

AGENDA ITEM NO 3**APPLICATION NO** 3981/15**PROPOSAL** First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding. Replacement of casement windows to rear elevation with flush-fitting casements (All per submitted drawings and documents).**SITE LOCATION** Hemsheaf Inn, Queen Street, Stradbroke IP21 5HH**SITE AREA (Ha)** 0.09**APPLICANT** Mr R Passmore**RECEIVED** November 6, 2015**EXPIRY DATE** January 2, 2016

REASONS FOR REFERENCE TO COMMITTEE

1. The application is referred to committee for the following reason :
 - The applicant's brother is the Member for the Ward of Helmingham and Coddenham.

PRE-APPLICATION ADVICE

2. No pre-application discussions were entered into.

SITE AND SURROUNDINGS

3. The application site comprises the former Hemsheaf Inn, a grade II listed building of late C16 origin located in a prominent position within the Stradbroke Conservation Area. The building has been in use as a single residential dwelling since 1986. It is timber framed under a thatched roof, the façade and right gable end being encased in C19 brick. There is a small two-storey extension to the rear which is also thatched, together with a number of relatively recent additions including a flat-roofed extension across the rear elevation, and a pitched roof extension with further subservient element. The single-storey extension extends beyond the side of the building and has a gable elevation facing the highway. The modern rear and side single-storey extensions are faced with horizontal timber boarding painted grey. There is a large private rear garden, with further amenity/parking areas to the front.

The building fronts onto Queen Street and has vehicular access to both the north and south of the building itself, the southern access also serving

a modern detached dwelling (Hazelnut House) to the rear of the application site, served by a private driveway which runs between the application site and the Primary School to the south. There is a small terrace of dwellings to the north (Tinkers Cottage and 1-2 Wheatsheaf Cottages) which are also grade II listed. The site is opposite the access to the grade II listed Stradbroke Hall although the Hall is screened from view by a substantial hedge along the highway frontage.

HISTORY

4. The following planning history is relevant to the application site:

1152/12	Retention of works to the rear elevation of the single-storey addition (namely addition of timber boarding and replacement of 2no. windows with 2no. sets of patio doors and replacement of windows and door with French doors to attached outbuilding.	Listed Building Consent 7/06/12
21/86	Change of use of former public house to single dwelling	Permission 7/02/1986

PROPOSAL

5. The application seeks listed building consent for the erection of a first floor rear extension (to improve bathroom facilities), a single-storey rear extension (to form a garden room), alterations to the attached single-storey side extension and replacement of (modern 'stormproof') casement windows to the rear elevation with flush-fitting casements. There is an associated application for planning permission. The first-floor rear extension would be built off the existing two-storey pitched roof extension, and would be linked to it via a new opening. This extension would be attached to the existing extension beneath the thatched roof, which would be unaffected by the works. A new garden room with roof lantern would be built off the rear single-storey flat-roofed extension. The existing door, windows and part of the front elevation of the pitched roof extension to the side elevation would be replaced with a larger area of specialist glazing.

POLICY

6. **Planning Policy and Guidance** – See Appendix below.

CONSULTATIONS

7. **Stradbroke Parish Council** – Support the proposal;
MSDC Heritage – No response received;

LOCAL AND THIRD PARTY REPRESENTATIONS

8. The following is a summary of the representations received.
- No local or other third party representations were received;

ASSESSMENT

9. The proposal is considered to raise the following core planning issues:

Principle of development

As an application for listed building consent the proposal falls to be assessed under Local Plan policies HB3 and HB4 and the NPPF insofar as it relates to the protection of heritage assets.

Heritage – Historic Fabric and Significance of the Listed Building

The proposed extensions would be built over (or off) existing extensions, including the two-storey extension with thatched roof into which a new opening is required to link it to the new bathroom. Despite having a thatched roof this extension is actually a modern addition, the brickwork being in modern Stretcher Bond rather than Flemish Bond used on the C19 brick façade. The ground floor garden room would be built off the modern flat-roofed extension. As a result neither the construction of the first floor (new bathroom) extension nor the garden room extension would result in loss of historic fabric. Similarly, alterations to the side extension and associated works to a further element to the rear would only involve works to modern (C20) additions. None of these proposed works would cause any loss of significant historic fabric, nor would they harm the significance of the subject building as a designated heritage asset.

The existing windows to the rear extensions are a mix of modern 'stormproof' units which (whilst considered acceptable on these later additions) are of no historic interest. The building would be enhanced by their replacement by flush-fitting units which would be far more in keeping with the character of this historic building. The proposal is therefore considered to accord with Local Plan policies HB3 and HB4, and to the NPPF.

Protected Species and Biodiversity

It has been held that harm to protected species or their habitat is capable of being a material consideration in the assessment of applications for listed building consent, however the site is laid to lawn, tended gardens and hardstanding, and the parts of the building to which works are proposed would be unlikely to provide suitable habitat for bats. As such

your officers are satisfied that the proposal would not be anticipated to cause any harm to protected species or their habitat.

Summary

This is a minor proposal that would not cause demonstrable harm to the building's historic fabric or its significance. Details of the cross sections of the new flush fitting windows should be secured by condition.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to the following conditions:

- Standard time limit;
- Details of fenestration;
- Approved documents.

Philip Isbell
Corporate Manager - Development Management

Adrian Matthews
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Local Plan

HB4 - EXTENSIONS TO LISTED BUILDINGS

HB3 - CONVERSIONS AND ALTERATIONS TO HISTORIC BUILDINGS

2. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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