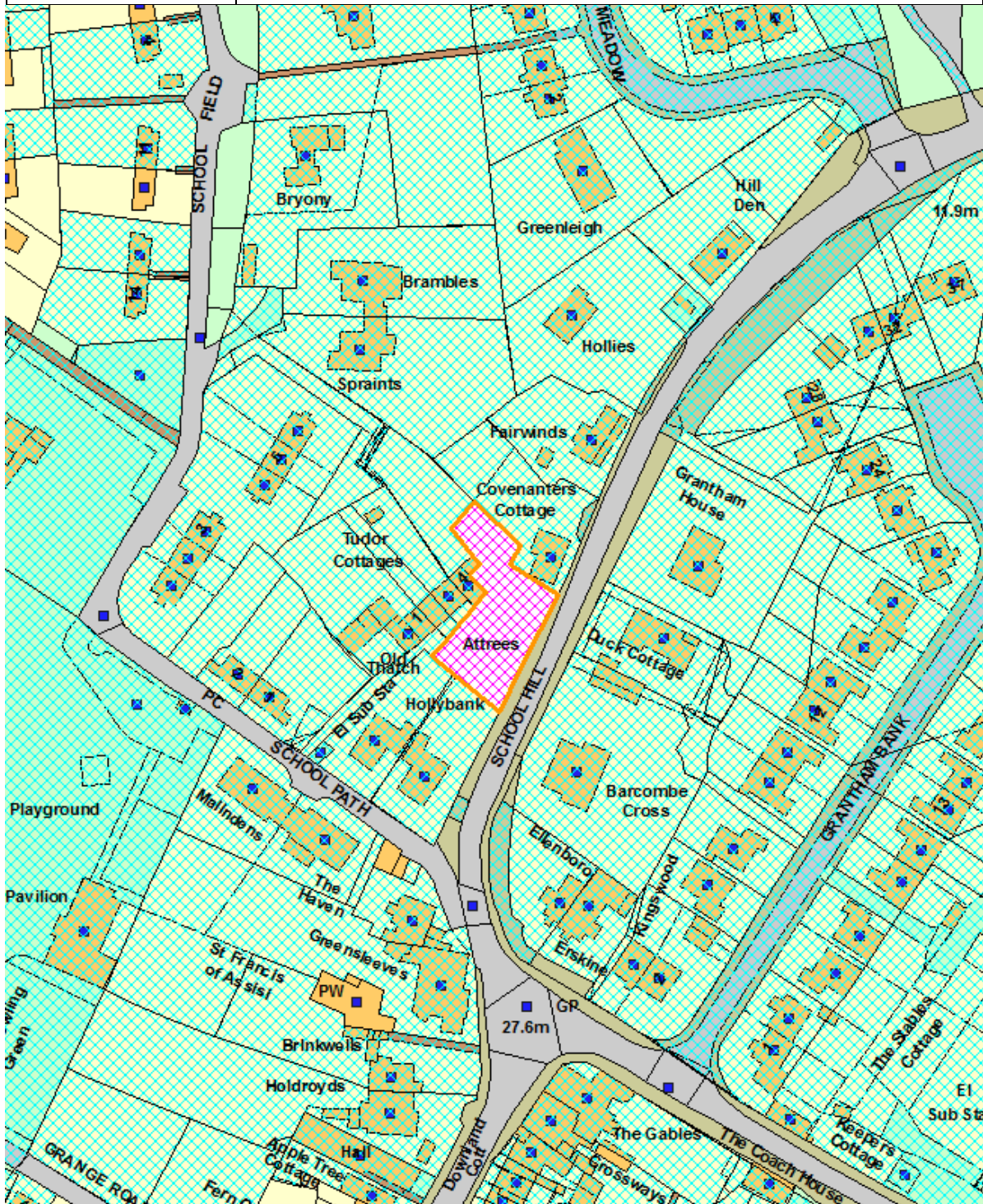


APPLICATION NUMBER:	LW/20/0154		
APPLICANTS NAME(S):	Dr. A MacGillivray	PARISH / WARD:	Barcombe / Chailey, Barcombe & Hamsey
PROPOSAL:	Listed building consent application for installation of external hand rail on steps leading to front door and internal loft hatch on second floor landing		
SITE ADDRESS:	Attrees, School Hill, Barcombe Cross, East Sussex, BN8 5DU		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is a brick built dwelling house with faux Tudor framing set back from School Hill within the Barcombe Cross Conservation Area. The property is believed to originate from the 17th Century and much changed during the 1900s. Attrees is Grade II listed with the neighbouring Old Thatch and 3 and 4 Tudor Cottages.

1.2 The application seeks consent for the installation of a metal handrail to a set of external stairs and the creation of a secondary loft hatch above the second floor.

2. RELEVANT POLICIES

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/10/0715 - Installation of liner to chimney flue - **Approved**

LW/11/0371 - Installation of secondary glazing to two ground floor and three first floor windows - **Approved**

LW/11/0664/CD - Discharge of condition 1 relating to Listed Building consent LW/11/0371 - **Approved**

LW/13/0493 - Installation of secondary glazing to six ground floor and two first floor windows - **Approved**

LW/14/0654 - Installation of electric power supply to combination radiator - **Approved**

LW/16/0778 - Erection of summer house in front garden - **Approved**

LW/19/0647 - Installation of two buttresses to stabilise external brick retaining wall - **Approved**

LW/19/0648 - Installation of two buttresses to stabilise external brick retaining wall - **Approved**

LW/02/1310 - Erection of gates at front drive - **Approved**

LW/95/0863 - Listed Building Consent for two velux roof lights in attic - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Design & Conservation Officer – No objection.

Main Town Or Parish Council – Positive.

Suggestion they might look better painted green but assume white for better visibility in the dark?

5. REPRESENTATIONS FROM LOCAL RESIDENTS

No representations received.

6. PLANNING CONSIDERATIONS

6.1 A white metal handrail was installed during the late 1900s to a short retaining wall that sits forward of the front facade. The proposed new handrail is located in close proximity to this and is in a style to match the existing. The external stairs the handrail would be located on is not considered to be visually compromised by the introduction of the handrail and is thought to have a neutral impact on the significance of the listed building. A suggestion was made by the Parish Council for the handrail to be painted green instead of white. It is acknowledged this may make the handrail more incongruous, however, it is felt more appropriate to match the colour of the existing handrail as they will be in close proximity to each other.

6.2 The property is understood to have been largely altered prior to Attrees being formally recognised within the group listing. The installation of the additional loft hatch is not considered to further compromise the significance of the listed building and is found acceptable.

6.3 The proposed changes are considered to preserve the significance of the listed building and, therefore, comply with policy DM33 (heritage assets) of the Lewes District Local Plan, Core Policy 11 of the Lewes District Joint Core Strategy and Chapter 16 of the National Planning Policy Framework.

7. RECOMMENDATION

7.1 It is recommended that listed building consent is granted.

The application is subject to the following conditions:

1. Matching Materials

The finishes of the development hereby permitted shall exactly match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	17 March 2020	
Other Plan(s)	17 March 2020	
Other Plan(s)	17 March 2020	Handrail
Other Plan(s)	17 March 2020	Site Plan
Proposed Block Plan	17 March 2020	
Justification / Heritage Statement	10 March 2020	
Photographs	10 March 2020	

Location Plan	10 March 2020
Other Plan(s)	10 March 2020
Other Plan(s)	10 March 2020
Other Plan(s)	10 March 2020