

Consultee Comments for Planning Application DC/18/01380

Application Summary

Application Number: DC/18/01380

Address: The Newsagent Bell Hill Cottage The Street Rickinghall Inferior IP22 1BN

Proposal: Application for Listed Building Consent. Works to facilitate change of use of rear of building to hot food takeaway, retention of existing front room for retail use, extract equipment internally and flue through roof, internal alterations as per Schedule of Works.

Case Officer: Katherine Hale

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: rickinghall_pc@btopenworld.com

On Behalf Of: Rickinghall Superior And Inferior Parish Clerk

Comments

The Parish Council supports the statement below and objects to this application:

Nicolaas Joubert
Stanley Cottage,
Bury Road,
Rickinghall
Diss
IP22 1HA

FAO: Rickinghall / Botesdale Parish Councils

Objection to Application for Listed Building Consent

Ref: DC/18/01379

Date: 14/05/2018

The Newsagent, Bell Hill Cottage, The Street, Rickinghall Inferior. IP22 1BN

Dear Sir / Madam,

Herewith my comments on the potential impact posed to the Grade II listed building by an

application for; Change of use of rear of building to A5 Hot Food Takeaway. Retention of existing front room for retail use, installation of extract equipment internally, flue through roof and internal alterations to provide sound and fire proofing to party wall.

I have previously commented on an earlier application, DC/17/04484, regards to the same property. This application was withdrawn. A new application was submitted on the 29th Mar 2018. Please find my comments below.

As per my previous response I would like to raise concern in accordance with paragraph 131 and paragraph 132 of the National Planning Policy Framework.

In the previous application it was proposed to fix a secondary ceiling to an existing historic ceiling for fire safety and noise reduction. This proposal was excluded from the new application. The new application also proposed to move the food preparation area further back into the property to reduce fire risk and impact on the fabric of the building. A new waiting area will now be formed within the front of the building. The historic walls/core of the ground floor will still be lined with additional sound and fire proofing which will obscure the historic fabric and character of the building. Although the exposure of the earlier ceiling is an improvement on the previous scheme it will raise the fire risk to the historic fabric of the building. The nature of the proposed business is wholly inappropriate and incompatible with the conservation of the heritage asset and introduces a fire risk to a fire sensitive structure.

The necessity for historic buildings to be adapted enabling them to be put to viable uses are accepted; however, this must not compromise their historical significance, fabric or character. Where possible, steps should be taken to reverse inappropriate additions, fixtures, fittings and fabric which detracts from the significance and character of a historic building. A change of use and associated alterations should in all cases enhance the listed building and its setting, and not detract from it due to inappropriate changes to the character or fabric of the listed building.

The former Newsagent is located within the Conservation Area of Rickingham. The Conservation Area is a historically significant heritage asset with a wealth of historical architectural diversity. The application does not make a positive contribution to the local character and distinctiveness of the historic village or the Conservation Area nor will it enhance or sustain the significance of the heritage asset as per paragraph 131 of the NPPF.

The proposed change of use of the former newsagent from an A1 to an A5 hot food take-away will have an unavoidably detrimental impact on the character and significance of the listed building. Careful consideration should therefore be given as to whether this is an appropriate viable use of the historic asset which is consistent with its conservation.

Yours sincerely,
Nicolaas Joubert

Historic Buildings Consultant
MSc. Buildings Conservation



Consultation Response Pro forma

| | | | |
|----------|---|--|-----------------------------|
| 1 | Application Number | DC/18/01380 Bell Hill Cottage, Rickinghall Inferior | |
| 2 | Date of Response | 25.5.18 | |
| 3 | Responding Officer | Name: | Paul Harrison |
| | | Job Title: | Heritage and Design Officer |
| | | Responding on behalf of... | Heritage |
| 4 | Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | <ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a designated heritage asset because impact on historic fabric is limited because of the existing finishes and proposed fixing methods. 2. The Heritage Team recommends approval with appropriate conditions. | |
| 5 | Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation. | <p>The proposal was subject of earlier applications which were withdrawn for reasons unrelated to heritage. The Heritage team initially raised concerns about the lack of information in the application, and the potential impact of new acoustic and fire separation treatments.</p> <p>Subsequently we raised concerns about the aesthetic value of the historic wall finishes, and the potential impact of fixings for the proposed ceiling linings. Further information on the ceiling fixings was submitted, on which we advised that the proposed ceiling lining was acceptable as minimal intervention, and capable of being reversed.</p> <p>The present application points out that the west wall of the shop area is currently lined out with shopfittings, which all but obscure the historic structure and fabric. Heritage team acknowledge that the proposed fire and sound insulation would be little different in terms of impact on heritage value of the building, and in aesthetic terms would possibly represent a modest enhancement. We would also acknowledge that any change of use to this space would entail upgrading to the party wall in order to achieve satisfactory standards of safety and amenity.</p> <p>There are two amendments to the proposal in this application:</p> | |

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

| | | |
|---|--|--|
| | | <p>The service counter is now replaced by a screen of timber studs with glass sliding doors. Heritage would not raise objection to the design, and would expect, as the Statement states, that the screen would indicate the historic layout of this part of the building.</p> <p>The arrangement of the staff accommodation and shop service areas is amended so that the accommodation is now at first floor and the service areas at ground floor. We do not consider that this has any particular impact on heritage issues.</p> |
| 6 | <p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p> | |
| 7 | <p>Recommended conditions</p> | As recommended for previous applications. |

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.