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From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 25 February 2021 18:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/2/21/L

Please attach

Finlay Gardner
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 25 February 2021 17:22
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: Y/2/21/L

The Twelfth of Never Church Lane Yapton BN18 0EH

Listed building consent for the removal & replacement of a rear door

The Twelfth of Never is a Grade II Listed Building. It is identified as being an 18 Century cottage. It is two storeys, with Casement/sash windows to the front elevation, and a mixture of windows and a door to the rear. It is faced with flints with brick dressings and quoins, all now painted. There is a thatched roof. The property fronts on to the street and forms an attractive group with Coachman's Cottage and Hazel Cottage. The building is considered to be of aesthetic (fortuitous) significance.

Coachman's Cottage is identified as being a C16, two storey, timber-framed building with painted brick infilling and diagonal braces on the first floor. It has a thatched roof and casement windows. The building is considered to be of aesthetic (fortuitous) significance.

Hazel Cottage is a Locally Listed Building. It is an attractive two storied building that is rendered with a mixture of sash and casement windows. The principal elevation appears to face east, overlooking the associated amenity space. It appears on the first OS map of 1875-90, with a building also present on the tithe map. There is an attractive single storey flint structure, with a clay tied roof which is attached to the Twelfth of Never (however, it is not statutorily listed). Its character is similar to that of the listed building; a small, simple structure, reflective of other buildings in the local area.

The Proposal

The proposal is to replace a modern door on the rear elevation with one of the same appearance. The only difference being that it will include double glazing. Guidance from historic England states that modern windows or doors of no historic significance can be replaced to include the slimmer double glazing. Whilst I note that the proposal includes such a system, the spacer is not as thin as it could be (16mm). However, as long as this does not set a precedent for the remainder of the building, I am happy for this system to be used in this particular door. Replicating the existing door in terms of its appearance is supported.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage assets or their setting. 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 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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