



13th June 2017

Dear Sir or Madam,

RE: B/16/00955; Erection of detached Eco dwelling, Lodge Farm, Kersey Road, Lindsey, Ipswich.

Thank you for consulting the heritage, design and landscape specialists in the Place Services team at Essex County Council on revised proposals for the erection of a detached eco dwelling at Lodge Farm, Kersey Road, Lindsey.

The proposed development falls within the setting of a range of designated heritage assets, including St James' Chapel (Scheduled Monument), Lindsey Castle (Scheduled Monument) and Chapel Farmhouse (Grade II Listed Building) and need to be considered in line with Paragraph 55, and Paragraphs 129, 132 and 134 of the NPPF.

The revisions to the original proposals include: a reduction in the height of the tower by 1 m; change from vertical to horizontal emphasis of external cladding; reduction in the plan size of the tower; removal of the south window; south and west tower faces have been changed from tapering to vertical; change of colouring of tower window frames to match corten cladding.

This letter follows our previous advice (9/11/16), which remains relevant for the revised proposals, Whilst acknowledging the fact that the proposed revisions will help to mitigate the level of harm to the designated heritage assets, our conclusion remains that the application does not satisfy the prudent requirements of the NPPF para 55, and that the proposed development would still result in harm to the setting and significance of the heritage assets, albeit of a lower order than the original proposals. The 'landmark tower', will still be a dominant feature in the landscape intruding upon the way in which the heritage assets are experienced, and competing with them, in particular St James' Chapel. This harm would result from visual impacts and changes in the historic character of the assets surroundings. In accordance with NPPF, this harm would be 'less than substantial' (paragraph 134) and should be balanced against any resultant public benefit.

Yours sincerely

Adrian Gascoyne
Head of Place Services

telephone: 03330 136852 | mobile: 07557167892
email: adrian.gascoyne@essex.gov.uk

NOTE: *This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*

