



**PDK Architecture
and Surveying**

0221/PJC/

Mr. Simon Davis

Arun Council,
1 Maltravers Rd,
Littlehampton
BN17 5LF

29th July 2021

Dear Simon

RE:- THE POTTING BARN – Y/84/21/HH

I am writing in connection with planning application no Y/84/21/HH for The Potting Barn No5 Hobbs Court Bilsham Rd Yapton West Sussex BN18 OJY.

There has apparently been recent addition to details on the website which indicated that the application may affect listed building consent.

I had not indicated this in the application because of the following:

In Dec 2020 and in respect of the Area Neighbourhood Plan Consultation for Yapton Parish Council, details emerged in relation to a possibility of a proposed Area of Character for the Area of Bilsham.

The Arun Council's website details were investigated as part of the proposed area under review. This revealed that two properties at Hobbs Court were not listed. The 5 bay garage block new build and the Potting Barn also. This was checked on the Arun website regarding historic properties, and also with the Historic England site at that time. I enclose Arun and YPC details links for reference.

When the site was first converted, it appears that perhaps an assumption was made regarding the whole of Hobbs Court, although more recent investigations are not apparently in support.

The original structure was the remains of a tumble- down building, an open ended, lean-to pigsty with a corrugated iron roof. (Photos of condition are available in support). A wall was included in the otherwise entirely new build structure.

Ancient maps (also submitted with the Neighbourhood Plan Consultation documents) do not show any building in the site of the Potting Barn at all from earlier times, nor could anything be found in support that the pigsty structure was in existence before 1939.

It would appear that it is not in fact included by Historic England in their National Register as no details are referenced for it, either in 2020, or as of today's date, although the other 4 converted properties at Hobbs Court are listed. It is not allegedly shown as being in the curtilage of Hobbs Farmhouse either.

As the proposed fences are intended to be of the same structure as those surrounding Grade II listed buildings already, and are allegedly for an unlisted property, it was not understood that listed building consent would apply.

Please advise your position in light of this?

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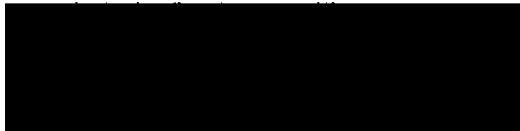


**Chartered Institute of
Architectural Technologists**

Yours sincerely



Paul Clarke MCIAT



Extract from Arun council interactive map showing The Potting Barn is not listed, nor is any part of the application directly adjacent to the listed buildings or associated external space

