

PLANNING STATEMENT

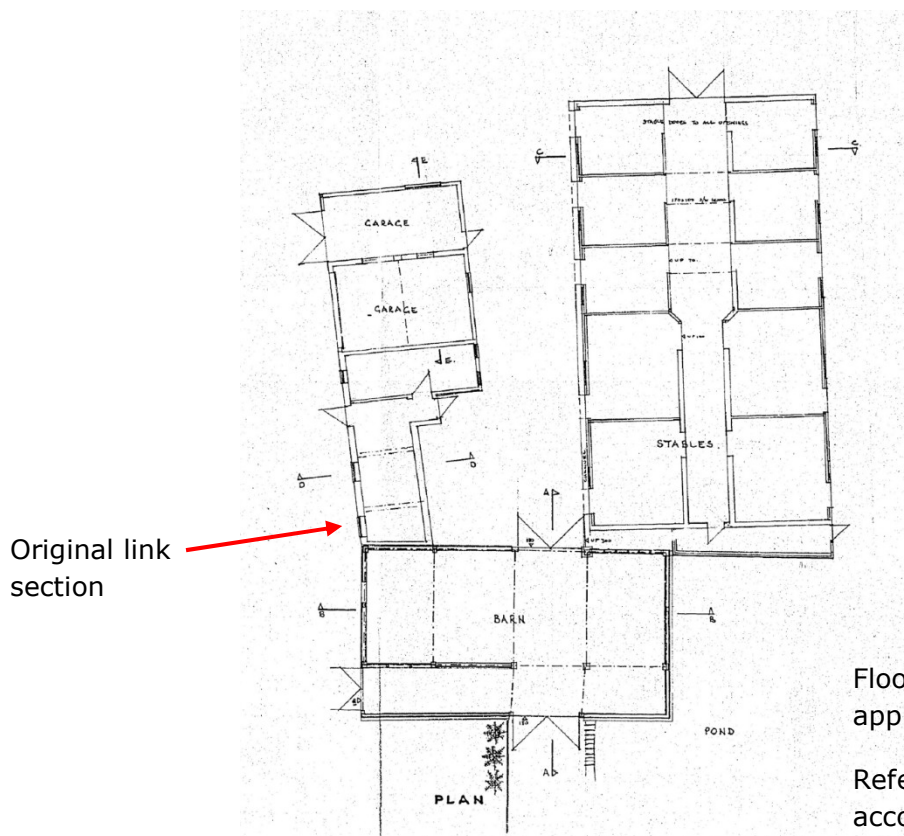
Site: The Boathouse, Palmers Barn, West Chiltington Lane, Coneyhurst, West Sussex, RH14 9DN

Proposal: Partial demolition of link section

This statement is required to confirm that the proposed development will not remove any historic fabric of the application building.

The two properties known as 'The Boathouse' and 'Palmers Barn' were originally a farm building that was granted planning approval in 1985 under ref: BL/85/84 to be converted into one dwelling. Subsequently the property was split to form two dwellings, and the lawfulness of the development was approved under Ref: DC/24/1644.

This application now seeks approval for the partial demolition of the link section that connects 'The Boathouse' to 'Palmers Barn'. As part of the original conversion works following the approval in 1985, the link section was demolished and rebuilt in a larger form. The floor plan as existing from application BL/85/84 has been reproduced below and shows the much smaller link section as it originally existed.



Floor plan as existing from
application ref: BL/85/84

Refer to plan PL/660/02
accompanying this
application for the current
floor plan as existing

Exposing the fabric of the link section has revealed steel columns with beams over at wall plate level, further confirming that this is a modern addition to the property. Photographs of the steel frame are shown below in figures 1 and 2.



Figure 1 – The steel columns are visible above plinth level.

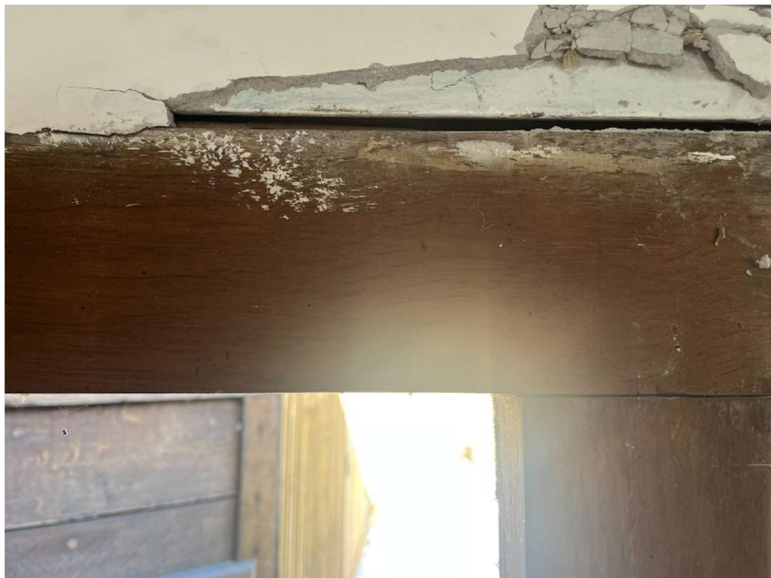


Figure 2 – Internal view of the steel frame at plate level.

Therefore, based on the above, no historic fabric of the original building will be removed as a result of this proposal.