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To: Planning.Responses
Cc: Richard Castro-Parker
Subject: F/12/19/PL

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Change of use from boat & marine leisure yachts manufacturer to vehicle MOT testing station.

The application site is located adjacent to a listed building and two locally listed buildings. It is also located opposite a farm yard complex, which can be considered to be a non-designated heritage asset.

New House Farmhouse is a C18, two storey grade II detached house. It is faced with flints with red brick dressings and quoins. There is a hipped tiled roof, along with casement windows. Two curved bay windows are present on the ground floor.

The locally listed buildings are a pair of semi-detached cottages associated with the Christs Hospital properties found in the local area. These buildings are flint faced with brick quoining, sash windows and a slate roof. It is a good example of this cottage type in that they do not appear to have been substantially altered

The non-designated farm complex is a well cared for group of barns constructed from brick and flint. They face onto a courtyard area, and are a good reminder of the areas agricultural past.

Collectively, the properties form an attractive group of buildings clearly linked to the development of the village.

The proposed change of use will affect a much more modern industrial/agricultural structure, which is well set back from the road and screened from the assets identified above. The site has a more commercial character to it, and it is considered that the proposed change of use will not harm the assets.

The application is considered to not cause harm to the significance of the heritage assets or their setting. 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 section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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