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Subject: AW/184/19/HH & AW/185/19/L

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149 Barrack Lane is a Grade II Listed Building. It was previously part of a larger house but was created when that building was subdivided into two smaller properties at some point in the C.20.

The listed building (no. 149 and 151) is an C18. 2 storey farmhouse. It is fronted with plaster, which has been whitewashed, with a modillion eaves cornice, and a tiled roof. It appears that a substantial element of the property which is the subject of this application was constructed during the C20.

I note that a design and access statement and heritage statement has been provided which considers the significance of the building.

It is interesting to note the history of the building during the second world war, which has informed its significance as historic (illustrative). It is also considered to be significant due to its age of construction/appearance. It is therefore also of aesthetic significance.

The application seeks permission to undertake various works to the building. These works are a mixture of repair and improvement. Works of repair should be undertaken on a like for like basis in terms of materials, appearance, colours and dimensions.

The two extensions to the building are small scale in appearance, with the proposed covered passage/storage area utilising an existing area between the house and the existing boundary wall. The flat roofed element should be subservient to the listed building and not visible from the carriageway. It is suggested that the roof should not overhang the existing wall in any way.

It will be important to ensure that this element of the works will not harm the boundary wall which is not only part of the curtilage of the listed building, but also an important part of the street-scene. You may wish to request details of how the wall will be protected as part of the proposals.

Likewise, the proposed porch extension appears to be small in scale and reflects the established character of the building. The concept of a pitched roof to the existing garage is positive as it will ensure that it is better reflects the character of the listed building.

Works which replace the modern glazing system on the conservatory roof will be an enhancement to the building. Works to the rough cast render should match existing, including the existing colour and texture. It is also considered that the works to windows WF05. 06 07 and 08 and DG08 will have a neutral impact, subject to details.

The new out building is located to the rear of the garden, and adjacent to a neighbouring garden structure. It is considered that its location, design and the fact that it screens a neighbouring structure means that it is acceptable.

If minded to approve the application, details of materials and all joinery will need to be provided to the council by way of a condition. Details of the proposed canopy to be installed over the garage door will also be required.

The application is considered to not cause harm to the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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