

**ADC Planning Consultation  
Response from the Historic Buildings Adviser**

|                           |                                         |
|---------------------------|-----------------------------------------|
| <b>Application Number</b> | Y/59/13 & Y/60/13/L                     |
| <b>Address</b>            | Hobbs Court, Yapton                     |
| <b>Description</b>        | Revisions to Y/3/89, Y/4/89 and Y/60/90 |
| <b>Case Officer</b>       | Simon Davis                             |
| <b>Site Visit</b>         | Previous                                |

### **Objection**

Whilst the principle of conversion is acceptable, there are a number of proposed alterations which will, incrementally, erode the character of this agricultural group and as a consequence are likely to harm the setting of the listed building adjacent. There is also issue with the position of the staircase in Tryne Barn which is not acceptable and requires more than a simple amendment. For this reason and that above, a straight 'objection' has been raised to give weight to the amendments required. Once these are remedied, the scheme can be supported. They are as follows:

#### **Tryne Barn**

- Staircases in the threshing areas of barns are normally avoided to allow this important space to be expressed more fully. Ideally, the staircase should be located to the side of this space.
- The rooflight to the WC is located in the corner of the roof and as such does not appear sympathetic with the building. Given the low importance of this room, the rooflight should be omitted.
- The rooflight to the study does not appear justified given the level of light here. This should be omitted.
- One of the two rooflights on the front elevation should be removed as this currently appears overly domestic. Two lights are also excessive for the width of the room. If a further light is required, it should be in the rear slope, further to the omission of those proposed (see above).

#### **Cotters**

- The proposed 'lights' either side of the French doors in the south west elevation should be omitted. These are overly domestic in this context and do not retain the character of the former outbuilding.

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.

- The French doors to the north east elevation are also an inappropriate design and should be amended to be more sympathetic with the building.

#### **The Dove Cott**

- The number of rooflights in the roof-scape appear excessive for the size and again are overly domestic in this context. Those on the north west roof slope should be omitted.
- The first floor windows in the south east elevation of the main building should be multi-paned. These would be more sympathetic and less domestic than the split pane windows proposed. They are also quite large for the elevation.

#### **Window Detail**

- A detail of a 20mm double-glazed unit with stuck on glazing bars has been proposed in the application. This is not acceptable. Small windows, especially multi-paned, should use a slim window system in traditionally built frames.

Ian Wightman  
Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.