

Reference number, address, constraints, case officer

SDNP/23/04420/HOUS
Spatham Farm Cottage, Spatham Lane, Westmeston, BN6 8XH
Grade 11
Larissa Brooks

Proposal	Assessment	Conclusion
Conversion of Stables to Golf Simulation Suite	<p>Construction of stable block between 1947 – 1955 Sited approx. 50 meters from the primary listed building. Stable block was partially repurposed for use as a gym 2019. Planning approved Remaining section of the stables repurposed as a golf simulator during the Covid Pandemic Applicant aims to regulate the planning records with this application</p>	<p>No objection subject to the following comments.</p> <p>The building is sited some distance from the primary listed building. It cannot be fully confirmed the actual date of construction.</p> <p>The stables outbuilding has already had planning permission approved for partial repurposing as a gym. Images of the remaining area now repurposed as a golf simulator are all internal. There is no impact on the visual appearance of the stable block.</p> <p>Therefore the works completed to repurpose this section of the stable block to a golf simulator, have a neutral impact on the special architectural and historic interest of the listed building and its setting.</p>

Recommendation: No objection subject to the comments above. Whilst the applicant describes this application as a seeking ‘retrospective approval ‘ it should be noted that listed building consent should be applied for prior to any works commencing, not retrospectively.

It is however also noted that the exceptional and somewhat unprecedented circumstances created by the Covid pandemic has resulted in some alternative and perhaps unusual approaches to the completion of certain works in regards to timelines and adhering to the regular planning process.

Alex Moojen Conservation officer	5/12/23
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The special architectural or historic interest of the listed building (or/and its setting) –
TSAOHOTLBAOIS.

And/or

The impact on the character or appearance of the conservation area. TCOAOTCA.