

Sarah Hopkins

From: Jo Dawes <Jo@planitconsulting.co.uk>
Sent: 11 December 2023 09:35
To: dcplanning <dcplanning@chichester.gov.uk>
Subject: [EXTERNAL] Kent House - additional information

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[Additional comments to Heritage Statement](#)

Re: Kent House, East Harting, GU31 5LS
Replacement of Existing Garage

Section 73 of the Town and Country Planning Act 1990
Substitution of approved scheme drawing –Amendment to the design of the proposed roof.
Ref PP-12650377

I write further to the submission of the Section 73 application last week, for a revised garage roof. Whilst a Heritage Statement has been submitted, prepared by Palmer Heritage Ltd, dated January 2023, in view of the amended roof design, a revised comment has been sought from the Heritage consultants. They state:

“A full Heritage Statement was previously submitted which assessed the impact of the proposals to demolish and rebuild the garage on the setting of the Grade II listed building, Kent House. The Statement concluded that there would be no harm to the heritage value of Kent House due to the proposed form, size and materials of the garage, which were in keeping with the visual context of the Kent House group and the proposed use of the building.

The revised proposals retain the traditionally styled, open sided 'barn-like' structure which fits so well into the existing setting of Kent House, in an area of service and ancillary structures and historic access. The roofing material is proposed to be red clay tile, rather than slate; this material takes its visual clue from the barns (now houses) to the east side of Kent House Lane, which as discussed in the Heritage Statement were once part of the Kent House holdings. The use of the red clay tile provides further emphasis on the utilitarian, barn-style use of the garage, in contrast with the listed house and the cottages to the north. This continues to be in keeping with the surrounding context and will not be a detrimental change to the setting of the listed building. Therefore the assessment of no harm to the heritage value of Kent House made in the original Heritage Statement remains the same.”

Please could you attach this document, which is to be read as an addendum to the previously submitted Heritage Statement, to the application details.

I would be grateful if you could provide us with an update on the registration.

Kind regards,

Jo Dawes

Senior Planner

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