Outlook

DC/24/1667 and DC/24/1668 - Lock House, Lock Lane, Partridge Green

From Tamara.Dale [redacted]
Date Thu 09/01/2025 17:02
To Nick Sutton [redacted]

1 attachment (67 KB)
DC241668.pdf;

Dear Mr Sutton,

Following our telephone conversation yesterday, I have now received the consultation response from the Design and Conservation Officer. Please find this attached for your convenience.

In summary, it is considered that the conversion of the dwelling to 5no. units would result in harm to the significance of the Listed Building. The optimum use of the property is as a single dwelling, where the property was built and designed as such, and the function and layout of the rooms supports its character as a large mansion house. Specifically, the proposal when considered cumulatively, would result in the dilution and erosion of the understanding and appreciation of the designated heritage asset, with the level of activity, parking, and paraphernalia associated with daily living having a detrimental impact on the cohesiveness of the Listed Building. While it is recognised that there may be reasons why the conversion to small units is necessary, it is not considered that the public benefits arising from such development would outweigh the harm as identified to the significance and interest of the Grade II Listed Building.

It is considered that the number of units would need to be reduced in order to limit the impact on the Listed Building. It is noted that amended plans have been received that has reduced the number of units to 3. I have yet to discuss the merits of this with Nicky, but will provide an update once I have had the opportunity to discuss this. It should however be noted that such an amendment would be considered substantive and could not therefore be accepted under the current application. Should this be pursued, the current application would need to be withdrawn and resubmitted.

I am still awaiting chasing a formal response from Natural England, however at this stage there are concerns about the proposed water strategy, particularly given the lack of evidence to demonstrate the existing baseline as given within the Statement. While the existing baseline for the main dwelling has been calculated through an Existing Flow Survey, the occupancy level as given has not been properly evidenced. In addition, no water bills have been provided to demonstrate this demand as suggested. Furthermore, the average occupancy figure has been used for the 1-bed flat. The use of average occupancy figures to demonstrate an existing baseline is not an accepted methodology, where actual occupancy numbers should be used. As such, there is uncertainty whether the figure as calculated reflects actual consumption. As for the main dwelling, no water bills have been provided to demonstrate the suggested demand. It is also noted that the existing baseline has referenced the swimming pool, but it is unclear whether this relates to the indoor or outdoor swimming pool. It is however assumed that this relates to the indoor swimming pool given that the outdoor swimming pool has not appeared full during previous site visits. Overall, the Water Neutrality Statement relies on an existing baseline calculated using occupancy levels that haven't been evidenced or demonstrated. As such, it is considered that insufficient information has been provided to establish the necessary degree of certainty of the existing baseline, where it cannot be confirmed that sufficient mitigation/offsetting measures have been proposed to make the development water neutral. It cannot therefore be concluded that the development would not have a likely significant effect on the Arun Valley protected sites.

Given the above matters, which would require substantive amendments to both the proposal and the water strategy, the current application could not be amended in line with the Council's amendment guidance. As such, it is suggested that the current application be withdrawn and a revised application submitted once the above matters have been addressed. Alternatively the application will be determined on the basis of the current information.

I would be grateful if you could confirm withdrawal of the application by return email. Alternatively the application will be determined on the basis of the current information.

I hope this is of assistance,

Kind regards,

Tamara

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