

From: [Samantha Summers](#)
To: [Paul Hankins](#)
Subject: FW: DC/19/04445 Lavenham Priory, Water Street, Lavenham
Date: 16 December 2019 10:48:21
Attachments: [image001.png](#)

Could this please be added as a late paper. Heritage comments.

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From: Thomas Pinner <Thomas.Pinner@baberghmidsuffolk.gov.uk>
Sent: 02 December 2019 17:05
To: Samantha Summers <Samantha.Summers@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: DC/19/04445 Lavenham Priory, Water Street, Lavenham

Hi Sam,

I make the following comments in response to the agent's comments on my initial response:

Firstly, I maintain that the proposal would cause a medium level of less than substantial harm to the Conservation Area and a low level of less than substantial harm to various listed buildings, for the reasons described in my previous response.

- It is reasonable to assume that residential paraphernalia would increase if a residential property is built here and that it could be visible. It is stated that bins etc. will be stored at a lower level, but this does not confirm that they would not be visible.
- Furthermore, as outlined in my initial response, while views are currently obscured by vegetation, it is reasonable to assume that this view could be easily reinstated. This may occur naturally due to a reduction in vegetation cover in winter, or due to natural loss, or due to intentional removal of vegetation, which would not require the involvement of the Heritage Team. Therefore, the degree of existing vegetation is not a relevant factor. The fact that this view is highlighted in the Conservation Area Appraisal (2010), with specific reference to being able to see "the rears of many listed buildings along Water Street" (p.17 of 22), suggests that these buildings were visible within the key view before the vegetation cover increased to its current level, and that this could occur again.
- In relation to Quakers Yard, this development is not considered to provide precedent for the proposed development. There have been buildings on the Quaker's Yard site since 1885, as shown on the 1st Edition OS Map. This is long before the Conservation Area was designated or the appraisal/guidance, which identifies the significance of the remaining undeveloped land to the rear of the properties on the south side of Water Street, had been produced. Conservation concerns the protection of the significance of heritage assets from the point at which they were designated, not necessarily continuing any previous tradition of change to these assets, including their settings. 'Conservation' is

defined in the NPPF as “the process of **maintaining and managing** change to a heritage asset in **a way that sustains**, and where appropriate, enhances **its significance**.”

- The Lavenham Landscape Character Assessment (2015) is focused primarily on the impact of development on landscape, rather than heritage assets. Nonetheless, while it notes that the potential for mitigating the effects of small group development on the whole of the Pit Meadow site is ‘Good’ overall, it also highlights that the sensitivity of that part of this site adjoining the historic core is higher than the other part of the site.
- The comments do not address the non-visual aspects of the harm identified to the character of Lavenham Conservation Area.

Thanks,

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