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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 28 March 2025 17:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Y/15/25/PL

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Stakers Farm North End Road Yapton BN18 0DU

Conversion of and alterations to existing barns to create 3 No dwellings, erection of car barn, demolition of existing buildings and associated landscaping and parking and erection of new garage/workshop for Stakers Farmhouse and upgrading of access track. This application affects the character and appearance of the Main Road/Church Road, Yapton Conservation Area

Stakers Farm is a Listed Building, and as a consequence, the buildings subject to the current proposal are curtilage listed. The farmhouse itself is an early C19 building of two storeys and attic with two dormers. It is Stuccoed and has a stringcourse. The roof is tiled, and there is a later C19 square stuccoed porch. It is very similar in appearance to Yew Tree House.

The barns which are the subject of this proposal are attractive, well-mannered buildings which through their design and location relate directly to the main listed building. The majority of the barns focus on an attractive courtyard which lies directly behind the farmhouse.

There are also a number of other listed buildings in the local area, including Yew Tree House, The Homestead and Berri Court. Yew Tree House is an early C19, detached building which is faced with stucco and a later C19 square porch.

The application site is located within the Yapton: Church Land and Main Road Conservation Area where there is a close-knit pattern of development.

The conservation area is based on Main Road and the southern end of Church Road. The village developed along this principal route and, together with Church Road and North End Road, there is a wide variety in the age and style of buildings. Most are two-storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.

The contrast between road fronted development and large residences, e.g. Dyers Croft and Berri Court set in their own grounds, also contributes to the special character of the area

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Areas. Chimneys are also important features on the skyline. Mature landscaping including many substantial trees and tree groups, enhance the rural character of this area, the setting of the buildings and the street scenes.

Proposal

The proposal is for the conversion of, and alterations to, existing barns to create 3 dwellings, along with the erection of car barns, a store, a replacement pump house, demolition of a C20 barn and associated landscaping and parking. A previous application has already been granted approval.

Change of Use

The concept of converting the existing barn structures into residential use is considered to be acceptable as it will ensure that the buildings are put to a good use, and that they are suitably maintained and remain as heritage assets.

The change of use will clearly require various internal alterations which will impact upon the character of the existing open spaces. It would help to understand what the joinery inside the new units would look like and how it would be treated. Such details can be supplied by way of condition.

It is also positive that some of the existing internal walls are to be retained as exposed masonry. It is assumed that they will be left in their current appearance i.e. not painted.

Retention of Features

Having previously undertaken a site visit it is clear that some parts of the barn to be converted into unit one retains some attractive features, especially within the two-storey element. These features are some of the most attractive within the barns and include flint flooring, exposed brick walls, a timber ceiling and stall dividers. It is positive to understand that the flooring will remain in place and be sensitively covered so as to not cause harm to the historic fabric. Likewise, the retention of the exposed beams and joists in the ceiling will enable some of the character of the space to be preserved and help shape the character of the development. It would be helpful to understand how

they will be treated i.e. left untreated or treated (and how). This information could be provided for by way of condition.

Windows and Doors

A Historic England Guidance note regarding adapting traditional farm buildings states that 'New doors and windows will inevitably be required for habitable accommodation but that standard 'off the peg' joinery will never look substantial enough for buildings characterised by large robust frame sections. It is noted that the proposals will generally utilise existing openings for windows and doors. Such an approach is positive. Whilst some sectional details have been provided for the windows and doors, which is of assistance, other information is provided in the elevation drawings. At present, I am concerned that in elevation (as opposed to materials) that they are of a more standard design which appear too "domestic" in style, and out of character with the original purpose of the building i.e. a simple agricultural building. It would also appear that the design of the windows is such that it is possible to understand which of the casements open, and which do not (i.e. more like a 'storm window design' as opposed to a more traditional one). It is suggested that further thought could be given to this element of the design and a more appropriate windows and door design provided.

It is not clear why a variety of windows were chosen for the S.W courtyard elevation of barn one, when a more uniform appearance would be appropriate here. This requires clarification from the applicant, and it is suggested that more appropriate designs are prepared here.

The glazing of openings is a particularly subtle aspect of design in farm building adaptation work. In masonry structures setting glazing deep in the reveal of existing openings (which were rarely glazed) creates shadow lines and minimises reflections and impact. It would appear that the glazing and frames are to be recessed in order to reduce reflections and visual impact and be constructed from timber. This is a positive element of the windows/doors.

The Historic England Guidance Note helpfully states that the impact of new windows and doorways can also be reduced through the use of shutters or joinery screens'. Where doors remain, they can be retained and used as shutters; doors can be fixed open in order to ensure that enough light is available to the interior of the building. If in a poor state of repair, they can be repaired or replicated, or if missing, new ones can be made. This approach appears to be followed here, which is positive.

Loss of the C.20 building

The loss of the C.20 building will have a positive impact in that it will allow the setting of the building to be enhanced.

Landscaping

The use of brick pavements is of some concern, as this could introduce a sub-urban character into what should be a more rural one. From looking at the site plan it would appear that a significant area of the site would be paved in order to provide access to the parking courtyard. It is not clear why such a material was chosen, when something more in keeping would be more appropriate. However, if carefully chosen, it could be that such an approach would be acceptable. A sample of the material would be requested so as to fully assess the impact.

I also note that the intention is to create a new access drive. The drive would be located to the rear of the proposed barn conversion units and separated from them by a fence. The driveway itself would replicate a more rural / traditional driveway that is appropriate for the location and the surrounding agricultural buildings and therefore seem to be acceptable. However, I would want to understand what and how the cobbles and the cobble strip will actually look like and would require further information. This can be dealt with by way of condition.

New garage/workshop for Stakers Farmhouse and upgrading of access track

The proposed garage building is of a standard timber framed barn with log store. It is of timber construction with a tiled roof and two conservation rooflights. The design and location appear to be acceptable and would not cause harm to the setting of the listed and curtilage listed buildings. The success will depend upon the materials used and

it would help to understand what the windows and doors will look like, what materials will be used and how they will be treated i.e. stain or painted etc. These details can be supplied by way of condition.

Materials/Roofing

It would appear that the entire roof is to be replaced as part of the proposed works. It is not clear if some of the existing roof tiles will be retained and re-used or if the intention is for all of the tiles to be new. The roof is a prominent feature of the building and requires careful consideration. A sample of the proposed tile should be provided in order to ensure that it is appropriate for the sensitive context.

Potential conditions

If you are minded to approve the application, the following additional information should be supplied by way of condition:

- Details of internal joinery including new doors, architrave and skirting
- Details of the treatment of the retained timber beams and joists
- Details of external material used especially the roofing tiles
- Details of any external colours/surface treatments
- Details of the brick bond

Conclusion

At present, whilst the proposed development is generally acceptable, I do have some concerns which detract from the character and significance of the former agricultural buildings. These issues could be easily dealt with in order to achieve a satisfactory development.

I am of the opinion that the proposed garage and new cobble driveway do not cause harm to the significance of the heritage assets or their setting.

If the plans are not altered, I would believe that the proposal is harmful. This level of harm would be classed as less than substantial harm in accordance with paragraph 215 of the NPPF (2024). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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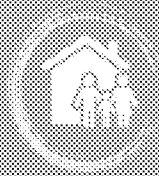
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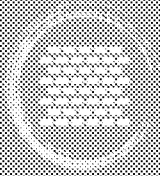
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