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From: Martyn White
Sent: 14 December 2018 16:52
To: Zac Denton
Subject: A/145/18/L

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Newplace Farmhouse is the surviving portion of a larger late-16th century house, which has been divided into separate dwellings. It is identified as the substantial remnant of what must have been a fine Tudor manor house, as a result, it has been listed at grade II*.

The proposal is to construct a rear, single storey extension to provide an additional room. The new addition is to be directly attached to the principal building, with a tiled gable roof, and three openings. All materials are proposed to reflect those on the host building. Such an approach is supported, subject to the provision of samples/details of the materials, along with details of the proposed brick bond to be used.

The new extension is stepped back from the building's side wall and therefore not visible from the front of the building. This will retain a sense of the principal building's form, whilst ensuring that the extension is subservient. This concept could potentially be enhanced through locating the bi-folding doors on the eastern elevation as this would leave the western elevation with only the older window which serves the living room. A balanced judgement will need to be taken with regard to this element of the proposal.

The proposal requires that a new doorway is formed by breaking through a rear window opening. This will see minimal loss of original brickwork and therefore historic fabric. Such an approach is considered to be the least harmful way of providing a new opening. Details of the windows and doors will need to be provided for by way of condition in order to ensure that they reflect the character of the building.

It is therefore considered that the proposed extension reflects the established character and simple form of the host dwelling, and will not be harmful to the building's significance. The proposal is therefore capable of support, subject to the provision of further information.