

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE A

Please ask for:
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Val Last
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DATE	Wednesday 19 October 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	12 noon

22 December 2016

AGENDA

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non pecuniary interest by members
3. Declarations of lobbying

At the Development Control Committee A meeting held on 12 October the following applications were deferred for a Site Inspection on 19 October 2016. After the site inspection the Committee will reconvene at 12noon to consider the applications

4. Application: 2902/16
Proposal: Erection of extension to the rear elevation to provide additional dining and café space. Alteration to rear projection
Site Location: **NEEDHAM MARKET** – Rampant Horse Inn, Coddenham Road IP6 8AU
Applicant: Mr Williamson

and

- Application: 2903/16
Proposal: Erection of extension to the rear elevation to provide additional dining and café space. Alterations to and internal reconfiguration of existing projection
Site Location: **NEEDHAM MARKET** – Rampant Horse Inn, Coddenham Road IP6 8AU
Applicant: Mr Williamson

Please bring your papers from the meeting on 12 October.

5. Urgent business – such other business which, by reason of special circumstances to be specified, the Chairman agrees should be considered as a matter of urgency

(**Note:** Any matter to be raised under this item must be notified, in writing, to the Chief Executive or District Monitoring Officer before the commencement of the meeting who will then take instructions from the Chairman)

Val Last
Governance Support Officer

Notes:

1. The Council has adopted a Charter on Public Speaking at Development Control/Planning Committees. A link to the Constitution and Charter (Part 3: Procedure Rule 33) is provided below:

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Revised-2016/2016-08-19-MSDC-Constitution-v17.pdf>

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Members:

Councillor Matthew Hicks – Chairman – Conservative and Independent Group
Councillor Lesley Mayes – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Gerard Brewster
David Burn
Lavinia Hadingham
Diana Kearsley
David Whybrow

Liberal Democrat Group

Councillor: John Field

Green Group

Councillor: Anne Killett
Sarah Mansel

Substitutes

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training.

Ward Members

Ward Members have the right to speak but not to vote on issues within their Wards.

Mid Suffolk District Council

Vision

“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”

Strategic Priorities 2016 – 2020

1. Economy and Environment

Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment

2. Housing

Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations

3. Strong and Healthy Communities

Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe

Strategic Outcomes

Housing Delivery – More of the right type of homes, of the right tenure in the right place

Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

Community capacity building and engagement – All communities are thriving, growing, healthy, active and self-sufficient

An enabled and efficient organisation – The right people, doing the right things, in the right way, at the right time, for the right reasons

Assets and investment – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

Suffolk Local Code of Conduct

1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (Unless you have a dispensation)

Breach = criminal offence

No

No interests to declare

2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests ?

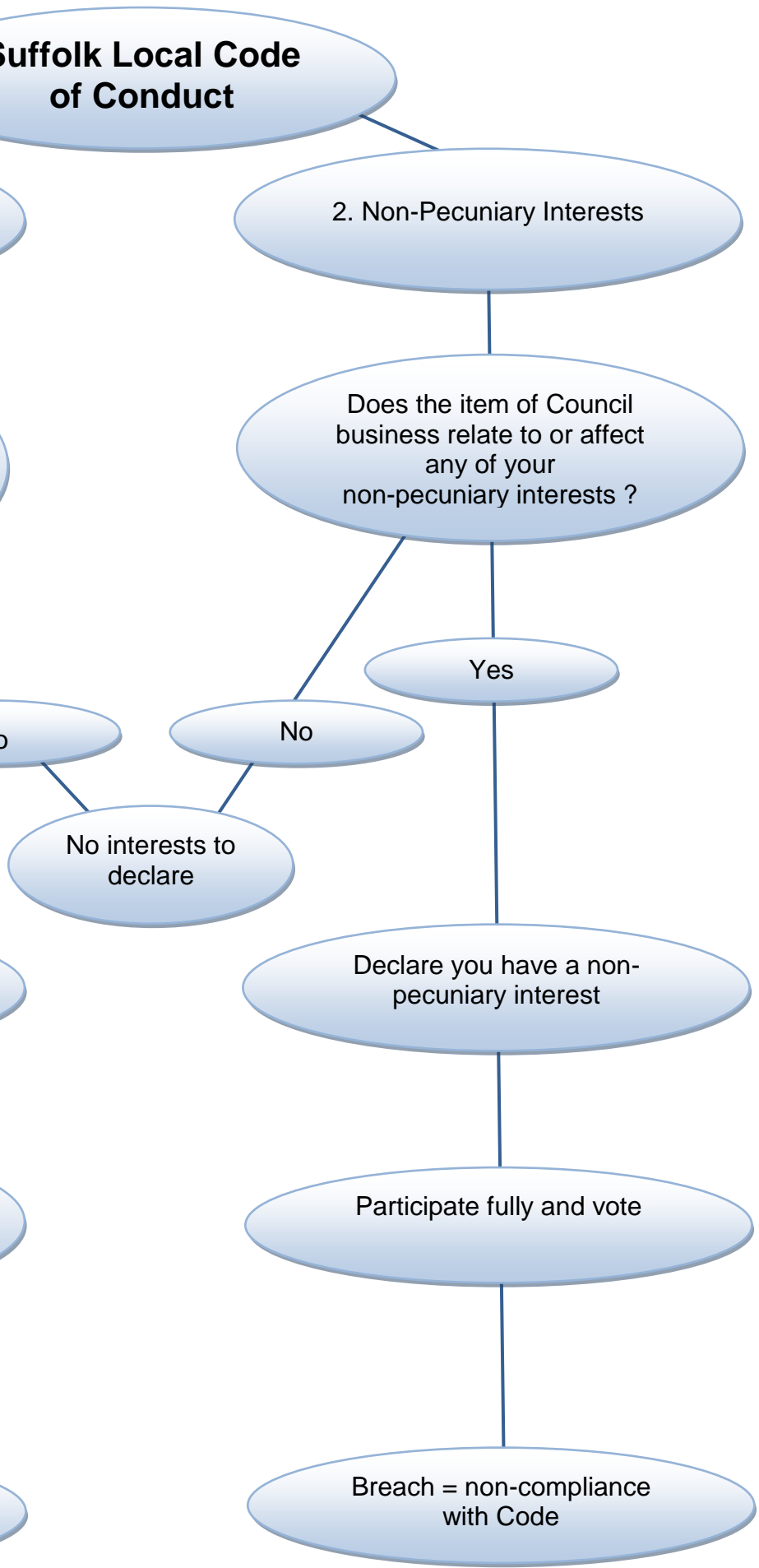
Yes

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

No



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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 12 October 2016

AGENDA ITEM NO	3
APPLICATION NO	2902/16
PROPOSAL	Erection of extension to the rear elevation, to provide additional dining and café space. Alteration to rear projection.
SITE LOCATION	Rampant Horse Inn, Coddenham Road, Needham Market IP6 8AU
SITE AREA (Ha)	0.08
APPLICANT	Mr Williamson
RECEIVED	June 30, 2016
EXPIRY DATE	September 20, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

(1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. The applicant contacted the MSDC Heritage Officer and the development of the site was discussed. Preliminary discussions suggested that the proposals would be acceptable in principle in heritage terms.

SITE AND SURROUNDINGS

2. The application site is located within the built-up area in the centre of Needham Market. This area is characterised by various uses, with residential dwellings interspersed with commercial properties. The Needham Market Conservation Area Appraisal identifies the town as a "linear town that has grown up along a through road". The application site relates to the Rampant Horse Public House which remains commercially active, associated garden and car parking area and other land partly former garden area previously part of No. 1 Coddenham Road. The proposed development is to be served by the existing access from Quinton's Court. The Rampant Horse is a listed building that lies within the Needham Market Conservation Area. The adjacent building to the south-east, no's 1-7 Coddenham Road, are also listed. The Grade II listed premises is prominently positioned, on a corner plot at the

intersection of Coddensham Road and Station Yard, and is visible from the High Street. It is positioned within a generous plot at the entrance to Station Yard which hosts the Victorian station building.

HISTORY

3. The planning history relevant to the application site is:

- 2613/07/LB Retention of new signage x4 and two Refused
lanterns. Also refurbish existing 11/09/2008
floodlights and re-paint lettering.
- 2290/07 Retention of exterior static advertising, Refused
signage and lighting. 22/02/2008
- 0212/00/LB AFFIX 2 NO. CAST ALUMINIUM Granted
COMMEMORATIVE PLAQUES TO 31/10/2000
FRONT ELEVATION.
- 0154/00/LB CONSTRUCTION OF ACCESS DOOR Granted
TO ROOFSPACE. 25/08/2000
- 0103/00/LB ALTERATIONS INCLUDING; REMOVAL Withdrawn
OF CONCRETE GABLE COPINGS TO 04/07/2000
FRONT AND TRACKSIDE
ELEVATIONS AND CONSTRUCTION
OF NEW DUTCH GABLES; REMOVAL
OF BRICK PARAPET AND BACK
GUTTERS AND CONSTRUCTION OF
NEW PARAPET WALLS WITH
LIMESTONE CORNICES INCLUDING
NEW AND IMPROVED BACK GUTTER
DETAILING; CONSTRUCT NEW
COPPER-CLAD OGEE CUPOLA
ROOFS WITH DECORATIVE FINIALS.
- 0062/00/LB INTERNAL ALTERATIONS AND Granted
REPAIRS. 14/04/2000
- 0009/00/LB ALTERATIONS TO FORM NEW Granted
TIMBER/GLAZED LOBBY UNDER 14/06/2000
EXISTING PITCHED ROOF AND FIT
NEW DOOR. INTERNAL
ALTERATIONS INCLUDING:
ERECTION OF NEW STUD WALL;
REMOVAL OF EXISTING LOBBY
WALLS; RE-MODEL BAR SERVERY;
CLOSE OFF EXISTING DOOR (SCREW
TO FRAME).
- 0273/97/ CREATION OF NEW BEER GARDEN Granted
AND LAYOUT OF NEW CAR PARKING 23/05/1997
AREA.
- 0004/94/A RETENTION OF EXTERNALLY
ILLUMINATED WALLBOARD SIGNS 16/08/1994

ON SOUTH AND WEST ELEVATIONS.
 0036/94/LB RETENTION OF TWO EXTERNALLY Granted
 ILLUMINATED WALLBOARD SIGNS; 16/08/1994
 ONE NON-ILLUMINATED WALLBOARD
 SIGN AND COACH LAMP ALL AFFIXED
 TO THE BUILDING.

PROPOSAL

4. This application seeks full planning permission for the extension of and alteration to the listed public house. The proposal includes plans to convert the existing seating area and store to provide a café with associated dining area. The proposal would retain the historic framing to the rear wall whilst inserting a first floor and raising the roof. The greatest extent of the works is to take place at the north-eastern end of the complex, where the existing single-storey double garage is to be demolished and replaced with a two storey extension, designed with a similar appearance to the existing barn-like rear extension that attaches the garages to the main pub. The works require an extension of the premises curtilage, severing the residential garden of No. 1 Coddenham Road to allow for extension of the existing commercial premises. These works include the change of use of this land from residential to form part of the kitchen to the new café.

Minor internal alterations and reconfiguration are also proposed within the main building to allow for improved functional space, including the rearrangement of the existing kitchen and toilets, removal of modern partitions and new openings for access.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Needham Market Town Council** - The Town Council initially supported the application but is aware now the extent of proposed development includes the garden of the residential property 1 Coddenham Road. The Town Council now recommends the Planning Authority rejects the application for the following reasons:
1. The spread of the proposed business development onto the garden land of the residential property 1 Coddenham Road is inappropriate.
 2. The proposed development includes the installation of a large industrial extractor which would be located in close proximity to neighbouring residential properties causing substantial noise and air pollution.

3. The proposal includes windows which would be in close proximity to the boundary of 1 Coddendam Road and thereby significantly impacts on the privacy of neighbouring residential properties, resulting in loss of amenity and the demise of neighbouring residents rights to reasonable enjoyment of their property.

MSDC Environmental Health Officer [Health, Noise, Odour & Other Issues] - The Environmental Health Officer had no objection to the proposed development however recommended the inclusion of appropriate conditions.

Fire Service HQ - County Fire Officer - Advice was offered by the Water Officer regarding access and fire-fighting facilities.

MSDC Heritage Team - The Heritage Team considers that the proposal would cause no harm to any designated heritage asset, because the effect on the host building, on the character and appearance of the conservation area, and on the setting and significance of the adjacent listed building are all considered acceptable. Specific conditions were recommended. No objection.

MSDC Environmental Health Officer [Land Contamination] - The Environmental Health Office raised no objections with respect to land contamination. It was only requested that the team were contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Historic England - No comments received.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- Residential Amenity
 - Loss of Privacy
 - Impact on Heritage Asset
 - Impact on Conservation Area

ASSESSMENT

8. There are a number of considerations which will be addressed as follows:
- Principle of Development
 - Design and Layout
 - Heritage
 - Residential Amenity

- Biodiversity

Details of Amended Plans and Negotiations

The application was subject to receipt of amended plans or other additional documents during the course of determination. Following negotiations the amended plan Proposed Elevations & Floor Plans [Drawing No. 16-015-203 C] received 19/09/2016 superseded the original submission of the same title [Drawing No. 16-015-203] received 30/06/2016. Various issues were raised which this addressed.

PRINCIPLE OF DEVELOPMENT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

The National Planning Policy Framework came into full effect on 27th March 2012. Paragraph 215 of the NPPF provides that "due weight should be given to relevant policies in existing plans (including Local Plans) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with paragraph 14, 17, 57, 58, 61 and 64 of the NPPF.

Development Plan

The principle of the alteration and extension of a commercial premises is considered to be acceptable, subject to detailed compliance with Policies GP1, HB1, HB3, HB4, HB8, H16, E8, E12, T9, T10 and CL8 of the saved Mid Suffolk Local Plan (1998), Policy CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other considerations.

Design and Layout

Policy GP1 requires all new development proposals to maintain or enhance the appearance of their surroundings in terms of scale, form, detailed design and construction materials for the location.

The design of the two storey element is considered to reflect the

character and appearance of the existing barn-style structure that currently links the listed building to the existing double garage. The single storey lean-to rear extension reflects that characteristically typical offshoot of a commercial premises. The internal re-arrangement of the listed building is considered to be of a design and scale that does not diminish the character of the building or the surroundings. Taking all of these factors on board, the Mid Suffolk District Council's current policy and the NPPF position on this matter it is considered that, under these particular circumstances the principle of commercial development is not considered unacceptable.

Sustainability

The site is located within the settlement of Needham Market, as defined by Policy CS1 of the Mid Suffolk Core Strategy as a Town. These settlements are where development, including retail and employment opportunities will be directed, ensuring the support of existing communities and contribution of jobs.

Policy E8 suggests extensions to existing commercial premises will normally receive favourable consideration provided that the development relates to the character and appearance of its surroundings and would not conflict unduly with neighbouring residential amenity.

The addition of these facilities will contribute to the mixture and vibrancy of Needham Market high street, offering facilities within a reasonable walking distance accessible to the local population, without the need for the reliance on the private car. The application states that the number of the employees will be doubled. The full-time employees are proposed to increase from 3 to 6 and part-time from 2 to 4. These additional jobs are a considerable benefit to the local economy.

The café will create a viable use for a relatively underused barn in a prime location in the town. The project will provide a much needed new larger kitchen that will be shared by the pub and café.

Heritage

Section 12 of the NPPF states the Local Planning Authority, when determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets, their positive contribution to the economic viability of communities and their character and distinctiveness. Any alterations should not detract from the architectural or historic character of the building and its setting.

Paragraph 131 of the NPPF suggests that Local Planning Authorities

should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Consideration should be given to the positive contribution they can make to sustainable communities including their economic viability.

Any alterations should not detract from the architectural or historic character of the building and its setting. Policies HB1, HB3 and HB4 place high priority on protecting the character and appearance of buildings of architectural and historic interest, alterations will only be permitted where high standards of design, detailing, materials and construction are met and that proposed extensions will not dominate the original building by virtue of siting, size, scale and materials. HB8 states that development should conserve or enhance the character and appearance of the Conservation Area. Core Strategy policy CS5 requires all development to maintain and enhance the historic environment.

Official comments received from the Heritage Team address three key aspects that the development may influence; the host listed building itself, the character and appearance of the conservation area and the setting and significance of the adjacent properties.

The Heritage Officer's assessment considered the overall impact on both the host building and the character and appearance of the Conservation Area to be acceptable. The proposal is considered to cause no harm to a designated heritage asset. The works are considered acceptable as they will enhance and maintain the significance of the heritage asset.

Whilst considering the effect of the works on the setting of the adjacent listed building to the south-east, no's 1-7 Coddendam Road, the Heritage Officer discerned the significance of the building lies principally in its surviving plan-form. The former hall-house, in terms of its setting is considered to contribute, with its prominent roadside position, however the rear garden reflects the subdivision into a number of individual properties. To the rear there is now little sense of the individual property having once been in single ownership, and as such offers limited contribution to the significance of the designated heritage asset. The proposal is not considered to harm the already diminished significance of 1-7 Coddendam Road.

It is accepted that the provision of these works would impact the character and appearance of the listed building, and the Conservation Area, however this is not considered to outweigh the public benefit. Heritage Officer comments concur with the opinion that this proposal would be acceptable and the newly introduced form is considered to cause less than substantial harm.

Residential Amenity

Careful consideration has been given to the detailed design of the proposal with regard to the impact upon residential amenity. The application is seeking a two storey extension to the moderately sized plot, where there is opportunity to design out potentially unacceptable amenity issues.

Policy H16 emphasises the importance of protecting existing residential amenity. Alterations should conserve or enhance their surroundings by nature of the design, form and scale.

It is noted the properties to the south-east of the site (3-7 Coddendam Road) would be within relatively close proximity to the proposed rear extension. However, given the current context, with the active public house already providing high level activity, the proposal is merely offering an extension to this. The nature of the site is not to encounter a significant change and its relationship to the surroundings is to remain much the same. As such, the amenity of the occupants of the surrounding residential properties is not considered to be adversely affected by the proposal, to such unacceptable extent to warrant refusal for this reason.

The original submission saw the main access to the rear of the new extension, which raised concern over noise, access and visual intrusion. The amended scheme has provided mitigation for these concerns with access now proposed to the north eastern elevation, directly from the car park. High level windows have also replaced those originally proposed and avoid intrusive overlooking.

The revised design is considered to address the degree of harm, initially resulting and is now not unacceptable to consider refusal.

Biodiversity

The application site is previously developed land and established informal garden. There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the construction of an extension; works which will not include the loss of any potential habitats, as such the proposal is not considered to risk harm to protected species.

A Bat and Owl Survey accompanied the application. No evidence of either species was found, and a European Protected Species Licence is not required for this project.

Conclusion

The proposed re-development of this site is not considered to diminish its contribution to the designated heritage asset, the setting of the adjacent listed buildings or the wider Needham Market Conservation Area. The development results in a seemingly natural evolution of development in this sensitive location. Paragraph 134 of the NPPF states that "harm should be weighed against the public benefit". The limited harm identified are considered against the public benefit of the contribution to the local economy. Increasing the accessibility to local services, and provision of increased employment opportunities is considered to represent a sustainable form of development, as such the principle of the proposed development is concluded to be acceptable.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

- **Standard time limit**
- **Approved Plans**
- **Suitable ventilation and filtration equipment (including noise assessment)**

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Lindsey Wright
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
Cor5 - CS5 Mid Suffolks Environment

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
HB1 - PROTECTION OF HISTORIC BUILDINGS
HB9 - CONTROLLING DEMOLITION IN CONSERVATION AREAS
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of **9** interested parties.

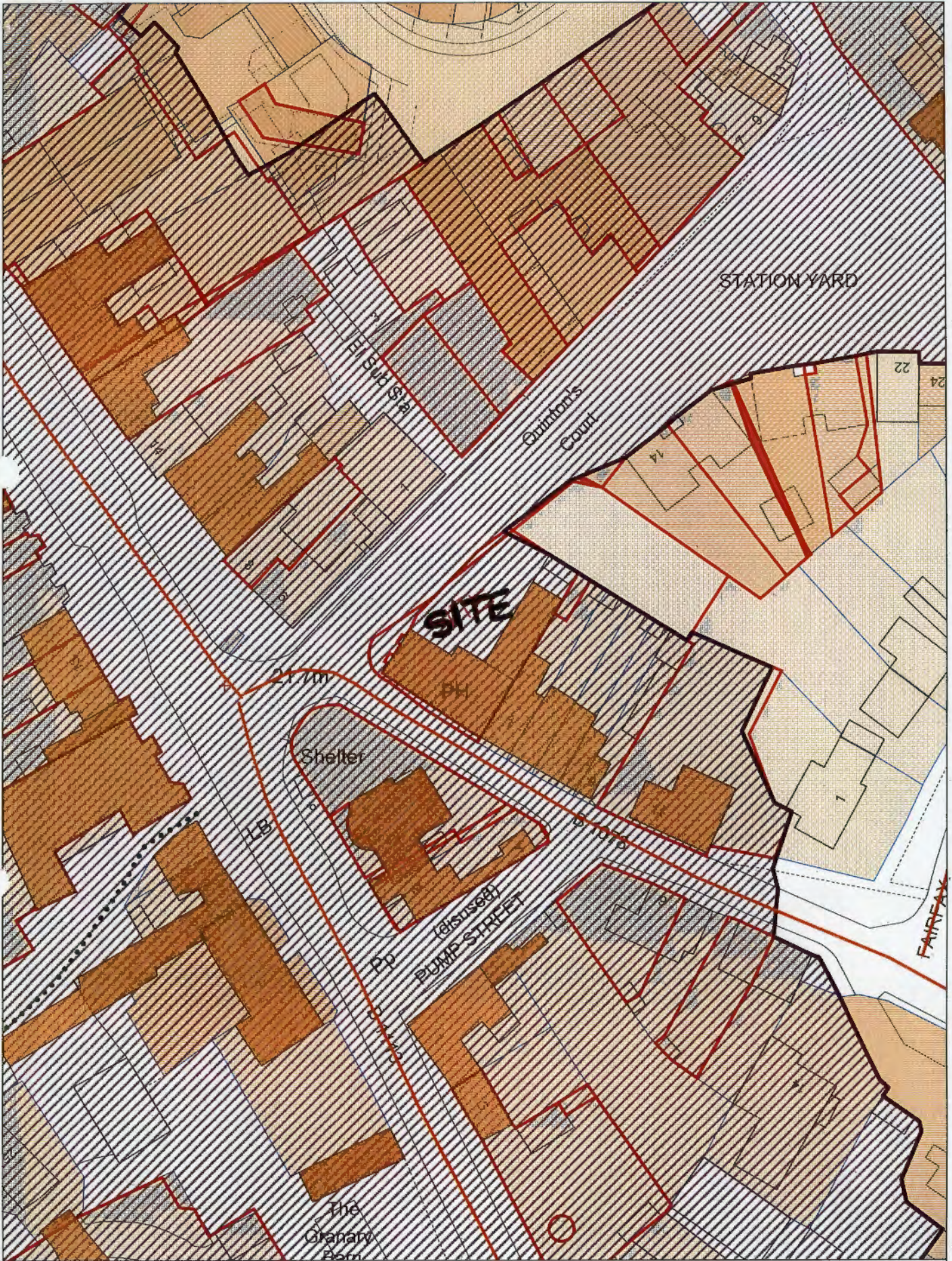
The following people **objected** to the application

[Redacted]

The following people **supported** the application:

The following people **commented** on the application:

[Redacted]



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:500

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Title: Constraints
 Reference: 2902 & 2903/16
 Site: Rampant Horse
 Needham Market

CONSERVATION AREA
 LISTED BUILDINGS

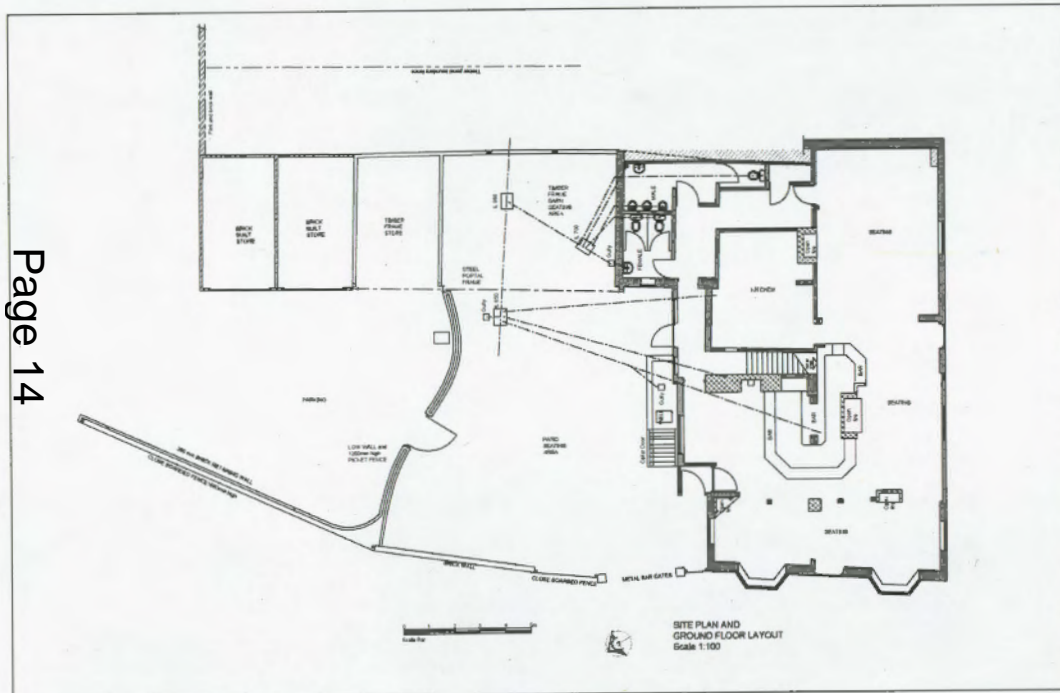


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MEMBER REFERRAL TO COMMITTEE

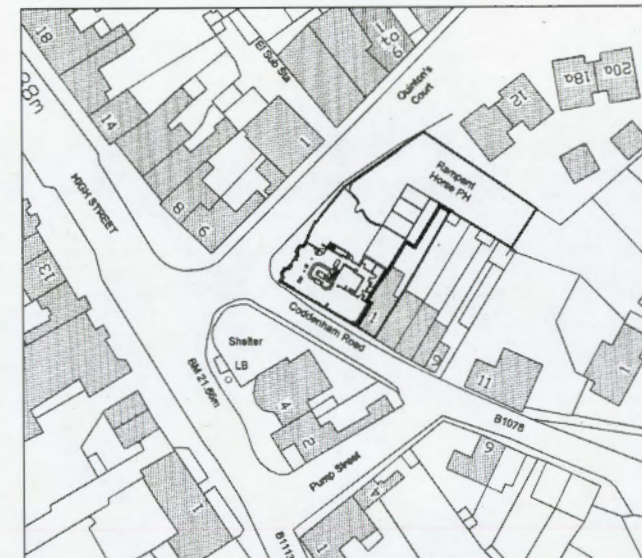
Planning application reference	2903/16 – Rampant Horse Inn, Coddendam Road, Needham Market, IP6 8AU
Parish	Needham Market
Member making request	Mike Norris and Wendy Marchant (joint ward members for Needham Market & Badley Ward)
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>1. Proposal is contrary to Local Plan Policy H16 (Protecting existing residential amenity), in respect of existing residential properties in the immediate area.</p> <p>2. Also contravenes Policy SB2 (Development appropriate to its setting).</p> <p>3. Also contravenes Policy HB3 (Conversions and alterations of historic buildings). The Rampant Horse Inn is Grade II listed and within a Conservation Area, as are nos. 1 to 7 Coddendam Road.</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<p>The proposal would have an overbearing effect on the amenity of the residents of no. 3 Coddendam Road, the rear wall of the proposed two-storey extension being only approximately one metre from their boundary, and including two opening windows in the single storey element. A tall extractor flue is also proposed to be installed, which would be visible for some distance, create noise, and emit fumes over the adjacent residents' amenity areas and gardens.</p> <p>The scale and mass of the proposed extension (the ridge height of the two-storey element being 0.9 metres - approximately 3 feet, higher than that of the existing barn) is out of keeping with adjacent residential properties, which are of historic interest, and the roof covering proposed of 'Black Profiled Metal Sheeting' is not consistent with existing properties.</p>
13.5 Please detail the wider District and public interest in the application	Please see the response to 13.3 above.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	<p>We have both as ward members discussed the original application, 2902/16, and this revised application with the case officer, Lindsey Wright, who was awaiting a response from Environmental Health and Heritage.</p> <p>Should the decision be that the case officer is minded to refuse the application we are content that the application is determined at delegated officer level.</p>



Site Plan & Existing Ground Floor Layout Scale 1:500



Location Plan Scale 1:1250



Block Plan Scale 1:500

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Rampant Horse Public House
Needham Market

No. Date Revision
Revisions

HOLLINS
Architectural Surveyors &
Planning Consultants

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Suffolk
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Telephone 01728 729919
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E mail a.hollins@hollins.co.uk
Website www.hollins.co.uk

Client
MR ALEC WILLIAMSON

Site
RAMPANT HORSE PUBLIC HOUSE
NEEDHAM MARKET
SUFFOLK

Project
PROPOSED REFURBISHMENT
AND EXTENSION

Details
LOCATION PLAN
BLOCK PLAN
SITE PLAN

Scale 1:1250/500/100 @ A1

Date June 2016

Drawn by KA

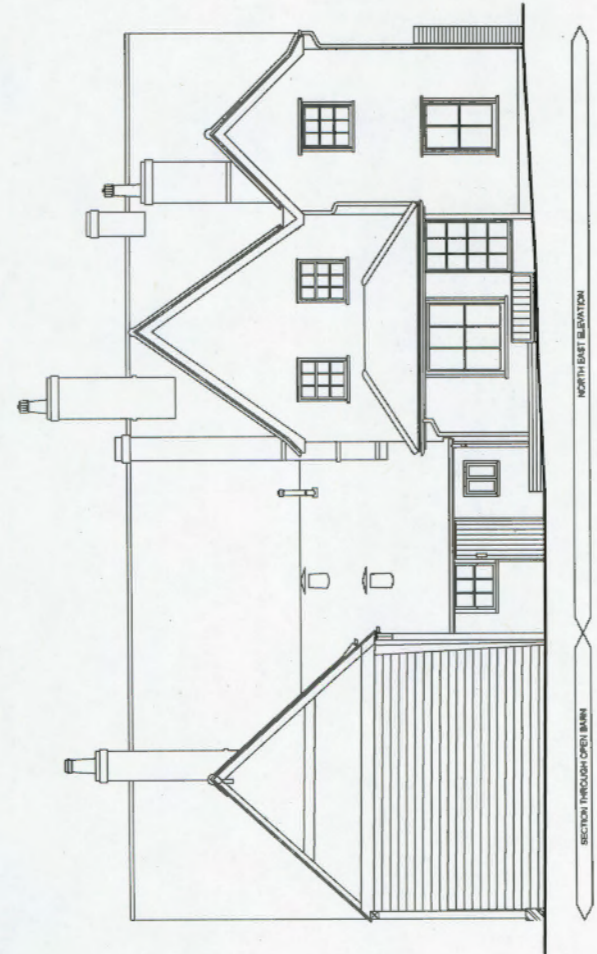
Drawing number
16-015 001

PLANNING

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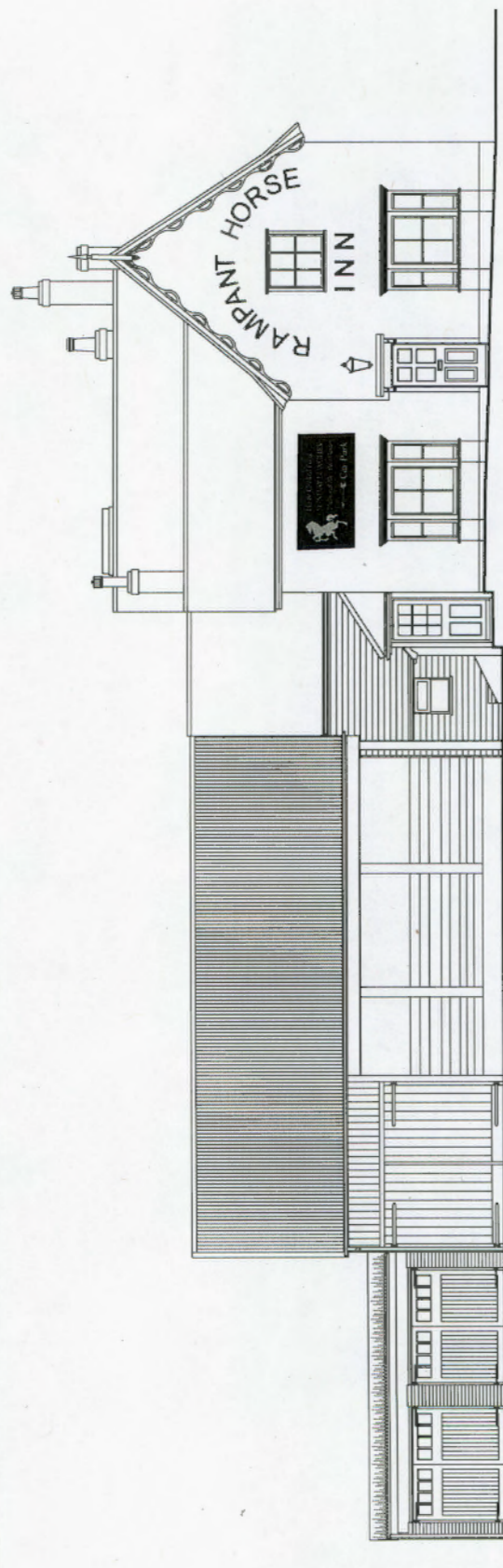
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144



SECTION THROUGH OPEN BARN

NORTH EAST ELEVATION



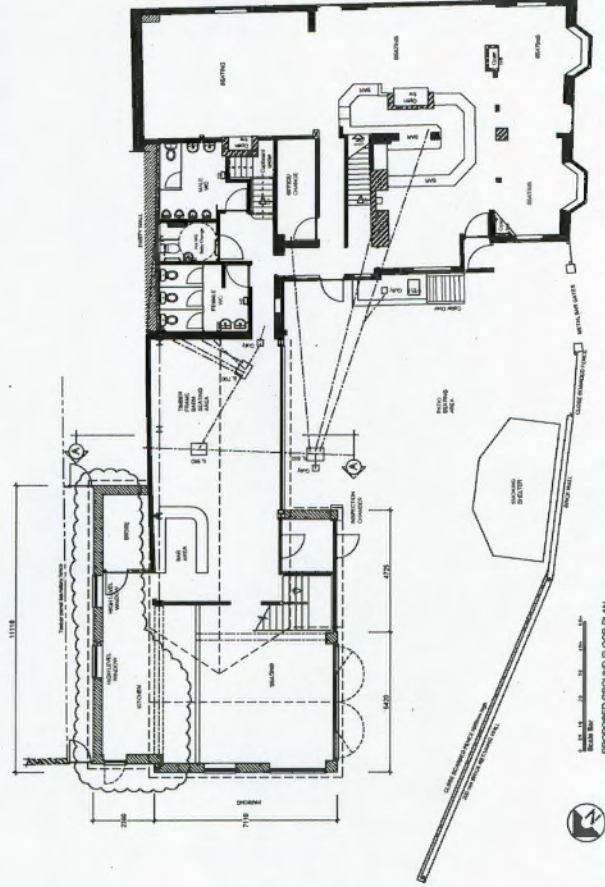
NORTH WEST ELEVATION

CLOSED AND OPEN BARN TO BE DEVELOPED

EXISTING DAMAGES TO BE REMOVED

Project REFURBISHMENT & EXTENSION		Site RAMPANT HORSE STATION ROAD NEEDHAM MARKET		Hollins Architectural Services Planning Consultants 17, Church St Frome, Wiltshire, SN8 2JH Phone: 01451 824444 Email: info@hollins.co.uk		Scale 1:50 @ A1	Date FEB 2015	State 150 @ A1	Drawing No. 15-015-202
Client M A WILLIAMSON		Project NORTH EAST & NORTH WEST COURTYARD ELEVATIONS EXISTING		Planning No. 15-015-202		Date FEB 2015		State 150 @ A1	
PLANNING									

Rampant Horse
Public House

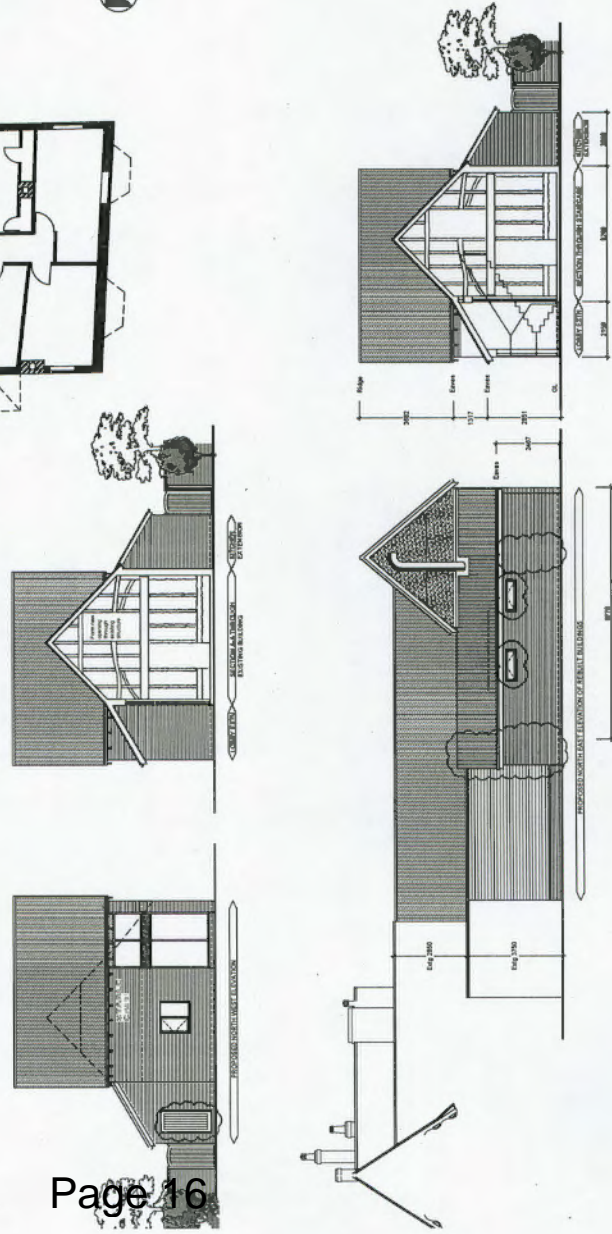
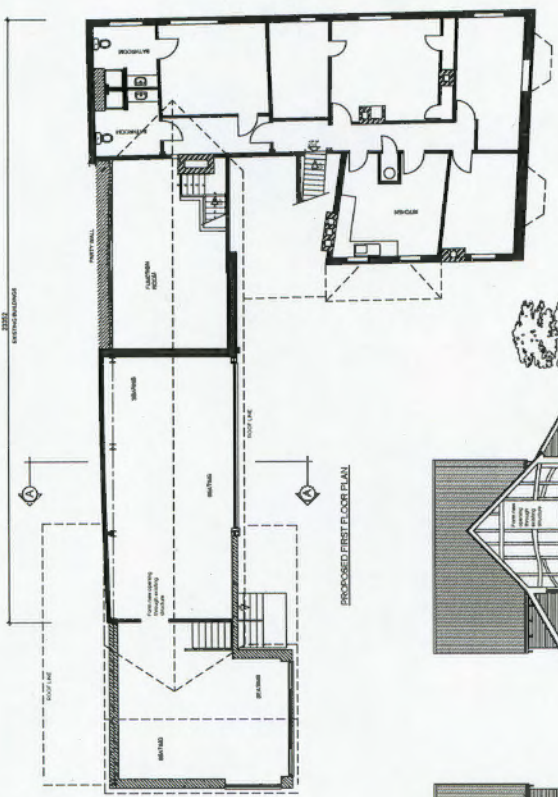


PROPOSED MATERIALS

New extension walls in Fluted Glass Block with concrete base and 1.5m separation from existing walls.

All new roofs and existing timber beam covered with black profiled metal sheeting.

Windows, doors and screens to dark grey aluminium with double glazing and insulated panes across floor levels and in gables.



<p>HOLLINS ARCHITECTS AND INTERIORS 145 BUCKLEBURY WIMBORNE, DORSET DT99 7JZ TEL: 01328 822888 FAX: 01328 731927 E: hollins@hollins.co.uk</p>		<p>Scale: 1:100 @ A1</p> <p>Date: Mar 2016</p> <p>Project: KA</p> <p>Primary No: 18/015-203 C</p> <p>FILE NO: 18/015-203-001</p>
<p>Project: EXTENSION & REFURBISHMENT</p> <p>Client: MR ALEC WILLIAMSON</p>	<p>Site: RAMPANT HORSE PUBLIC HOUSE NEEDHAM MARKET</p> <p>Drawn: PROPOSED ELEVATIONS & FLOOR PLANS</p>	<p>REVISED DIMENSIONS ACCORDING TO ARCHITECTS ADVICE. EXISTING WALLS TO BE REMOVED TO SOUTH EAST END WALL MOVED TOWARDS NORTH EAST FRONT WINDOWS DIMENSIONS TO BE RE-EVALUATED. HIGH LEVEL WINDOWS REPOSITIONED.</p> <p>PLANNING</p>

Consultee Comments for application 2902/16

Application Summary

Application Number: 2902/16

Address: Rampant Horse Inn, Coddendam Road, Needham Market, Ipswich, IP6 8AU

Proposal: Erection of extension to the rear elevation, to provide additional dining and caf? space.

Alteration to rear projection.

Case Officer: Lindsey Wright

Consultee Details

Name: Mr kevin hunter

Address: town council office, school street, needham market IP6 8BB

Email: clerk@needhammarketc.f9.co.uk

On Behalf Of: Needham Market Town Clerk

Comments

Needham Market Town Council sincerely welcomes the proposed investment in what is an important and historical building and therefore supports approval of the application.

From: Clerk (Needham Market Town Council) [mailto:clerk@needhammarkettc.co.uk]
Sent: 22 September 2016 11:24
To: Planning Admin
Cc: richardcampbell1@hotmail.co.uk; Martin Spurling; xyinhope@icloud.com
Subject: Planning Ref: 2903/16. Rampant Horse Inn, Needham Market

Dear Sir/Madam,

As the application is not included for submission of comments on your website, I am submitting Needham Market Town Council's comments by this email.

The Town Council initially supported the application but is aware now the extent of proposed development includes the garden of the residential property 1 Coddendam Road.

The Town Council now recommends the Planning Authority rejects the application for the following reasons:

1. The spread of the proposed business development onto the garden land of the residential property 1 Coddendam Road is inappropriate.
2. The proposed development includes the installation of a large industrial extractor which would be located in close proximity to neighbouring residential properties causing substantial noise and air pollution.
3. The proposal includes windows which would be in close proximity to the boundary of 1 Coddendam Road and thereby significantly impacts on the privacy of neighbouring residential properties, resulting in loss of amenity and the demise of neighbouring residents rights to reasonable enjoyment of their property.

The Town Council implores the Planning Authority to work with the applicant to redesign the proposal to eliminate the grounds for the above objections.

Kind regards,

Kevin Hunter
Town Clerk
Needham Market Town Council
Tel. (01449) 722246

From: Nathan Pittam
Sent: 28 July 2016 09:19
To: Planning Admin
Subject: 2902/16/FUL. EH - Land Contamination.

M3 : 181823

2902/16/FUL. EH - Land Contamination.

Rampant Horse Inn, Coddendam Road, Needham Market, IPSWICH, Suffolk, IP6 8AU.

Erection of extension to the rear elevation, to provide additional dining and café space. Alteration to rear projection.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and am pleased to confirm that I have no objections to raise with respect to land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Nathan Pittam
Sent: 12 September 2016 09:03
To: Planning Admin
Subject: 2903 / 16 - AMENDED PLANS. EH, Other Issues

M3 : 183708
2903 / 16 - AMENDED PLANS. EH, Other Issues
Rampant Horse Inn, Coddendam Road, Needham Market, IPSWICH, Suffolk, IP6 8AU.
Erection of extension to the rear elevation, to provide additional dining and, café space. Alterations to and internal reconfiguration of existing rear projection

Many thanks for your request for comments in relation to the above application. I have viewed the application and the previous incarnations of the application and would maintain the advice that my colleague, David Harrold, has already provided.

"Thank you for consulting me on the above application to erect an extension at the rear of the Rampant Horse Inn.

I do not have any objection to the proposed development but would recommend that detail of any new cooking ventilation and filtration equipment is submitted for prior approval before commencement of the development.

I would recommend the following condition:

"Suitable ventilation and filtration equipment shall be installed to suppress and disperse odour from cooking operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Such a system should be suitably attenuated and isolated to prevent noise from having an adverse impact on neighbouring dwellings.

Details of the equipment shall be submitted to and approved by the Local Planning Authority prior to commencement of use. These details shall include outlet height which in general should be at least 1 metre above the ridge height of the nearest building.

The details should also include precise acoustic specifications as well as a noise assessment, to include details of existing background noise levels during the typical times of operation, in accordance with the methodology as given in British Standard 4142; 2014."

Reason: To prevent adverse impact from noise and odour on the quality of life and health of occupiers in neighbouring residential premises."

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils -- Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk



HERITAGE COMMENTS

Application No.: 2903/16 & 2902/16

Proposal: Erection of extension to the rear elevation, to provide additional dining and café space. Alterations to and internal reconfiguration of existing rear projection.

Address: Rampant Horse Inn, Coddendam Road, Needham Market IP6 8AU

Date: 21st September 2016

SUMMARY

1. The Heritage Team considers that the proposal would cause no harm to any designated heritage asset, because the effect on the host building, on the character and appearance of the conservation area, and on the setting and significance of the adjacent listed building are all considered acceptable.
2. The Heritage Team makes a number of specific recommendation concerning conditions which are set out in detail below.

DISCUSSION

The Rampant Horse is a listed building and lies within the Needham Market conservation area. The adjacent building to the south-east, no's 1-7 Coddendam Road, is also listed, described in the list description as having origins in the 15th C as one 3-cell open hall house, but now divided into 4 separate properties. The heritage issues are the effect of the proposal on the host listed building itself, on the character and appearance of the conservation area and on the setting and significance of the adjacent properties.

I visited this site at pre-application stage and discussed these proposals. The submitted application reflects those pre-application discussions and is acceptable. The greatest change to the host building will take place at the far, north-eastern end of the complex, where an existing single-storey double garage will be removed and replaced with a two-storey extension, designed along similar lines to the existing barn-like rear extension that currently links the garages to the main part of the pub. The garages are of no historic or architectural interest and their removal is not resisted. The new extension will use a barn-like architectural language, broadly in keeping with the character of the existing rear extension, and the overall effect on both the host building and on the character and appearance of the conservation is considered acceptable. There will be some alterations to the timber frame of the rear extension to facilitate access to the new extension and this should be controlled by condition.

Internal changes to the principal building, the pub itself, are limited to the removal and rearrangement of relatively recent internal walls to remodel the kitchen, bar and toilet areas. These changes are not controversial.

In terms of the effect on the setting of the adjacent former hall-house, the heritage team's assessment of the significance of this building suggests that this lies principally in its surviving plan-form, as far as this can be discerned through many later alterations, and the surviving elements of its timber frame, which include smoke-blackened timber and plaster in some places. In terms of its setting, its prominent roadside position, with the front wall rising directly from the back edge of the pavement, contributes to significance but the rear gardens reflect the subdivision into a number of individual properties, which must have happened many years ago. The individual garden plots have developed along different lines involving the addition of fences, sheds and outbuildings and a variety of planting; from the rear there is now little sense of these individual properties having once been in one ownership. The rear gardens thus make a very limited contribution to significance. Given the acceptability of the proposed new extension in terms of the character and appearance of the area, the heritage team considers that the proposals will not harm the significance of 1-7 Coddendam Road as a designated heritage asset.

No objection.

In terms of conditions, it will be important to capture the precise details of the works to be undertaken to the timber frame: no works to the timber frame should take place until written details of those works, including drawings at an appropriate scale showing which timbers are to be retained and which are to be removed, replaced, repaired or altered, have been submitted to and approved by the LPA. Works should thereafter be carried out precisely as approved.

The drawings show a large and prominent vent at the rear of the new extension, which is presumably a kitchen extraction system. I doubt this, as shown on the drawings, will meet the requirements of the Council's environmental health team, so I suggest that, notwithstanding the details submitted, written details, including drawings at a suitable scale, showing the final location, form, materials, appearance, colour and finish of any extraction system should be submitted to and approved by the LPA. The extraction system should thereafter be installed precisely as approved.

External facing and roofing materials for the new works appear broadly acceptable, but a standard materials condition requiring samples to be submitted and approved is appropriate.

New windows are to be installed in several places, but no detailed drawings have been submitted. A standard fenestration condition should be imposed to capture and control these details.

Name: William Wall
Position: Heritage & Design Officer

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 12 October 2016

AGENDA ITEM NO	4
APPLICATION NO	2903/16
PROPOSAL	Erection of extension to the rear elevation, to provide additional dining and café space. Alterations to and internal reconfiguration of existing rear projection.
SITE LOCATION	Rampant Horse Inn, Coddendam Road, Needham Market IP6 8AU
SITE AREA (Ha)	0.08
APPLICANT	Mr Williamson
RECEIVED	June 30, 2016
EXPIRY DATE	September 21, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. The applicant contacted the MSDC Heritage Officer and the development of the site was discussed. Preliminary discussions suggested that the proposals would be acceptable in principle in heritage terms.

SITE AND SURROUNDINGS

2. The application site is located within the built-up area in the centre of Needham Market. This area is characterised by various uses, with residential dwellings interspersed with commercial properties. The Needham Market Conservation Area Appraisal identifies the town as a "linear town that has grown up along a through road". The application site relates to the Rampant Horse Public House which remains commercially active, associated garden and car parking area, and other land partly former garden area previously in the ownership of No. 1 Coddendam Road. The proposed development is to be served off the existing access from Quinton's Court. The Rampant Horse is a listed building that lies within the Needham Market Conservation Area. The adjacent building to the south-east, no's 1-7 Coddendam Road, are also listed. The Grade II

listed premises is prominently positioned, on a corner plot at the intersection of Coddendam Road and Station Yard, and is visible from the High Street. It is positioned within a generous plot size at the entrance to Station Yard, which hosts the Victorian station building.

HISTORY

3. The planning history relevant to the application site is:

- 2613/07/LB Retention of new signage x4 and two Refused
lanterns. Also refurbish existing 11/09/2008
floodlights and re-paint lettering.
- 2290/07 Retention of exterior static advertising, Refused
signage and lighting. 22/02/2008
- 0212/00/LB AFFIX 2 NO. CAST ALUMINIUM Granted
COMMEMORATIVE PLAQUES TO 31/10/2000
FRONT ELEVATION.
- 0154/00/LB CONSTRUCTION OF ACCESS DOOR Granted
TO ROOFSpace. 25/08/2000
- 0103/00/LB ALTERATIONS INCLUDING; REMOVAL Withdrawn
OF CONCRETE GABLE COPINGS TO 04/07/2000
FRONT AND TRACKSIDE
ELEVATIONS AND CONSTRUCTION
OF NEW DUTCH GABLES; REMOVAL
OF BRICK PARAPET AND BACK
GUTTERS AND CONSTRUCTION OF
NEW PARAPET WALLS WITH
LIMESTONE CORNICES INCLUDING
NEW AND IMPROVED BACK GUTTER
DETAILING; CONSTRUCT NEW
COPPER-CLAD OGEE CUPOLA
ROOFS WITH DECORATIVE FINIALS.
- 0062/00/LB INTERNAL ALTERATIONS AND Granted
REPAIRS. 14/04/2000
- 0009/00/LB ALTERATIONS TO FORM NEW Granted
TIMBER/GLAZED LOBBY UNDER 14/06/2000
EXISTING PITCHED ROOF AND FIT
NEW DOOR. INTERNAL
ALTERATIONS INCLUDING:
ERECTION OF NEW STUD WALL;
REMOVAL OF EXISTING LOBBY
WALLS; RE-MODEL BAR SERVERY;
CLOSE OFF EXISTING DOOR (SCREW
TO FRAME).
- 0273/97/ CREATION OF NEW BEER GARDEN Granted
AND LAYOUT OF NEW CAR PARKING 23/05/1997
AREA.

- 0004/94/A RETENTION OF EXTERNALLY ILLUMINATED WALLBOARD SIGNS 16/08/1994 ON SOUTH AND WEST ELEVATIONS.
- 0036/94/LB RETENTION OF TWO EXTERNALLY ILLUMINATED WALLBOARD SIGNS; 16/08/1994 ONE NON-ILLUMINATED WALLBOARD SIGN AND COACH LAMP ALL AFFIXED TO THE BUILDING.

PROPOSAL

4. This application seeks listed building consent for the extension of and alteration to the listed public house. The proposal includes plans to convert the existing seating area, and store to provide a café with associated dining area. The proposal would retain the historic framing to the rear wall whilst inserting a first floor and raising the roof. The greatest extent of the works is to take place at the north-eastern end of the complex, where the existing single-storey double garage is to be demolished and replaced with a two storey element, designed with a similar appearance to the existing barn-like rear extension that attached the garages to the main pub. The works require an extension of the premises curtilage, severing the residential garden of No. 1 Coddendam Road to allow for extension of the existing commercial premises. These works include the change of use of this land from residential to form part rear extension accommodation for the kitchen. Minor internal alterations and reconfiguration are also proposed within the main building to allow for improved functional space, including the rearrangement of the existing kitchen and toilets, removal of modern partitions and new openings for access.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. *This is a summary of the representation received. See agenda bundle for full responses.*

Needham Market Town Council - The Town Council initially supported the application but is aware now the extent of proposed development includes the garden of the residential property 1 Coddendam Road.

The Town Council now recommends the Planning Authority rejects the application for the following reasons:

1. The spread of the proposed business development onto the garden land of the residential property 1 Coddendam Road is inappropriate.
2. The proposed development includes the installation of a large

industrial extractor which would be located in close proximity to neighbouring residential properties causing substantial noise and air pollution.

3. The proposal includes windows which would be in close proximity to the boundary of 1 Coddendam Road and thereby significantly impacts on the privacy of neighbouring residential properties, resulting in loss of amenity and the demise of neighbouring residents rights to reasonable enjoyment of their property.

MSDC Environmental Health Officer [Health, Noise, Odour & Other Issues] - The Environmental Health Officer had no objection to the proposed development however recommended the inclusion of appropriate conditions.

Fire Service HQ - County Fire Officer - Advice was offered by the Water Officer regarding access and fire-fighting facilities.

MSDC Heritage Team - The Heritage Team considers that the proposal would cause

no harm to any designated heritage asset, because the effect on the host building, on the character and appearance of the conservation area, and on the setting and significance of the adjacent listed building are all considered acceptable. Specific conditions were recommended.

MSDC Environmental Health Officer [Land Contamination] - The Environmental Health Office raised no objections with respect to land contamination. It was only requested that the team were contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Historic England - No comments received.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

- Impact on Heritage Asset
- Impact on Conservation Area

ASSESSMENT

8. There are a number of considerations which will be addressed as follows:

- Principle of Development
- Design and Layout
- Heritage

Details of Amended Plans and Negotiations

The application was subject to receipt of amended plans or other additional documents during the course of determination. Following negotiations the amended plan Proposed Elevations & Floor Plans [Drawing No. 16-015-203 C] received 19/09/2016 superseded the original submission of the same title [Drawing No. 16-015-203] received 30/06/2016. Various issues were raised which this addressed.

PRINCIPLE OF DEVELOPMENT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

The National Planning Policy Framework came into full effect on 27th March 2012. Paragraph 215 of the NPPF provides that "due weight should be given to relevant policies in existing plans (including Local Plans) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with paragraph 14, 17, 57, 58, 61 and 64 of the NPPF.

Development Plan

The principle of the alteration and extension of a commercial premises is considered to be acceptable, subject to detailed compliance with Policies GP1, HB1, HB3, HB4 and HB8 of the saved Mid Suffolk Local Plan (1998), Policy CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other considerations.

Design and Layout

Policy GP1 requires all new development proposals to maintain or enhance the appearance of their surroundings in terms of scale, form, detailed design and construction materials for the location.

The design of the two storey element is considered to reflect the character and appearance of the existing barn-style structure that

currently links the listed building to the existing double garage. The single storey lean-to rear extension reflects that characteristically typical offshoot of a commercial premises. The internal re-arrangement of the listed building is considered to be of a design and scale that does not diminish the character of the building or the surroundings. Taking all of these factors on board, the Mid Suffolk District Council's current policy and the NPPF position on this matter it is considered that, under these particular circumstances the principle of commercial development is not considered unacceptable.

Heritage

Section 12 of the NPPF states the Local Planning Authority, when determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets, their positive contribution to the economic viability of communities and their character and distinctiveness. Any alterations should not detract from the architectural or historic character of the building and its setting.

Paragraph 131 of the NPPF suggests that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Consideration should be given to the positive contribution they can make to sustainable communities including their economic viability.

Any alterations should not detract from the architectural or historic character of the building and its setting. Policies HB1, HB3 and HB4 place high priority on protecting the character and appearance of buildings of architectural and historic interest, alterations will only be permitted where high standards of design, detailing, materials and construction are met and that proposed extensions will not dominate the original building by virtue of siting, size, scale and materials. HB8 states that development should conserve or enhance the character and appearance of the Conservation Area. Core Strategy policy CS5 requires all development to maintain and enhance the historic environment.

Official comments received from the Heritage Team, address three key aspects that the development may influence; the host listed building itself, the character and appearance of the conservation area and the setting and significance of the adjacent properties.

The Heritage Officer's assessment considered the overall impact on both the host building and the character and appearance of the Conservation Area to be acceptable. The proposal is considered to cause no harm to a designated heritage asset. The works are considered acceptable as they

will enhance and maintain the significance of the heritage asset.

Whilst considering the effect of the works on the setting of the adjacent listed building to the south-east, no's 1-7 Coddendam Road, the heritage officer discerned the significance of the building lies principally in its surviving plan-form. The former hall-house, in terms of its setting is considered to contribute, with its prominent roadside position, however the rear garden reflects the subdivision into a number of individual properties. To the rear there is now little sense of the individual property having once been in single ownership, as such offers limited contribution to significance of the designated heritage asset. The proposal is not considered to harm the already diminished significance of 1-7 Coddendam Road.

It is accepted that the provision of these works would impact the character and appearance of the listed building, and the Conservation Area, however this is not considered to outweigh the public benefit. Heritage Officer comments concur with the opinion that this proposal would be acceptable and the newly introduced form is considered to cause less than substantial harm.

Conclusion

The proposed re-development of this site is not considered to diminish its contribution to the designated heritage asset, the setting of the adjacent listed buildings or the wider Needham Market Conservation Area. The development, results in a seemingly natural evolution of development in this sensitive location. Paragraph 134 of the NPPF states that "harm should be weighed against the public benefit". The limited harm identified are considered against the public benefit of the contribution to the local economy. Increasing the accessibility to local services, and provision of increased employment opportunities is considered to represent a sustainable form of development, as such the principle of the proposed development is concluded to be acceptable.

RECOMMENDATION

That Listed Building Consent be granted subject to the following conditions:

- Standard time limit
- Approved plans
- Sample Materials
- Details of works (including drawings) to timber frame – which are to be removed, replace, repaired and altered.
- Fenestration
- Final location, form, materials, appearance, colour and finish of any extraction system – approved with LPA.

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Lindsey Wright
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**
- CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT**
- Cor5 - CS5 Mid Suffolks Environment**

2. Mid Suffolk Local Plan

- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT**
- HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS**
- HB1 - PROTECTION OF HISTORIC BUILDINGS**
- HB9 - CONTROLLING DEMOLITION IN CONSERVATION AREAS**
- H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION**

3. Planning Policy Statements, Circulars & Other policy

- NPPF - National Planning Policy Framework**

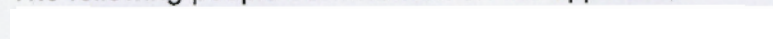
APPENDIX B - NEIGHBOUR REPRESENTATIONS

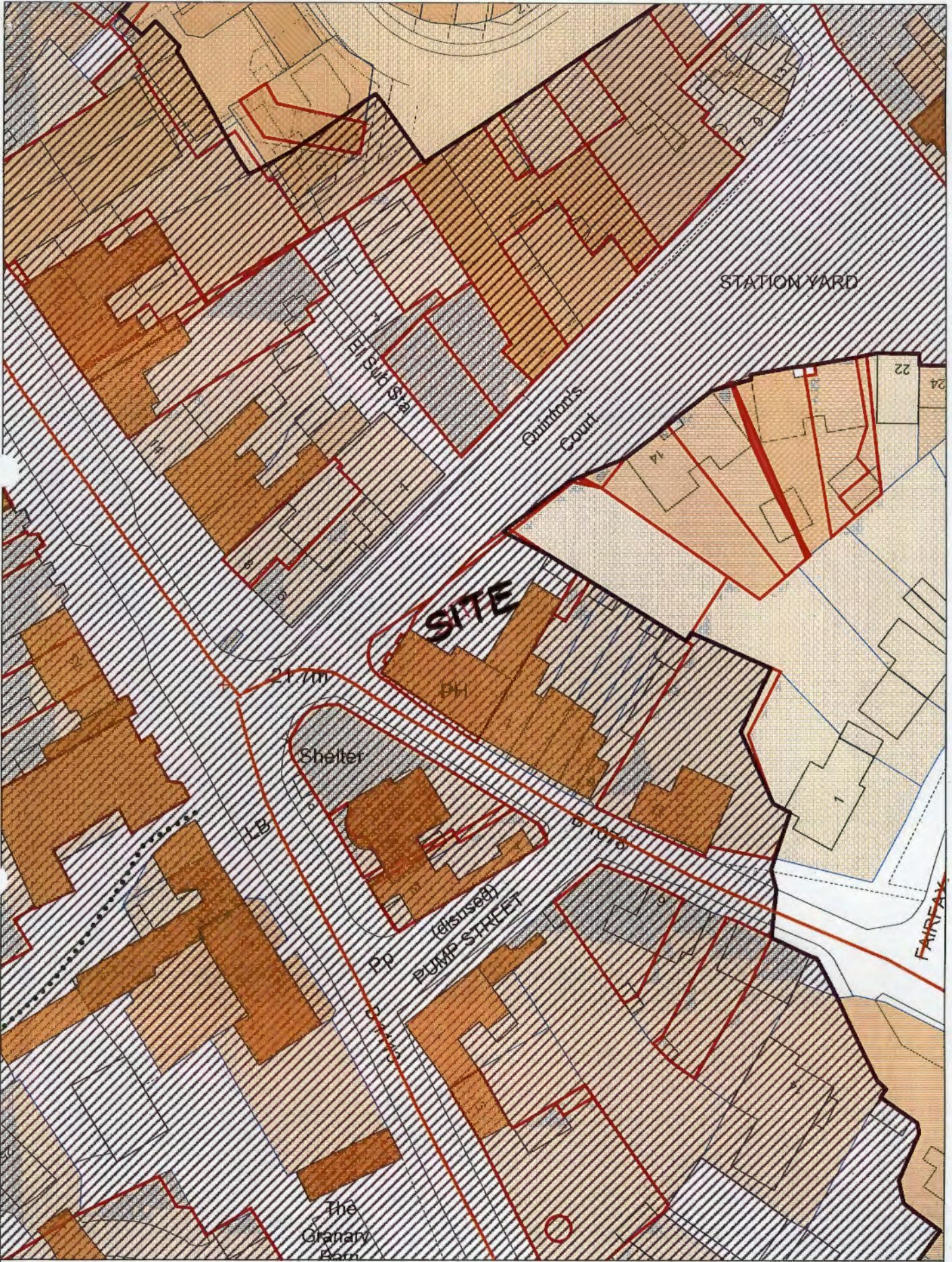
A Letter of representation have been received from a total of **1** interested party.

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application:





MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:500

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Date Printed : 08/07/2016



Title: Constraints
Reference: 2902 & 2903/16
Site: Rampant Horse
 Needham Market

LISTED BUILDINGS

CONSERVATION AREA

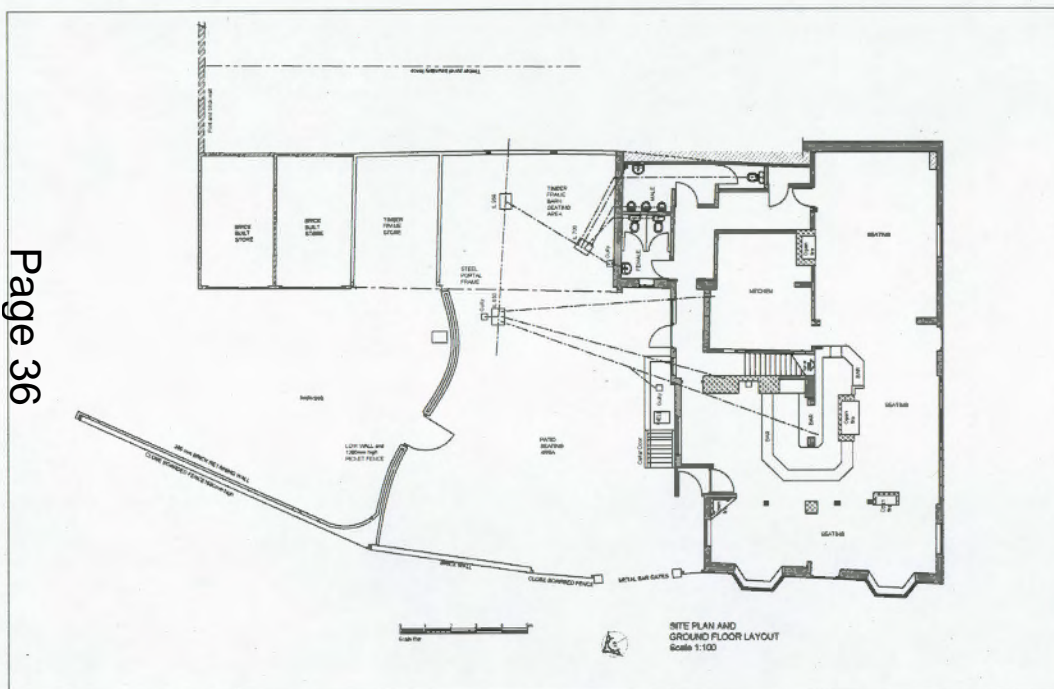


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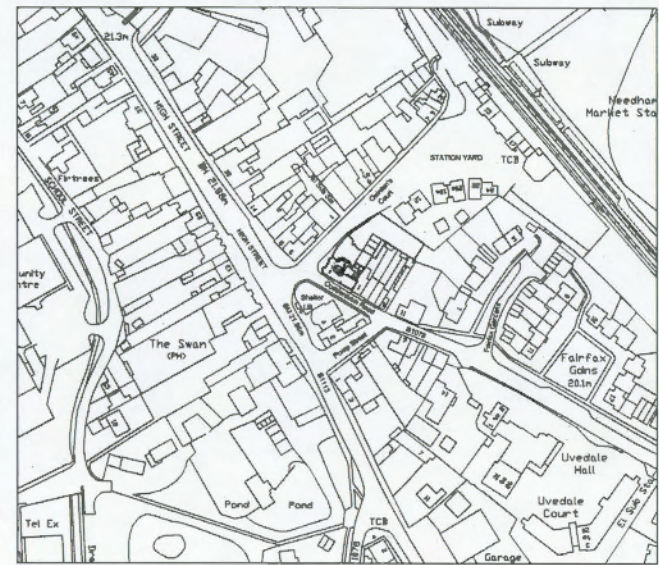
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MEMBER REFERRAL TO COMMITTEE

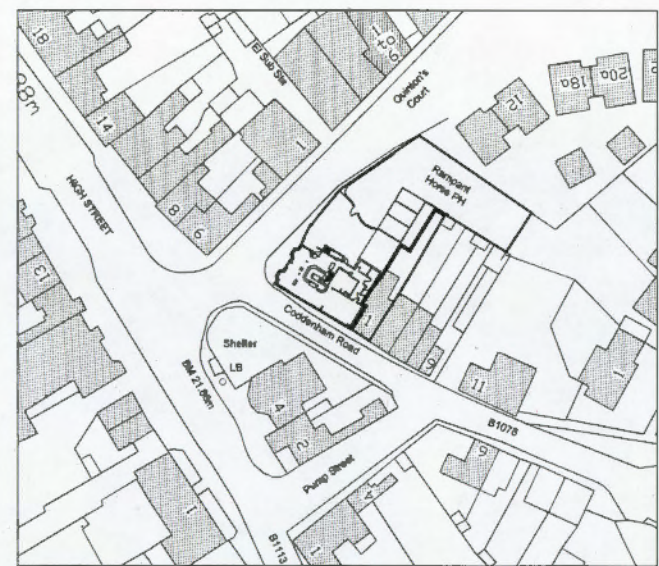
Planning application reference	2903/16 – Rampant Horse Inn, Coddendam Road, Needham Market, IP6 8AU
Parish	Needham Market
Member making request	Mike Norris and Wendy Marchant (joint ward members for Needham Market & Badley Ward)
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>1. Proposal is contrary to Local Plan Policy H16 (Protecting existing residential amenity), in respect of existing residential properties in the immediate area.</p> <p>2. Also contravenes Policy SB2 (Development appropriate to its setting).</p> <p>3. Also contravenes Policy HB3 (Conversions and alterations of historic buildings). The Rampant Horse Inn is Grade II listed and within a Conservation Area, as are nos. 1 to 7 Coddendam Road.</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<p>The proposal would have an overbearing effect on the amenity of the residents of no. 3 Coddendam Road, the rear wall of the proposed two-storey extension being only approximately one metre from their boundary, and including two opening windows in the single storey element. A tall extractor flue is also proposed to be installed, which would be visible for some distance, create noise, and emit fumes over the adjacent residents' amenity areas and gardens.</p> <p>The scale and mass of the proposed extension (the ridge height of the two-storey element being 0.9 metres - approximately 3 feet, higher than that of the existing barn) is out of keeping with adjacent residential properties, which are of historic interest, and the roof covering proposed of 'Black Profiled Metal Sheeting' is not consistent with existing properties.</p>
13.5 Please detail the wider District and public interest in the application	Please see the response to 13.3 above.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	<p>We have both as ward members discussed the original application, 2902/16, and this revised application with the case officer, Lindsey Wright, who was awaiting a response from Environmental Health and Heritage.</p> <p>Should the decision be that the case officer is minded to refuse the application we are content that the application is determined at delegated officer level.</p>



Site Plan & Existing Ground Floor Layout Scale 1:500



Location Plan Scale 1:1250



Block Plan Scale 1:500

No. Date Revision

HOLLINS
 Architects, Surveyors &
 Planning Consultants
 41 Market Hill
 Framlingham
 Suffolk
 IP13 9BA
 Telephone 01728 728959
 Fax 01728 728947
 E-mail info@hollins.co.uk
 Website www.hollins.co.uk

Client
MR ALEC WILLIAMSON

Site
RAMPANT HORSE PUBLIC HOUSE
NEEDHAM MARKET
SUFFOLK

Project
PROPOSED REFURBISHMENT
AND EXTENSION

Details
LOCATION PLAN
BLOCK PLAN
SITE PLAN

Scale
1:1250/500/100 @ A1

Date
June 2016

Drawn by
KA

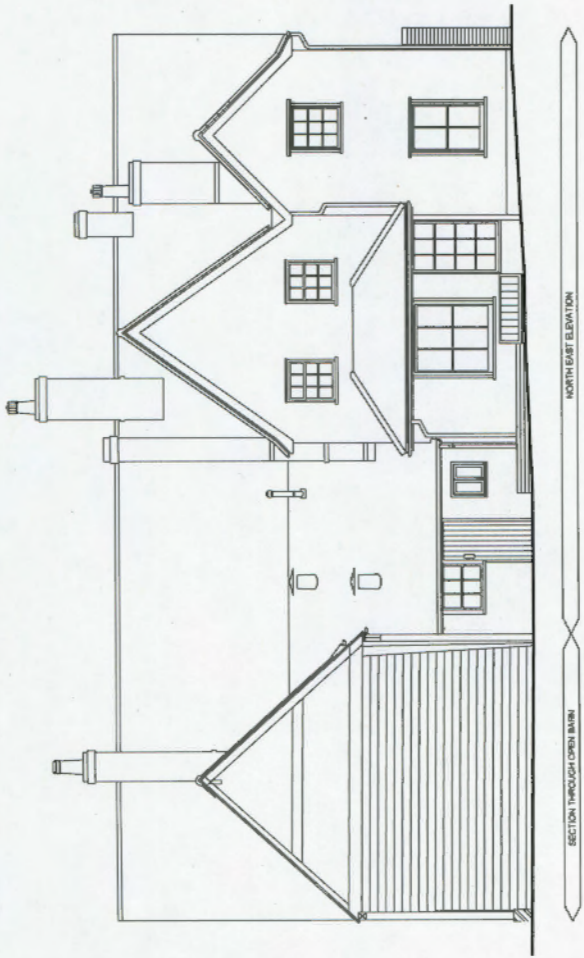
Drawing number
16-015 001

PLANNING

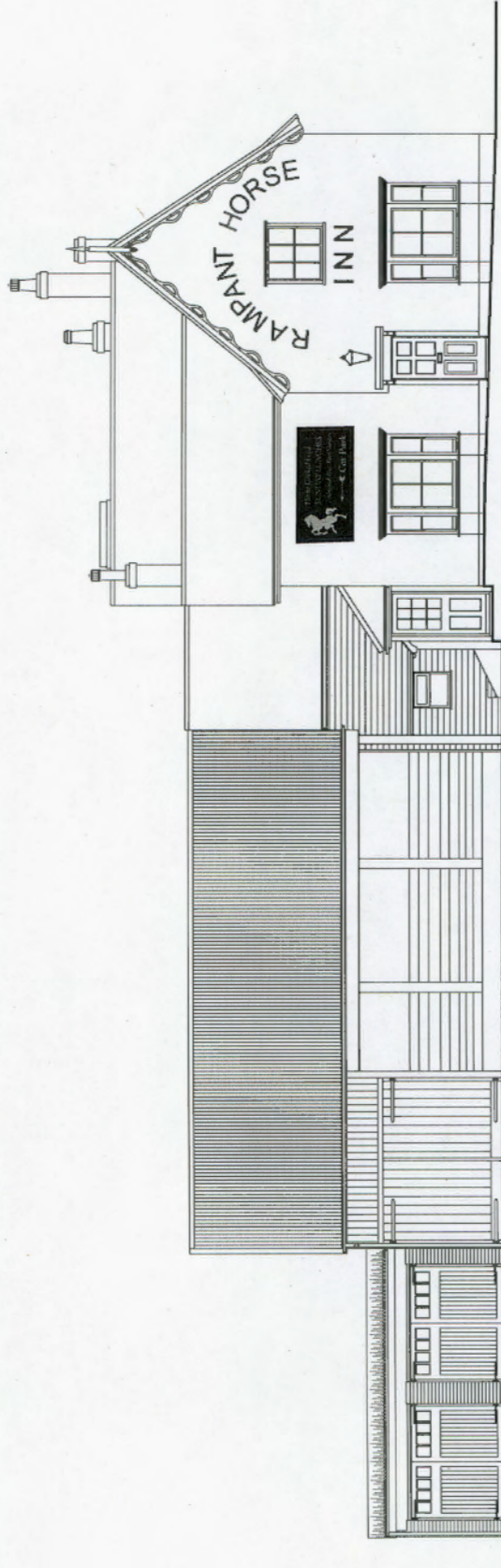
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165

Rampant Horse Public House
Needham Market



NORTH EAST ELEVATION



NORTH WEST ELEVATION

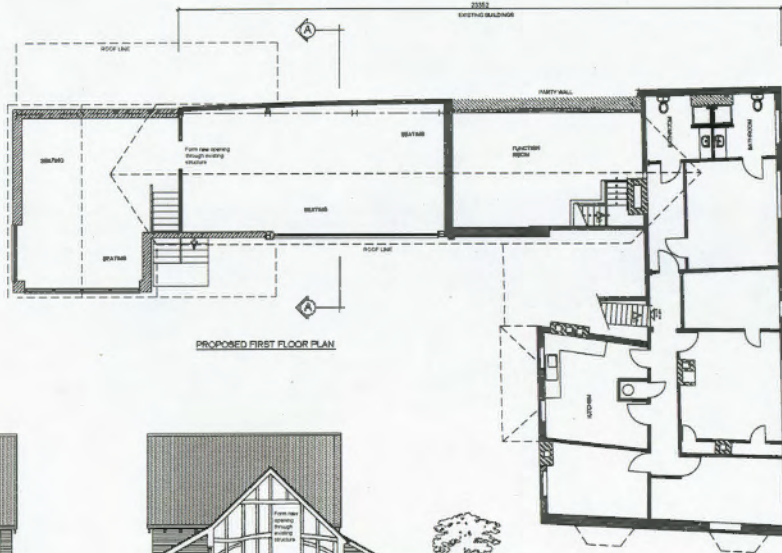
CLOSED AND OPEN BARN TO BE DEVELOPED

EXISTING GRANGES TO BE REMOVED

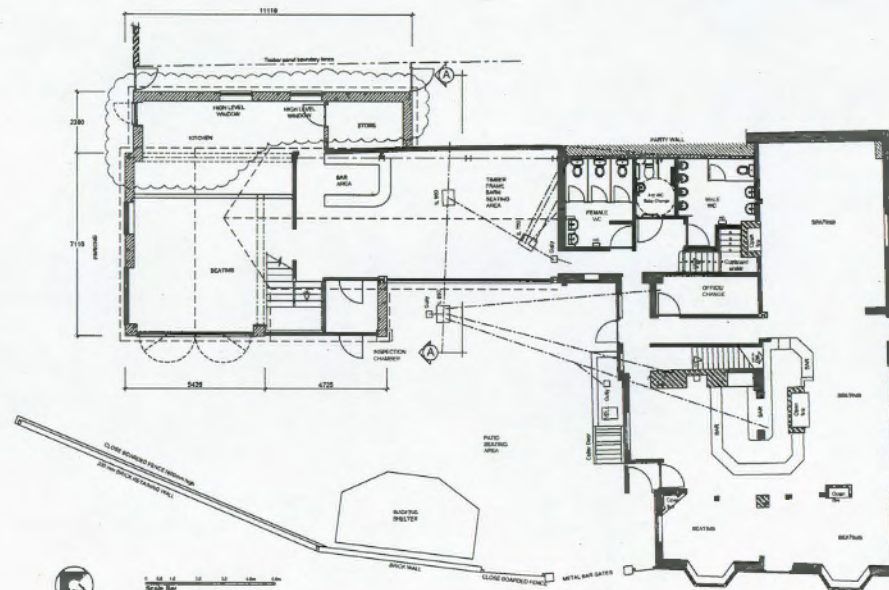
DEVELOPER Mr. [] Mrs. []		PROJECT REFURBISHMENT & EXTENSION		SITE 'RAMPANT HORSE' STATION ROAD NEEDHAM MARKET		ARCHITECT HOLLINS Architects and Surveyors (Planning Consultants) 11, Jubilee Way Puddingstone • Needham Market • Suffolk IP9 5JF Tel: 01284 233551 Fax: 01284 232847 Email: hollins@hollins.co.uk		SCALE 1:50 @ A1		DATE 15-01-2016	
ARCHITECT Mr A WILLIAMSON		PROJECT NORTH EAST & NORTH WEST COURTYARD ELEVATIONS EXISTING		DATE Feb 2016		DRAWN BY KA		PROJECT NO. 15-015-202		FILE NUMBER 15-015-202	

PLANNING

Rampant Horse
Public House



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

PROPOSED MATERIALS

New extension walls in Red Stock Brick with rendered gable panel on East elevation above new kitchen area.

All new roofs and existing timber barn covered with black profiled metal sheeting.

Windows, doors and screens in dark grey aluminum with double glazing and insulated panels across floor levels and in gable panels.

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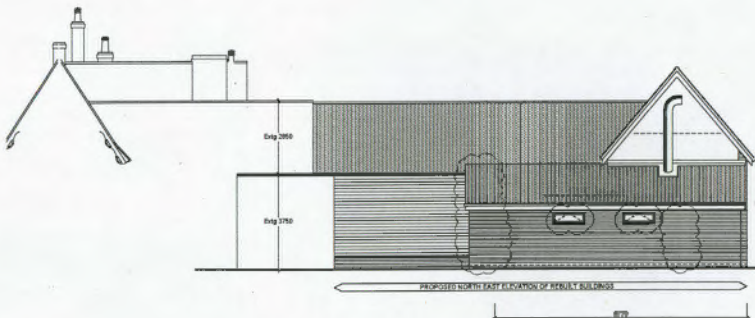
PROPOSED SOUTH SIDE ELEVATION



SECTION AA THROUGH EXISTING BUILDING



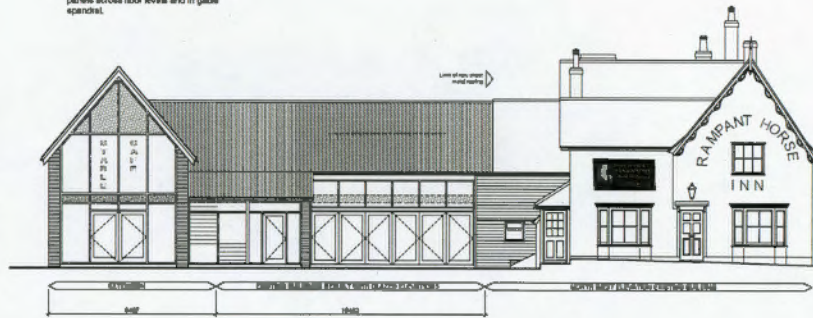
NORTH SIDE ELEVATION



PROPOSED NORTH EAST ELEVATION OF RESULT BUILDING



SECTION THROUGH PROPOSED BUILDING



PROPOSED NORTH EAST ELEVATION OF RESULT BUILDING

Rampant Horse
Needham Market

<p>REVISIONS</p> <p>A 21/07/16 DIMENSIONS ADDED</p> <p>B 23/08/16 KITCHEN AMENDED: EXTERNAL DOOR RELOCATED, FLOOR AREA TO STORE REDUCED</p> <p>C 24/08/16 SOUTH EAST END WALL MOVED TOWARD NORTH EAST FACING WINDOWS CHANGED TO HIGH LEVEL</p> <p>STORE RELOCATED, HIGH LEVEL WINDOWS REPOSITIONED.</p>		<p>Project</p> <p>EXTENSION & REFURBISHMENT</p>	<p>Site</p> <p>RAMPANT HORSE PUBLIC HOUSE NEEDHAM MARKET</p>	<p>HOLLINS</p> <p>Architects and Planners</p> <p>PLANNING CONSULTANTS</p> <p>43 Market Hill Framlingham • Southwold • Suffolk IP22 1AA Tel 01728 727658 • Fax 01728 727657 E mail info@hollins.co.uk</p>	<p>Scale</p> <p>1:100 @ A1</p>
<p>PLANNING</p>		<p>Client</p> <p>MR ALEC WILLIAMSON</p>	<p>Details</p> <p>PROPOSED ELEVATIONS & FLOOR PLANS</p>		<p>Date</p> <p>Mar 2016</p>

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Consultee Comments for application 2903/16

Application Summary

Application Number: 2903/16

Address: Rampant Horse Inn, Coddendam Road, Needham Market IP6 8AU

Proposal: Erection of extension to the rear elevation, to provide additional dining and cafe space.

Alterations to and internal reconfiguration of existing rear projection.

Case Officer: Lindsey Wright

Consultee Details

Name: Mr Kevin Hunter

Address: town council office, school street, needham market IP6 8BB

Email: clerk@needhammarkettc.f9.co.uk

On Behalf Of: Needham Market Town Clerk

Comments

Needham Market Town Council sincerely welcomes the proposed investment in what is an important and historical building and therefore supports approval of the application.

From: Clerk (Needham Market Town Council) [mailto:clerk@needhammarkettc.co.uk]
Sent: 22 September 2016 11:24
To: Planning Admin
Cc: richardcampbell1@hotmail.co.uk; Martin Spurling; xyinhope@icloud.com
Subject: Planning Ref: 2903/16. Rampant Horse Inn, Needham Market

Dear Sir/Madam,

As the application is not included for submission of comments on your website, I am submitting Needham Market Town Council's comments by this email.

The Town Council initially supported the application but is aware now the extent of proposed development includes the garden of the residential property 1 Coddendam Road.

The Town Council now recommends the Planning Authority rejects the application for the following reasons:

1. The spread of the proposed business development onto the garden land of the residential property 1 Coddendam Road is inappropriate.
2. The proposed development includes the installation of a large industrial extractor which would be located in close proximity to neighbouring residential properties causing substantial noise and air pollution.
3. The proposal includes windows which would be in close proximity to the boundary of 1 Coddendam Road and thereby significantly impacts on the privacy of neighbouring residential properties, resulting in loss of amenity and the demise of neighbouring residents rights to reasonable enjoyment of their property.

The Town Council implores the Planning Authority to work with the applicant to redesign the proposal to eliminate the grounds for the above objections.

Kind regards,

Kevin Hunter
Town Clerk
Needham Market Town Council
Tel. (01449) 722246

From: Nathan Pittam
Sent: 28 July 2016 09:34
To: Planning Admin
Subject: 2903/16/FUL/LBC. EH - Land Contamination

M3 : 181824

2903/16/FUL/LBC. EH - Land Contamination.

**Rampant Horse Inn, Coddenham Road, Needham Market, IPSWICH, Suffolk,
IP6 8AU.**

**Erection of extension to the rear elevation, to provide additional dining and
café space. Alteration to rear projection.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and am pleased to confirm that I have no objections to raise with respect to land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Nathan Pittam
Sent: 12 September 2016 09:03
To: Planning Admin
Subject: 2903 / 16 - AMENDED PLANS. EH, Other Issues

M3 : 183708

2903 / 16 - AMENDED PLANS. EH, Other Issues

Rampant Horse Inn, Coddendam Road, Needham Market, IPSWICH, Suffolk, IP6 8AU.

Erection of extension to the rear elevation, to provide additional dining and, café space. Alterations to and internal reconfiguration of existing rear projection

Many thanks for your request for comments in relation to the above application. I have viewed the application and the previous incarnations of the application and would maintain the advice that my colleague, David Harrold, has already provided.

"Thank you for consulting me on the above application to erect an extension at the rear of the Rampant Horse Inn.

I do not have any objection to the proposed development but would recommend that detail of any new cooking ventilation and filtration equipment is submitted for prior approval before commencement of the development.

I would recommend the following condition:

"Suitable ventilation and filtration equipment shall be installed to suppress and disperse odour from cooking operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Such a system should be suitably attenuated and isolated to prevent noise from having an adverse impact on neighbouring dwellings.

Details of the equipment shall be submitted to and approved by the Local Planning Authority prior to commencement of use. These details shall include outlet height which in general should be at least 1 metre above the ridge height of the nearest building.

The details should also include precise acoustic specifications as well as a noise assessment, to include details of existing background noise levels during the typical times of operation, in accordance with the methodology as given in British Standard 4142; 2014."

Reason: To prevent adverse impact from noise and odour on the quality of life and health of occupiers in neighbouring residential premises."

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk



Historic England

EAST OF ENGLAND OFFICE

Ms Lindsey Wright
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk
 IP6 8DL

Direct Dial: 01223 582738

Our ref: L00521207

1 August 2016

Dear Ms Wright

**Arrangements for Handling Heritage Applications Direction 2015 &
 T&CP (Development Management Procedure) (England) Order 2015
 RAMPANT HORSE INN, CODDENHAM ROAD, NEEDHAM MARKET IP6 8AU
 Application No 2903/16 & 2901/16**

Thank you for your letter of 27 July 2016 notifying Historic England of the scheme relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

If you would like further advice on this application, please contact us to explain your request. Please re-consult us if there are material changes to the proposals. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with the above Direction.

Yours sincerely

Clare Campbell

Principal Inspector of Historic Buildings and Areas
 E-mail: clare.campbell@HistoricEngland.org.uk

Enclosure: List of documents received



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

HERITAGE COMMENTS

Application No.: 2903/16 & 2902/16

Proposal: Erection of extension to the rear elevation, to provide additional dining and café space. Alterations to and internal reconfiguration of existing rear projection.

Address: Rampant Horse Inn, Coddendam Road, Needham Market IP6 8AU

Date: 21st September 2016

SUMMARY

1. The Heritage Team considers that the proposal would cause no harm to any designated heritage asset, because the effect on the host building, on the character and appearance of the conservation area, and on the setting and significance of the adjacent listed building are all considered acceptable.
2. The Heritage Team makes a number of specific recommendation concerning conditions which are set out in detail below.

DISCUSSION

The Rampant Horse is a listed building and lies within the Needham Market conservation area. The adjacent building to the south-east, no's 1-7 Coddendam Road, is also listed, described in the list description as having origins in the 15th C as one 3-cell open hall house, but now divided into 4 separate properties. The heritage issues are the effect of the proposal on the host listed building itself, on the character and appearance of the conservation area and on the setting and significance of the adjacent properties.

I visited this site at pre-application stage and discussed these proposals. The submitted application reflects those pre-application discussions and is acceptable. The greatest change to the host building will take place at the far, north-eastern end of the complex, where an existing single-storey double garage will be removed and replaced with a two-storey extension, designed along similar lines to the existing barn-like rear extension that currently links the garages to the main part of the pub. The garages are of no historic or architectural interest and their removal is not resisted. The new extension will use a barn-like architectural language, broadly in keeping with the character of the existing rear extension, and the overall effect on both the host building and on the character and appearance of the conservation is considered acceptable. There will be some alterations to the timber frame of the rear extension to facilitate access to the new extension and this should be controlled by condition.

Internal changes to the principal building, the pub itself, are limited to the removal and rearrangement of relatively recent internal walls to remodel the kitchen, bar and toilet areas. These changes are not controversial.

In terms of the effect on the setting of the adjacent former hall-house, the heritage team's assessment of the significance of this building suggests that this lies principally in its surviving plan-form, as far as this can be discerned through many later alterations, and the surviving elements of its timber frame, which include smoke-blackened timber and plaster in some places. In terms of its setting, its prominent roadside position, with the front wall rising directly from the back edge of the pavement, contributes to significance but the rear gardens reflect the subdivision into a number of individual properties, which must have happened many years ago. The individual garden plots have developed along different lines involving the addition of fences, sheds and outbuildings and a variety of planting; from the rear there is now little sense of these individual properties having once been in one ownership. The rear gardens thus make a very limited contribution to significance. Given the acceptability of the proposed new extension in terms of the character and appearance of the area, the heritage team considers that the proposals will not harm the significance of 1-7 Coddenham Road as a designated heritage asset.

No objection.

In terms of conditions, it will be important to capture the precise details of the works to be undertaken to the timber frame: no works to the timber frame should take place until written details of those works, including drawings at an appropriate scale showing which timbers are to be retained and which are to be removed, replaced, repaired or altered, have been submitted to and approved by the LPA. Works should thereafter be carried out precisely as approved.

The drawings show a large and prominent vent at the rear of the new extension, which is presumably a kitchen extraction system. I doubt this, as shown on the drawings, will meet the requirements of the Council's environmental health team, so I suggest that, notwithstanding the details submitted, written details, including drawings at a suitable scale, showing the final location, form, materials, appearance, colour and finish of any extraction system should be submitted to and approved by the LPA. The extraction system should thereafter be installed precisely as approved.

External facing and roofing materials for the new works appear broadly acceptable, but a standard materials condition requiring samples to be submitted and approved is appropriate.

New windows are to be installed in several places, but no detailed drawings have been submitted. A standard fenestration condition should be imposed to capture and control these details.

Name: William Wall
Position: Heritage & Design Officer