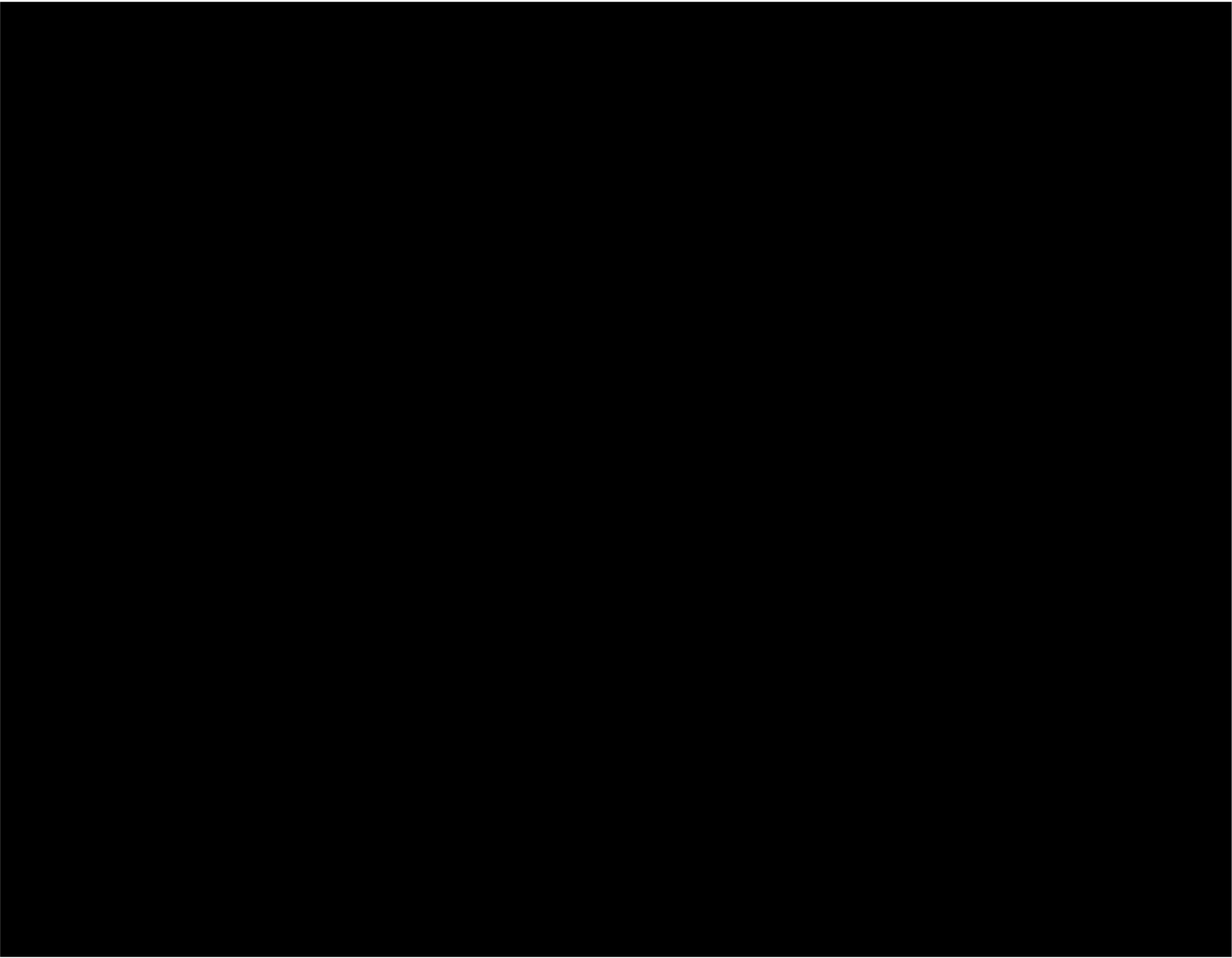




From: Martyn White
Sent: 24 October 2013 10:11
To: Simon Davis
Subject: Y/57/13/L & Y/56/13/

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	Y/57/13/L & Y/56/13/
Address	Berricourt, Main Road, Yapton, BN18 0ED
Description	Application for Listed Building Consent for replacement of existing defective floor joists at second floor level, Pitched and Flat Roof to existing Listed Building with new access gate from Main Road.
Case Officer	Mr. Simon Davis

The property is located within the Yapton (Main Road/Church Road Conservation Area. As a listed building within a conservation area, two heritage assets are affected.

The conservation area description for the conservation area states that '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 area(s)'

Berri court has a substantial, and very attractive, flint wall boundary treatment which is prominent as part of the local street scene. The proposal for the entrance is to enable a recessed gateway access to the property, and entails the removal of a large section of historic flint walling and its replacement with estate fencing.

The loss of the historic walling is problematic as it would result in the loss of excess historic fabric and alter the character of this part of the street; the provision of an overtly large opening in an area dominated by attractive walling with few openings.

It is considered that the use of the estate fencing is acceptable as it is found in the locality.

A more suitable alternative which retains the existing walling should be sought. This could involve the use of the estate fencing behind the existing flint wall.

Relevant policies:

Area 2: Conservation Areas

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note