing ref. 1020-09 Proposed Site Layout (A1) proposed minor changes to the site layout to facilitate a new parking and turning area for the existing listed building. The proposed changes include the following:

- New informal access on the western boundary, in place of an existing track, to serve the new garage.
- Slight enlargement and re-siting of the approved garaging barn to accommodate the new informal access.
- Re-siting of the bin-store for Barn 2 to allow for the access.
- Removal of a small outbuilding currently located to the north of Barn 1 to facilitate the access.
- Slight re-siting of the proposed fence line and new hard standing to comprise of a gravel surface in order to facilitate turning and parking for the main dwelling, Stakers Farmhouse.
- Removal of the previously approved dry store and lawnmower store as this space will be used as parking and turning as well as garaging if approved via the aforementioned Householder Application.

The proposed changes to the layout and creation of new ancillary structures are noted in further detail within paragraphs 4.7-4.10 of the Heritage Statement.

Upgrading of the access

An informal access drive is currently located to the rear of the existing barns, providing access to the rear of the residential property and used primarily for upkeep and maintenance of the grounds. The grounds cannot be accessed from the eastern or southern boundaries of the site due to a Grade II listed flint wall.

The garaging barn to serve Barns 1, 2 and 3, the bin-store for Barn 2 and the rear gardens associated with Barns 1 and 2 as approved within application ref. Y/105/19/PL would block this route, meaning both maintenance of the listed building and associated grounds would not be possible. The amendments to the site layout as submitted, facilitate the retention and upgrades to the existing track.

A suitable access way would need to be 3 metres in width. In order for this to be achievable, the bin store for Barn 2 and the garaging barn for Barns 1, 2 and 3 would need to be re-sited slightly. In order to minimise hardstanding, it is proposed that the access would comprise of a 3-metre-wide route with cobbled wheel routes and a central grass strip. The access would therefore be of an informal nature, resonating with the agricultural character of the historic outbuildings. The rear gardens of Barns 1 and 2 will be screened by a post and rail fence with Beech hedging, again in order to be in keeping with the character of the site.

In respect of the proposed parking and turning area, it would normally be expected that a dwelling of this nature be provided with on plot parking and also ancillary garaging of some form. The location of the aforementioned listed wall and listed status of the existing farmhouse means that the potential location for parking and garaging is limited.

Following heritage advice, it is clear that the approved store on the northern boundary could be replaced with a slightly larger garage and store without impacting on the setting of the listed buildings. This would be the most logical approach to securing on plot parking whilst also providing secure storage for the applicant's classic car. A slight re-siting of the fence line and additional hardstanding comprising of a gravel surface is also proposed to allow for an appropriate turning area.

The submitted Heritage Statement concludes that the access drive in particular resonates with the semi-rural character of the former agricultural buildings to its east. In terms of siting of the new garage, it concludes that the placement and scale of the new structure would not be prominent visually and given the separation from the listed building, would not harm the setting and significance of the designated heritage assets.

Re-use of existing materials

Condition 3 of application ref. Y/105/19/PL requires the re-use of the flint flooring and store dividers in barn 1, stating:

'No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details. Drawings (to an appropriate scale) and/or statements should be submitted which describe:

- *How and where the flint flooring and stall dividers within the two-storey element of Barn 1 are to be retained and re-used within the site*
- *How the exposed brick walls, timber ceiling and timber first floor within the two-storey element of Barn 1 are to be retained and incorporated into the new space'*

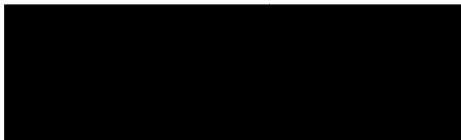
Submitted Plan reference 1020-04B Proposed Car Barns and Bin Stores for Barns demonstrates how the stall dividers from barn 1 will be used in construction; they will provide parking space partitions.

The Heritage Statement confirms in paragraph 4.25 that the flint floor will be retained in situ, with a new insulated suspended timber floor installed above it. This will ensure that the historic floor remains untouched and can be revealed at a future date. It therefore concludes that there will be no adverse harm to the historic floor.

Summary

For all of the above reasons we trust that this Listed Building Consent can be granted planning approval on the grounds sought. In the meantime, we look forward to receiving an acknowledgement of receipt at your earliest convenience.

Yours Sincerely,



Ellie White MRTPI
Senior Planner
Henry Adams LLP