

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

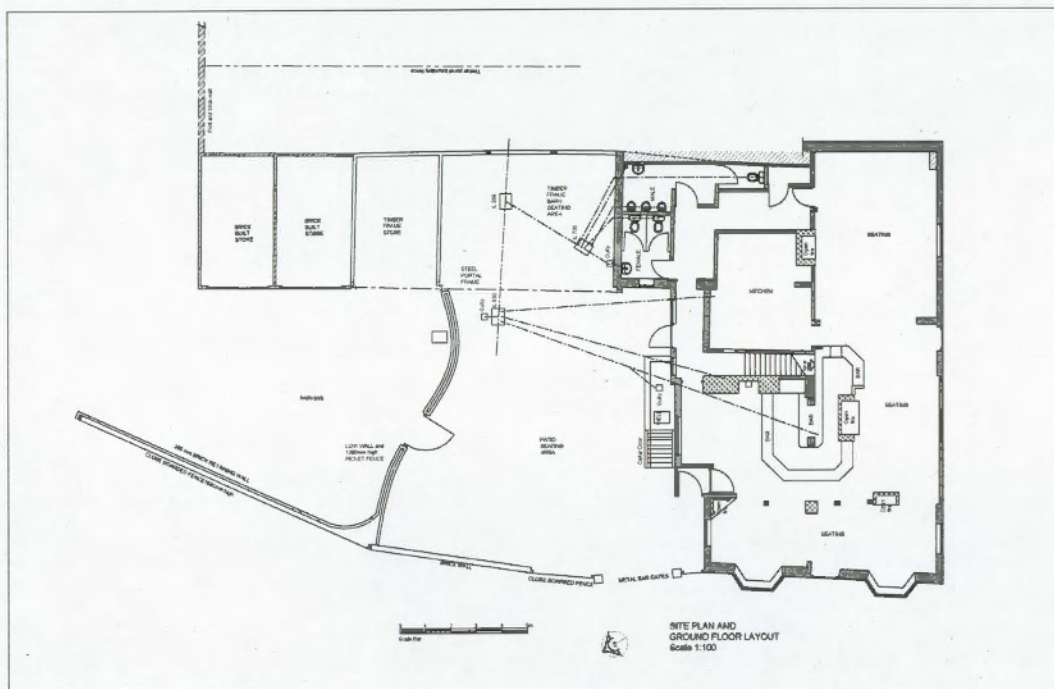


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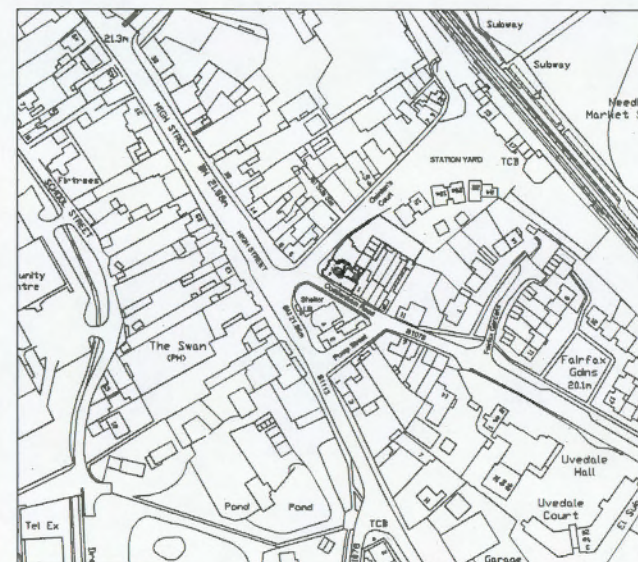
North arrow symbol (N)
 SCALE 1:1000
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MEMBER REFERRAL TO COMMITTEE

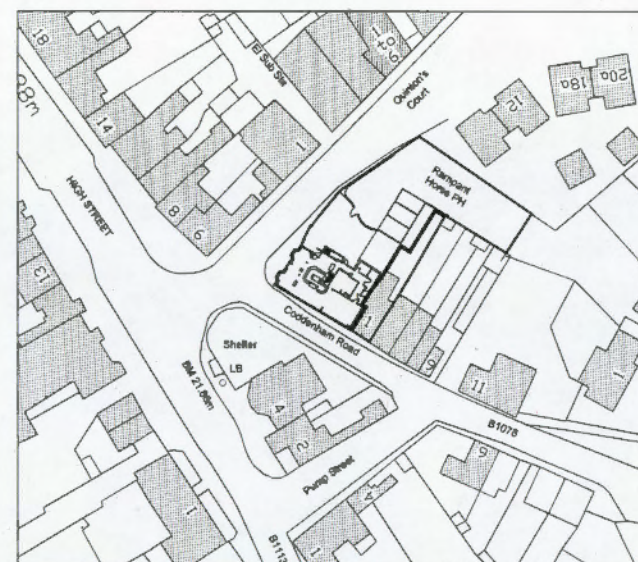
Planning application reference	2903/16 – Rampant Horse Inn, Coddendam Road, Needham Market, IP6 8AU
Parish	Needham Market
Member making request	Mike Norris and Wendy Marchant (joint ward members for Needham Market & Badley Ward)
13.3 Please describe the significant policy, consistency or material considerations 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
Revisions

HOLLINS
Architects, Surveyors &
Planning Consultants

41 Market Hill
Framlingham
Suffolk
IP13 9BA

Telephone 01728 728959
Fax 01728 728947
E-mail admin@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

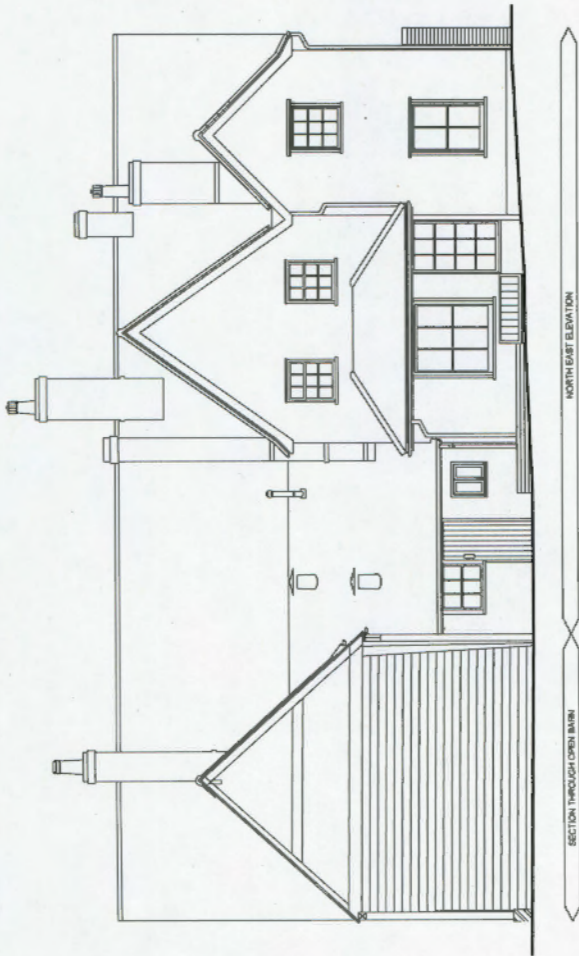
Drawing number
16-015 001

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Rampant Horse Public House
Needham Market

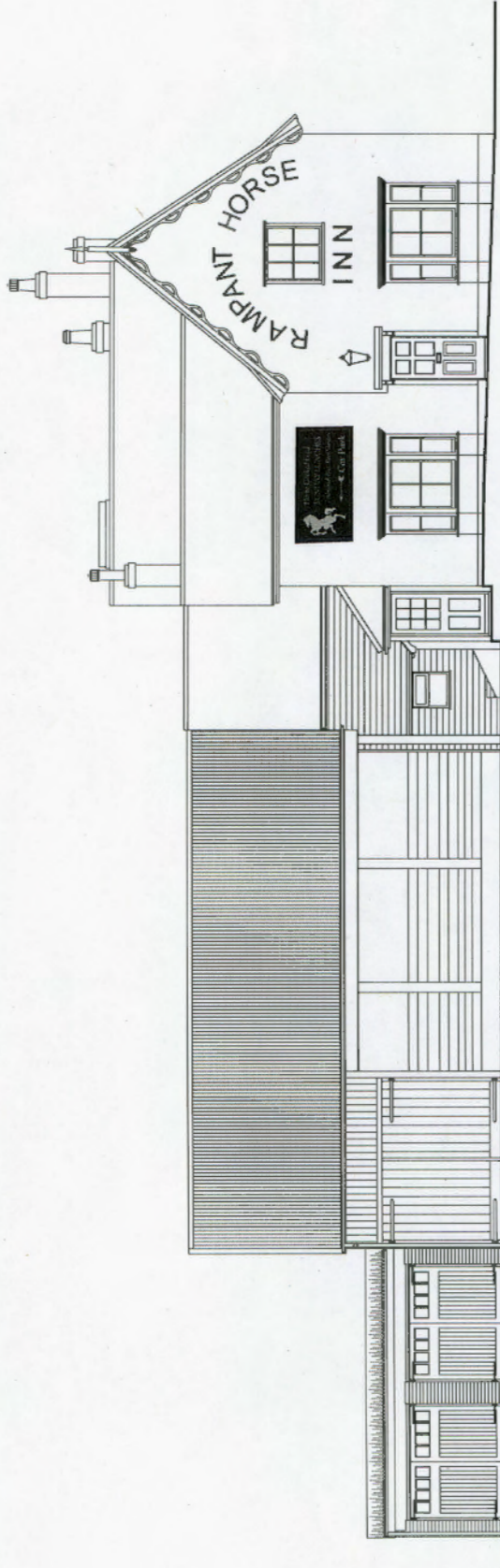
PLANNING

165



SECTION THROUGH OPEN BARN

NORTH EAST ELEVATION



NORTH WEST ELEVATION

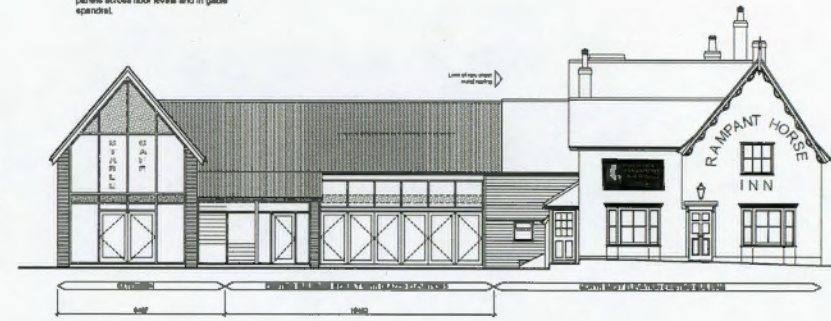
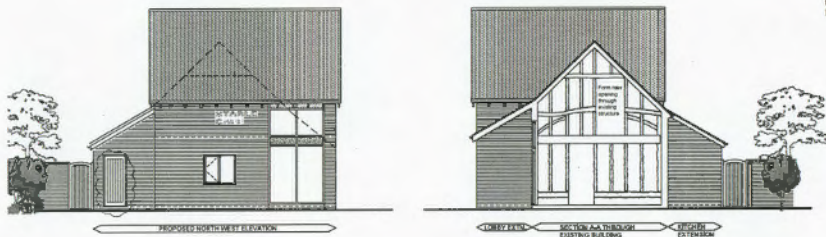
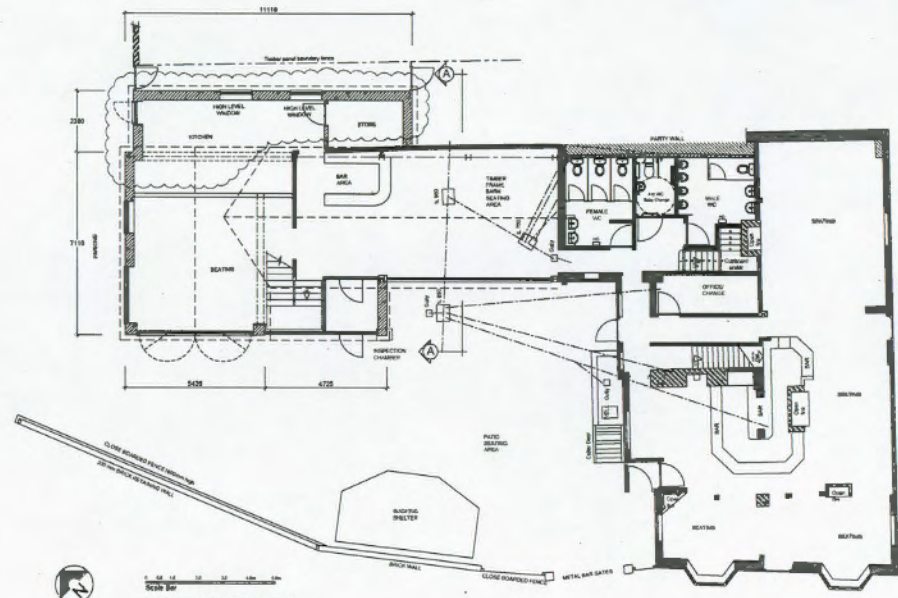
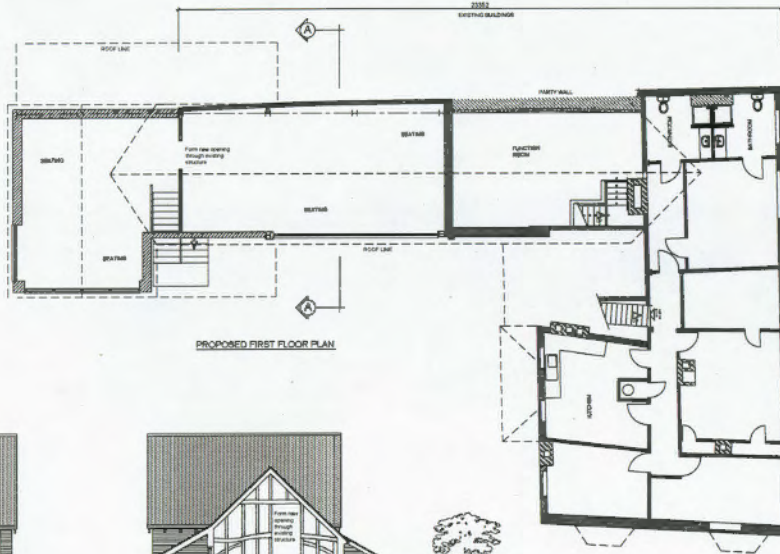
CLOSED AND OPEN BARN TO BE DEVELOPED

EXISTING GARAGES TO BE REMOVED

DEVELOPER No. 1 Date:		PROJECT REFURBISHMENT & EXTENSION		SITE 'RAMPANT HORSE' STATION ROAD NEEDHAM MARKET		ARCHITECT HOLLINS ARCHITECTS AND INTERIORS (PRACTICE DUBLIN) 11, DUBLIN 2ND COMMUNICATIONS BUILDING • VIGOROUS WAY 104 BT 6728 23355 • Fax 0728 23267 Email: hollins@hollins.ie		SCALE 1:50 @ A1		DATE 15-01-2016	
ARCHITECT Mr A WILLIAMSON		ARCHITECT Mr A WILLIAMSON		ARCHITECT NORTH EAST & NORTH WEST COURTYARD ELEVATIONS EXISTING		DRAWN BY KA		PROJECT NO. 15-015-202		DATE 15-01-2016	

PLANNING

Rampant Horse
Public House



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.

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 PLANNING CONSULTANTS</p> <p>43 Market Hill Framlingham • Southwold • Suffolk IP22 4AA Tel 01728 327658 • Fax 01728 781047 E mail info@hollins.co.uk</p>	<p>PLANNING</p>	<p>PLANNING</p>
<p>Client</p> <p>MR ALEC WILLIAMSON</p>	<p>Drawn</p> <p>PROPOSED ELEVATIONS & FLOOR PLANS</p>	<p>Scale</p> <p>1:100 @ A1</p> <p>Date</p> <p>Mar 2016</p> <p>Project</p> <p>KA</p> <p>Drawing No.</p> <p>18-015-203 C</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





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