



**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	EG/18/12/NMA
Address	Shelley House & Elm Tree Stores, Eastergate
Description	Various amendments to ground and first floor.
Case Officer	Susan Leeson
Site Visit	4 July 2012

Objection

The main issue with these proposed amendments is the changing of the first floor elevations from flint to render. This is of particular concern on the front where flat render could contrast severely with the historic painted flint work below. On the Church Lane elevation there is further concern that the addition will simply appear as a new build and will not reflect any of the historic character or quality of the immediate location. This is important to other listed buildings such as Old Farm Cottage opposite, whose setting and appreciation could be affected by such a change.

Given the height and scale of the extension and addition, there are also some reservations with the use of clay tiles, which might be seen to compete with the roofs of the main dwelling and shop. In its current form, the attached outbuilding is distinct in terms of both its height and roof treatment which is slate. This should be maintained to retain architectural clarity.

A remaining issue is the use of roof lights on the front elevation. Whilst two have been permitted on the building above the stores, further windows should be avoided to maintain the listed building's character and appearance, particularly within a Conservation Area.

Ian Wightman
Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.