

MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	EN/1500080
Parish	RATTLESDEN
Member making request	PENNY OTTON
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	With the growing need for extra space within existing properties this could be significant elsewhere across the district
13.4 Please detail the clear and substantial planning reasons for requesting a referral	This is in the conservation area and within the unique row of listed thatched cottages many of which have very small rear gardens. This application is of a height which appears tom be at odds with policy HB4 "does not detract from the architectural or historic nature of the building which is listed." HB8 " particular attention will be paid to the appearance of and the nature of any features including walls and fences" Most importantly; H18 " extensions are in keeping with the size, design and materials of existing and will not materially or detrimentally effect the amenities of neighbours.
13.5 Please detail the wider District and public interest in the application	As in 13.3 and the expectation by the public that the district,s heritage will always be taken onto account
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	No applicable
13.7 Please confirm what steps you have taken to discuss a	I have been in contact with the planning officer and the head of planning

8.

3 Spencers Piece

2 Spencers Piece

Cygnets

garden shed

tool shed

window 2

window 1

Teazel Cottage

Lydgate Cottage

Micawber Cottage

BIRDS GREEN



Do not scale from this drawing. All measurements to be checked on site. Any discrepancies, contact the issuer.

Lara Turner Architectural Services

Rose Cottage
High Street
Rattlesden
Bury St Edmunds
Suffolk IP30 0RA

Lara Turner Architectural Services ©
tel: 01449 737428
e-mail: enquiries@larchitectural.co.uk

DETAIL: BLOCK PLAN
EXISTING

PROJECT: OUTBUILDINGS - LYDGATE COTTAGE,
BIRDS GREEN, RATTLEDEN, IP30 0RT

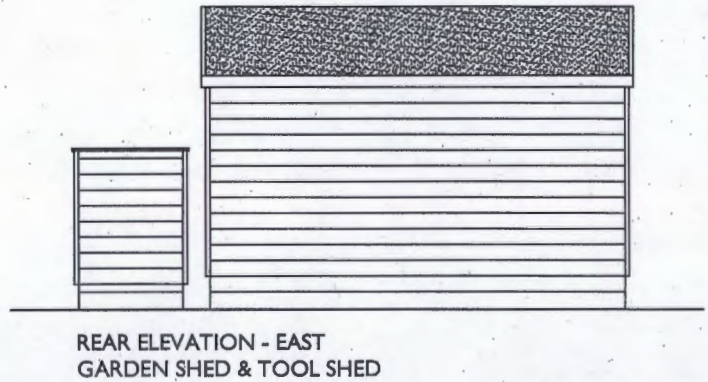
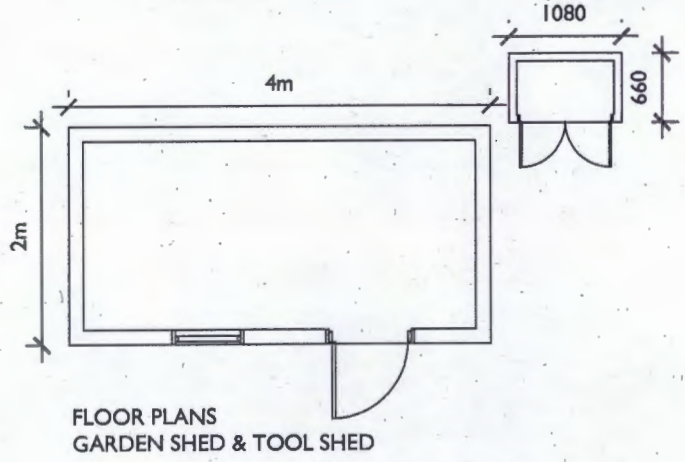
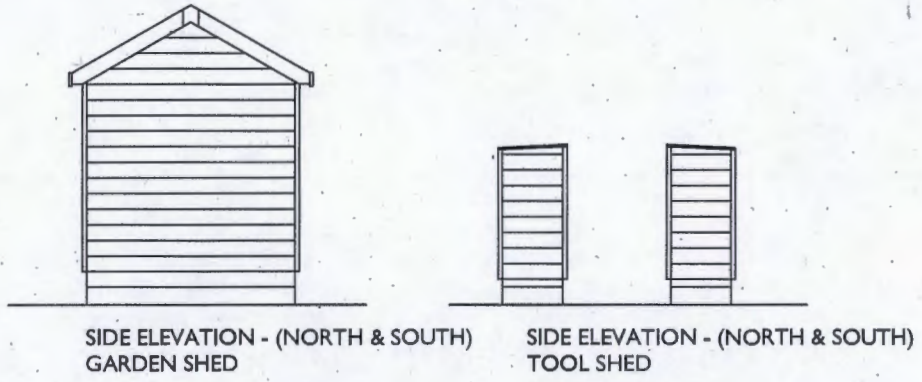
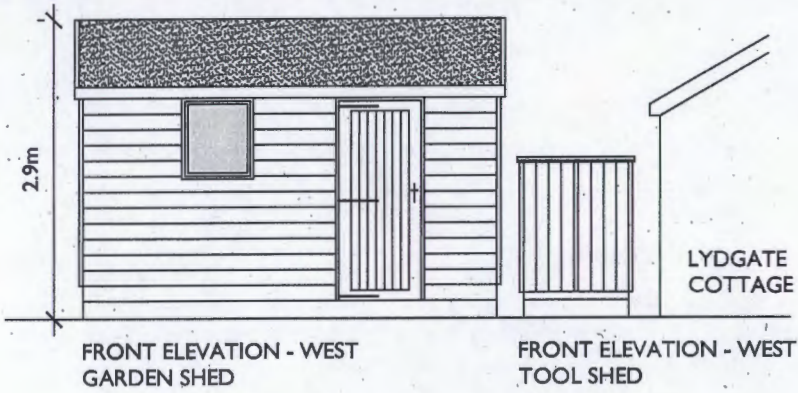
Scale: 1:100@A3

Date: August 2015

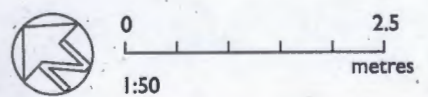
JOB No. LCPS2015

DRG No. 02

Ref. Date Revision



External finishes:
 170mm concrete base
 150mm red brick plinth
 black stained weatherboard cladding
 black stained timber window & door
 grey felt roof



Ref. Date Revision

Do not scale from this drawing. All measurements to be checked on site. Any discrepancies, contact the Issuer.			
<p>Lara Turner Architectural Services</p>	<p>Rose Cottage High Street Rattlesden Bury St Edmunds Suffolk IP30 0RA</p>	<p>Lara Turner Architectural Services © tel: 01449 737428 e-mail: enquiries@larchitectural.co.uk</p>	
	<p>DETAIL: GARDEN SHED & TOOL SHED PLANS & ELEVATIONS</p>		<p>PROJECT: OUTBUILDINGS - LYDGATE COTTAGE, BIRDS GREEN, RATTLEDEN, IP30 0RT</p>
<p>Scale: 1:50@A3</p>	<p>Date: August 2015</p>	<p>JOB No. LCPS2015</p>	<p>DRG No. 03</p>

From: Rattlesden Parish Council
Sent: 23 September 2015 10:44
To: Samantha Summers
Cc: Planning Admin
Subject: FW: 2936/15 and 2937/15 - Rattlesden Parish Council Comments

Dear Samantha

On re-reading the response in my previous e-mail I realised that I had made an error in the text which detracted from its meeting. Please would you accept this particular e-mail as the definitive view of Rattlesden Parish Council. My apologies for any inconvenience.

Doug

Doug Reed, Parish Clerk

2936/15 and 2937/15 - Rattlesden Parish Council Comments

The Council has now considered the applications and wishes to OBJECT to the retention of the garden shed. The property is within the Rattlesden Conservation Area and the garden shed is immediately adjacent to its boundary. In such circumstances, the Council understands that it should be no more than 2.5 metres in height. It is higher.

The shed also appears to extend along the whole length of the boundary and, at the height in question, would seem obstructive to the neighbouring property. It must reasonably be assumed that there is an overshadowing and loss of outlook. The impact of its retention would be a serious visual disamenity in a Conservation Area where the properties are all listed buildings.

The Council has no objection to the retention of two replacement rear ground-floor windows.

Doug Reed

Parish Clerk

Rattlesden Parish Council



HERITAGE COMMENTS

Application No.: 2936/15 (FHA) & 2937/15 (LBC)
Proposal: Retention of garden shed and tool shed (FHA); retention of 2no. replacement rear ground floor windows (LBC).
Address: Lydgate Cottage, Birds Green, Rattlesden IP30 0RT
Date: 25th September 2015

SUMMARY

1. The Heritage Team considers that the proposal would cause harm to the significance of Lydgate Cottage as a designated heritage asset, as the application includes the installation and/or retention of windows with unacceptable joinery details. The level of harm is assessed as less than substantial, but it is not outweighed by any identified public benefits of the proposal.
2. The Heritage Team recommends that the application in its present form be refused as it does not meet the requirements of NPPF 131, 132 and 134. It also fails to meet requirements of saved LP policies HB1 and HB3.

DISCUSSION

Lydgate Cottage is a listed building, having been added to the list on 18th April 1988. It also lies within the Rattlesden conservation area. The heritage issues are the effect of the retention of these works on the character, appearance and significance of the listed building itself and on its significance as a heritage asset, and on the character, appearance and significance of the conservation area.

As all of these developments and alterations have been carried out at the rear of the property and are not visible from any significant public vantage point, the effect on the character and appearance of the conservation area is minimal and unlikely to be harmful.

Retention of sheds: the erection of these sheds required planning permission, by virtue of their location within the curtilage of a listed building, but not listed building consent. Although photographs submitted with the application show that the rear garden with these sheds in place has a very cramped and crowded appearance, the sheds are not, in themselves, unusually large or particularly incongruous in this domestic setting. Given that they are in rear garden and are not visible from any significant public vantage point, my assessment is that they are not harmful to the setting or significance of the listed building and the heritage team raises no objection to their retention. As they are already in place, there are no heritage-related conditions that are appropriate in this instance.

Retention of windows: replacement of the windows required listed building consent, but not planning permission. In accordance with best practice, an application for retention should be determined in the same way and assessed against the same criteria as would an application made in advance of the works taking place. Our normal approach to the

replacement of windows is that, provided the windows are not of historic value in themselves, their replacement will be permitted in principle. New windows must have joinery, glazing, finishes and colour appropriate to their location within a building of special architectural and historic interest and be made of appropriate materials. In this case, as the windows have already been replaced, it is difficult to say what was there before. Nevertheless, the windows it is planned to retain appear to have planted-on, "cosmetic" or "fake" glazing bars: these are not features we would normally support on any window in a listed building. My conclusion is that their inclusion in this case is inappropriate and introduces an unwelcome, inauthentic and overtly modern element into the glazing, which is harmful to significance. I assess the level of harm as less than substantial, but it is not outweighed by any identified public benefits of the proposal.

Accordingly, the Heritage Team recommends that the application in its present form be refused as it does not meet the requirements of NPPF 131, 132 and 134 or not. It also fails to meet the requirements of saved LP policies HB1 and HB3.

Name: William Wall
Position: Enabling Officer - Heritage