



Consultation Response Pro forma

1	Application Number	DC/18/02014 and DC/18/02015 Amended Walsham Hall, Metfield Road, Mendham	
2	Date of Response	12/11/2018	
3	Responding Officer	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
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.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> • A low to moderate level of less than substantial harm to a designated heritage asset because the proposed porch would negatively impact the significance of the listed building by upsetting the hierarchy of the asset. 	
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 application concerns the erection of a rear single-storey porch and lean-to extension to Walsham Hall, a Grade II Listed C16 timber-framed manor farmhouse with a C20 brick façade. The heritage concern relates to the potential impact of the development on the significance of Walsham Hall and the setting of its pre-1948 curtilage listed outbuilding to the north east.</p> <p>The Heritage Team objected to the original proposal because the scale of the porch would dominate the rear elevation of the listed farmhouse, thus competing with the principle front elevation and altering their hierarchy. Subsequently, a Heritage Statement has been submitted. The Heritage Team makes the following comments in response:</p> <ul style="list-style-type: none"> - The statement notes that the rear elevation is “its working side” and “is very plain.” In contrast, traditionally the front elevation of buildings present a more imposing appearance. The C20 alterations to the front façade of Walsham Hall do not detract from this aspect of the building’s overall character, despite some inappropriate features. The Heritage Team considers that this contrast in status of the front and rear elevations adds to the narrative and significance of the listed building. The form and scale of the proposed rear porch would dilute this hierarchy 	

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		<p>as it would not be in-keeping with the plainer, more restrained nature of the rear elevation.</p> <ul style="list-style-type: none"> - Views from the public realm are not the only factor to consider when assessing the impact of a proposal on a listed building. - The brick agricultural outbuilding to the north west of Walsham Hall appears to be pre-1948 in date, as suggested by historic OS Maps. The Heritage Team therefore considers that this building is curtilage listed to Walsham Hall and afforded the same protection. - The Heritage Team considers that the porch would not be of an appropriate scale to preserve the significance of the listed building and would be incongruous in this instance. - The Heritage Team is not convinced that the porch would make the listed building more sustainable as a dwelling. <p>In conclusion, the application does not meet the requirements of s.16 and s.66 of the P(LBCA)A 1990, nor the policies within the NPPF or the Local Plan. It is for these reasons that the Heritage Team does not support the proposal.</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>	<p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p> <p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>
7	<p>Recommended conditions</p>	

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