From: planning@adur-worthing.gov.uk
Sent: 01 November 2023 13:47
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1313/23

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 01/11/2023 1:46 PM from Dr Alison Edwards.

Application Summary

Address:	Upton Farm House Upper Brighton Road Sompting West Sussex BN14 9JU
Proposal:	Application for Listed Building Consent for Proposed conversion of the existing flint and brick barn into ancillary accommodation
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Dr Alison Edwards
Address:	COUNCIL FOR BRITISH ARCHAEOLOGY, De Grey House, St Leonard's Place, YORK YO1 7HE

Comments Details

Commenter Type:	Requested to Speak in Contributor Letter
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Other
Comments:	Thank you for notifying the Council for British Archaeology (CBA) of this application. Summary This application will affect the setting of a Grade II listed building and involves alteration to a probable curtilage listed traditional agricultural barn. The application contains insufficient information to describe and justify the proposed works. Unless additional information is provided, we recommend that the application be refused. Significance The main building is a traditional farm house, with a typical early-mid eighteenth century symmetrical front but probable medieval origins. It has historical and evidential value in its historic fabric, use of traditional vernacular materials and construction techniques, and as a

record of the evolving needs and tastes of the occupants over centuries.

The barn which is the subject of this application is constructed of brick and flint, with a characteristic agricultural character in its linear form and double-width doorway. Its appearance and intended function suggest that this building is of a sufficient age to be curtilage listed. It makes a positive contribution to our understanding of the historic role of the farm within the wider landscape and to the setting of the Grade II listed farmhouse.

Comments
As a curtilage listed building, the barn is subject to the same protections as a listed building itself, under the 1990 Planning (Listed Buildings and Conservation Areas) Act (S. 1[5]). The CBA do not object to the conversion of the barn to a domestic use to ensure its sustainable future. However, any works to the barn should be carefully considered to minimise harm to the curtilage listed building and to the setting of the Listed farmhouse.

The Heritage Statement submitted with this application is inadequate, consisting mainly of a copy of the farmhouse's list description, and fails to assess the significance of the barn or the impact of the proposed works. The CBA are therefore unable to offer detailed comments, but the proposed works raise some concerns.

The CBA are particularly concerned that the barn retain its external agricultural character, to ensure that its historic use remains legible, and that any internal alterations are carefully considered to retain and conserve its historic fabric where possible. We are pleased to see that the applicants propose to retain and repair the existing fabric of the roof, walls and doors and are only including minimal additional fenestration. These aspects of the proposal are positive.

However, the proposed plans suggest that the interior walls of the building will be removed entirely, which would harm the legibility of the building's original function as well as resulting in the loss of what appears to be historic fabric. This could cause harm to the barn's significance, which has not been justified and which does not appear to be necessary to facilitate its conversion.

Other proposed alterations to the building's interior, particularly the proposed insulation and any changes to the flooring, also require more detailed information to ensure that there will be no unjustified loss of historic fabric and that the proposed materials are suitable for use in traditional structures.

In its current form, we do not consider that this application meets the requirements of paras. 194, 199 and 200 of the NPPF, as it does not contain sufficient information and is likely to cause unjustified harm to the curtilage listed building. A more detailed Heritage Statement should be prepared, which fully details the significance of the existing building. The impacts of the proposals should be carefully assessed, and if necessary revised plans should be prepared which reduce any harm to the building's significance.

Recommendation
If additional information is not provided to describe and justify the proposed alterations to the barn, we recommend that this application be refused.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.
Kind Regards,
Dr Alison Edwards
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, 'Arrangements for handling heritage applications - notification To Historic England and National Amenity Societies and the Secretary of state (England)' direction 2021.

Kind regards