

From: Amanda Scholes on behalf of Planning.Responses
Sent: 31 March 2021 10:05
To: Planning Scanning
Subject: FW: Y/22/21/PL

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 30 March 2021 17:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Y/22/21/PL

Y/22/21/PL

North Barn, Hoe Lane, Flansham, PO22 8NT

Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA)

North Barn is an attractive single storey building of flint and brick construction. It would appear that it has been developed over a number of years, with part of it already converted into storage for a neighbouring property. The remainder of the structure, which is subject to the current application, lies vacant and is part enclosed and part exposed in a cart shed style.

The barn forms part of the land/structures associated with a historic grouping of buildings in a farmyard context that once formed part of the North manor. It is interesting to note that, whilst altered, the structure retains an agricultural characteristic, especially when read in the context of the surrounding structures. Consequently, it should be treated as part of a complex of historic farm structures.

The hamlet of Flansham has a very distinctive, semi-rural character which consists of approximately 50 houses of which 4 are listed and 5 are locally listed. It is believed that the hamlet developed around the two historic farmsteads with linear development along Hoe Lane in more recent times including in the twentieth century.

The hamlet has a relatively older, dense core with an increasingly looser distribution of buildings to the North as the hamlet form recedes to agricultural land; also, to the South/south-east along Hoe Lane, where properties are well set back in isolated plots. Some of these properties are well screened with dense vegetation, including mature trees. Some of the farm buildings have been converted to residential dwellings and commercial units.

Materials such as flint, brick and a variety of architectural styles and periods contribute to the character, and although typical of the area, are special in their contribution to the hamlet as a whole. Properties vary in appearance throughout the hamlet.

Whilst the hamlet is not identified in any document as being a non-designated heritage asset, it is noted that the Planning practice Guidance states that local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications. It is considered that whilst it would meet the definition of a non-designated heritage asset, there is no defined boundary for the area. As such, limited weight can be allocated to its significance at this time. Further work into this would be required by the LPA.

The Proposal

The proposal is to convert and extend the existing barn into a residential unit. Traditional farm buildings, by their nature, are simple, functional structures that were generally built for specific agricultural uses. This is an important and significant element of their character and appearance which should be incorporated as part of any change of use/conversion.

As the property currently stands, it is a small scale structure with three of the four sides enclosed. The northern elevation is currently partly open. The proposal will result in the enclosure of the open bays with windows, along with an extension on the northern elevation.

Like many farm buildings, where the historic pattern of windows is a direct product of its function, it is characterised by few external openings on certain elevations. The objective should therefore be to retain large areas of uninterrupted wall, where possible. The proposed use requires that additional window openings are introduced, but it is positive to note that every attempt has been made to limit the number required. It is noted that the window openings on the southern elevation are relatively small which results in a good amount of the attractive wall remaining intact. Further, it is noted that full use is being made of the existing large openings on the northern elevation in order to light interior spaces. This is a positive approach which helps to protect the appearance of this elevation. The design of the windows has been supplied and these seem to be acceptable,

and the fact that they are of timber construction is also supported. It would be helpful to understand how they will be treated i.e., stain or paint?

Like any agricultural buildings, the interiors are characterised by a more open space; the barn is currently divided up into two areas, which are open to the roof. Whilst it is acknowledged that the interior of the building will have to change in order to accommodate the new use, it is considered that the end use should be planned to suit the form and special potential of the building. At the moment, this open sense of space fails to survive the proposed conversion. The conversion 'carves' up the structure into a number of smaller spaces so that the proposed layout reads as a more standard bungalow as opposed to a more traditional, barn structure. Whilst the roof is of much more modern construction, it is suggested that the open roof space should be incorporated into any such proposal. As currently prepared, it is not clear how the internal roof spaces will be treated. This is unfortunate, and potentially compromises the character of the building.

Landscaping is an essential part of any barn conversion; generally, any scheme should be simple in nature and reflect the agricultural nature of the building, as opposed to reflecting the elements found in that of a suburban house. I note that a site and fencing plan has been provided, which attempts to achieve this. A positive note is the mixed native planted hedge, whereas the proposed block paviors are more disappointing. It is thought that a more area specific surface should be considered.

Conclusion

On balance, it is considered that the application will not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

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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