

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 November 2017 08:29
To: Planning Scanning
Subject: FW: Y/58/17/PL - Stakers Farm Barn Conversion
Attachments: Y 58 17 PL Stakers farm North End Road Yapton.doc

From: Simon Davis
Sent: 29 November 2017 17:46
To: Planning.Responses
Subject: FW: Y/58/17/PL - Stakers Farm Barn Conversion

Conservation Officer comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Clare Dales
Sent: 29 November 2017 16:06
To: Simon Davis
Subject: RE: Y/58/17/PL - Stakers Farm Barn Conversion

Hi Simon – Comments attached. They can look at HE advice notes – All on line...
I consider the barns to be curtilage listed, and therefore requires LB on any future application.
Clare

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	Y/58/17/PL
Address	Stakers Farm North End Road Yapton BN18 0DU
Description	Conversion of barn to form to 2 No. dwellings; detached garage & conversion of part link single storey building to garaging. This application may affect the setting of a listed building & affects the character & appearance of the Main Road/Church Road Conservation Area.
Case Officer	<u>Mr S Davis</u>
Date	29 TH November 2017

I visited the site today.

The application site is within the curtilage of the Listed Stakers Farm:

Entry Name: Stakers Farmhouse

Listing Date: 20 September 1984

Grade: II

Source: Historic England

Source ID: 1274601

English Heritage Legacy ID: 414783

The proposal site is therefore considered to be curtilage listed, and should be the subject of a Listed Building Application.

The farmhouse is early 19th Century, and the farm buildings which form the proposal site comprise a loose courtyard formation typical of the period. A large barn, smaller cartsheds and stabling approached via granite gate-posts with low flint and brick walling. The collection of buildings form a clear visual link as a whole, and with the Farmhouse.

Good conservation practice, as set out in Historic England Advice Notes regarding the adaptive re-use of traditional farm buildings describes that the adaptive re-use should retain distinctive features of former use and regional distinctiveness, minimise loss to historic fabric, and exhibit sensitive design.

The NPPF places good design, local distinctiveness and conservation of the historic environment at the heart of sustainable development in rural areas. (paras 7-8, 55-64, 126 – 141).

It is considered that the proposed does not meet these basic criteria in terms of relating the proposed to the existing. The proposed scheme is considered to

remove and obliterate many of the distinctive features of the agricultural buildings, and the proposed additional features , including dormers, chimney flues, glazing and rooflights.

The resultant proposed plan does not reflect or respect the agricultural origins and history of the farm buildings, and I therefore object to this proposal.

Clare Dales
Principal Conservation Officer
Arun District Council