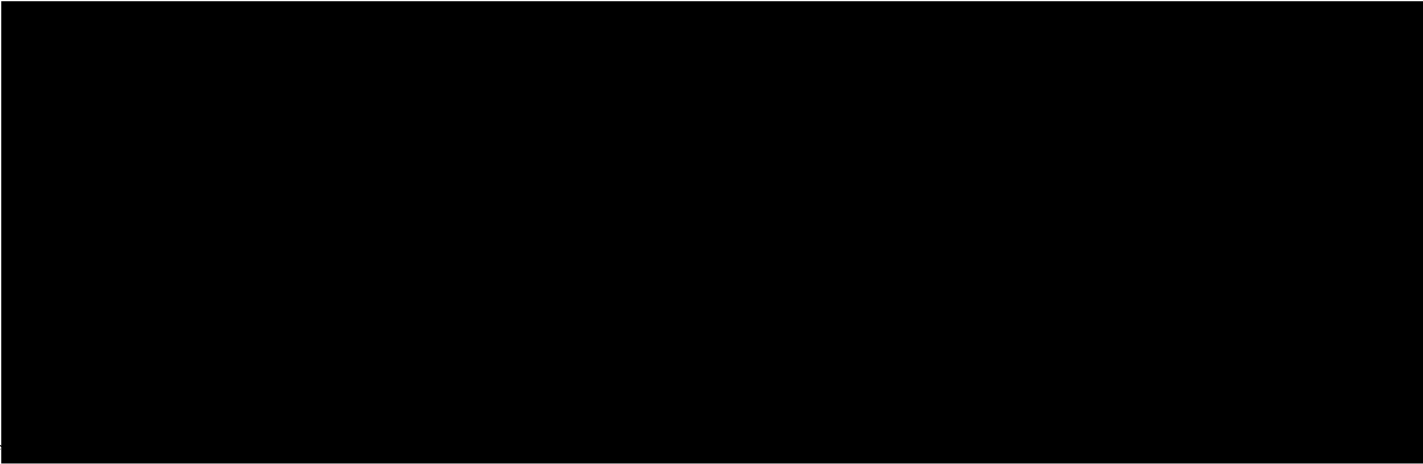






From: Martyn White **On Behalf Of** Conservation Officer

Sent: 31 August 2018 11:24

To: Anita Gardner

Subject: F/10/18

F/10/18

The proposal is for a part 1 and part 1.5 storey standalone building in the grounds of the listed building. It will accommodate 5 small one bedroomed flats; four on the ground floor, and one on the first floor. The version in front of me appears to have been prepared in order to take into account of concerns related to a previously withdrawn application.

The listed building is a fine example of its age, with decorative bargeboards and ridge detail and brick elevations with stone painted label moulds and quoins. The building stands isolated within this space and forms a strong visual relationship with the railway, and the low lying terrain.

Having reviewed the plans, it is assumed that the ancillary staff accommodation consists purely of the office space. Is this understanding correct?

According to the planning statement the structure will measure: 17.5 m wide x 28.5m long x 7.8m high with a pitched roof. This is a substantial structure (it is larger than the 2017 submission), and development would take place within a few metres of the host (listed) dwelling. As such it is considered that it would affect the setting of the host dwelling.

Development in the grounds of a listed building, or close proximity of a listed building, should ensure that it does not detract from its setting. Such an approach is supported by both the emerging local plan as well as government guidance in the form of the NPPF – paragraphs 132 and 137 are noted.

The proposal is predominantly a low level structure, more akin to a previously approved scheme. In addition, the number of dormer windows has been reduced to 3. These dormers are considered to be small in scale and do not appear to dominate the elevation. When viewed from the western elevation, the structure appears to be subservient. However, when viewed from the southern (and northern) elevations it is a substantial structure that appears to dominate the listed building.

The roof structure is very simple in appearance and complements the proposed elevation treatment which appears to closer reflect the host building in terms of materials and treatment. For instance, the western elevation appears to reflect the style of the principal elevation of the listed building. Such an approach is supported, but it should be stressed that the quality of the materials used, along with quality of the build as we details such as the brick bond will greatly influence the success or otherwise of such a scheme.

The material palette is described as consisting of red brick, tile and painted wood joinery. These are considered to be acceptable in principle, subject to detail. Further information could be provided by way of condition if the application is considered to be acceptable.

For any development to be located as proposed there will need to be a justification as to the benefits that it will generate. It is assumed that construction of the new building will enable to the existing use to remain, but this is not very clear from the information provided as part of the application. Ultimately, development which ensures that the building remains in a viable use could be supported, provided that any harm can be sensibly mitigated.

Whilst a block plan has been provided which provides information regarding the proposed hard standing provision, it is not clear how the site will be landscaped. Will the building be incorporated into the existing grounds, or will it be separated by some form of means of enclosure? The later will potentially have further impact on the Listed Building.