

**From:** Rebecca Styles  
**Sent:** 21 July 2017 10:24  
**To:** Sian Bunbury  
**Subject:** RE: Old Rectory, Athelington. 0552/17

Hi Sian,

The scheme appears to be very similar to the original proposal.

The ridge of the proposed extension appears to have been reduced by 100mm, but has not been amended in length or width; the length of the porch appears to have been reduced by a similar amount, however the presence of the porch is still considered to be inappropriate to the host dwelling. Whilst the dormers have been amended, which is an improvement, I do not think the other alterations have really addressed the concerns raised in the original response by the Heritage team.

Kind regards,

**Rebecca Styles BA MA**  
Heritage and Design Officer  
**Babergh and Mid Suffolk District Councils - Working Together**  
Tel: 01449 724852  
Email: [Rebecca.Styles@baberghmidsuffolk.gov.uk](mailto:Rebecca.Styles@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) & [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



**Important Update Regarding Planning Service:**

From 5pm 11th May the start of the new planning software installation will begin. We must migrate our existing data across to the new system and we will need to 'freeze' our existing software. This work will interrupt normal business activity, such as consultations and publicity and some services will be suspended. Please see website and our planning pages for more details. We have undertaken considerable preparation and this will only take three weeks along with testing for the new system to be set up for launch on the 1st June. Extensions to consultation periods are being made to cover any difficulties and we have made other arrangements.

*Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.*

**From:** Sian Bunbury  
**Sent:** 14 July 2017 11:37  
**To:** Rebecca Styles  
**Subject:** FW: Old Rectory, Athelington. 0552/17

Hi Rebecca,

I have received these amendments, informally at the moment. The single storey extension, the porch and the dormers have been reduced and I am thinking that the proposal seems to be acceptable. What do you think ? Do you want a chat ?

Thanks,

*Sian Bunbury  
Planning Officer - Development Management  
Mid Suffolk & Babergh District Councils - Working Together*

MSDC Tel. 01449 724522

Email: [Sian.Bunbury@baberghmidsuffolk.gov.uk](mailto:Sian.Bunbury@baberghmidsuffolk.gov.uk)

Web: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



*I normally work Monday, Wednesday, and Friday*

**Important Update Regarding Planning Service:**

Our new joint planning system has successfully been integrated. Please bear with us while we get used to our new system from the 1<sup>st</sup> June and let us know how we can help you access the new systems if you have any difficulties. Please see website and our planning pages for more details.

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**From:** Craig Beech [<mailto:craig@beecharchitects.com>]

**Sent:** 14 July 2017 00:52

**To:** Sian Bunbury; MATTHEW HICKS; Nicholas Cook

**Subject:** Fwd: Old Rectory

Unfortunately I will not be able to attend tomorrow mornings meeting due to a family emergency. I have attached our updated drawings which I believe address the last outstanding issue of the rear modern dormer. This is now 3 traditional dormers which hopefully meet with all requirements.

Happy for you all to meet in my absence and discuss in order to keep things moving forward

Apologies

Craig

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	0552/17 Old Rectory, Horham Road, Athelington	
<b>2</b>	<b>Date of Response</b>	14/03/2017	
<b>3</b>	<b>Responding Officer</b>	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
<b>4</b>	<b>Summary and Recommendation</b> (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.	<ol style="list-style-type: none"> <li>1. The Heritage Team considers that the proposal would cause           <ul style="list-style-type: none"> <li>• Less than substantial harm to an undesignated heritage asset as the scale of the proposed extensions and design of the proposed alterations with regard to the dormers and porch would harm the character of the Victorian former rectory.</li> </ul> </li> <li>2. The Heritage Team recommends that the scheme is revised to reduce the scale of extensions proposed to the south and east elevations, that the proposed dormers on the east elevation be reduced in scale and rearticulated, and that the porch be omitted from the proposal.</li> </ol>	
<b>5</b>	<b>Discussion</b> 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>This application seeks planning permission for the erection of extensions, front porch, dormer windows, increase in roof height and erection of detached outbuilding at The Old Rectory, Horham Road, Athelington.</p> <p>The Old Rectory is an impressive 2 storey Victorian red brick building with attractive gauged brick arches above window and door openings and brickwork detailing. The roof of the building is slate, and there are a range of outbuildings located to the north. The buildings lie within substantial grounds, set back from Horham Road, and opposite the GII* listed church of St Peter. The Old Rectory is unlisted, but does have architectural and historic value, and as such the Heritage team considers the building to be an undesignated heritage asset. The proposals therefore have the potential to affect the character of the undesignated asset, as well as the setting of the GII* listed church to the NW.</p> <p><u>Proposed extensions to E &amp; S elevations</u>          A single storey extension is proposed off the east elevation of the dwelling, which would be constructed using matching materials to the existing house. The proposed extension would be approximately the length of the existing dwelling. Although single storey, the proposed extension would disturb the appearance of the east elevation of the dwelling, upsetting the fenestration</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>scheme and the appearance of the incremental additions to the building which have occurred over the building's life time. With the addition of the single storey lean to off the south elevation of the dwelling, this scheme proposes a considerable amount of extension, increasing the ground floor footprint by approximately 50%. The Heritage team considers the scale of this extension to be excessive, which would harm the architectural and aesthetic character of the building. The Heritage Team would recommend reducing the footprint of the proposed extension to a more modest scale, and reducing the height of the east elevation first floor extension, so the existing fenestration scheme would be more legible when viewed from the east.</p> <p><u>Proposed porch</u> The proposed porch off the south elevation door would be an open porch on a brick plinth. It would project considerably from the host building and is of excessive scale to the existing dwelling. The proposed porch is not considered to be of appropriate architectural language, and furthermore, would cover the gauged brick arch above the door and brickwork detailing around the opening. This part of the proposal would harm the character of the undesignated heritage asset, and the Heritage team recommends this aspect of the proposal is removed.</p> <p><u>Dormer windows in E &amp; W elevations and increase in roof height</u> The increase in roof height would have an effect on the character of the building, as adapting the roof height to a more uniform level across the east and west elevations of the two storey aspect of the dwelling would dilute the building's narrative, as presently, it can be seen from the differing roof heights that the building was erected and extended in various stages. The proposal for the dormers in the west elevation do not appear inappropriate to the host building, however the proposed flat roof dormer on the east elevation appears again to be of inappropriate architectural language, and would harm the character of the undesignated heritage asset. The Heritage team recommends that the dormer in the east elevation is revised.</p> <p><u>Coach house</u> The proposed coach house would be erected to the NW of the dwelling, of red brick construction with white brick detailing to mirror that of the main dwelling, with a slate roof and timber side hung doors. The coach house would be of 1.5 storey height, with 3 dormers facing south and</p>
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		<p>rooflights to the north. This proposed outbuilding appears to reflect features of the main dwelling, and would be located sensitively on the periphery of the site, and thus would not disrupt the way in which the undesignated heritage asset is experienced. The Heritage team supports this aspect of the proposal.</p> <p>The proposals would not harm the setting of adjacent listed assets, but would cause less than substantial harm to the character of the host building, which is considered to be an undesignated Heritage asset. As such, the Heritage team is unable to support the proposal in its current form, and considers the scheme to be contrary to the principles of the NPPF (para.135) and Local Plan policies HB1 and HB3.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>The concerns of the Heritage team could likely be overcome by amendments to the proposal, as recommended above.</p>
7	<p><b>Recommended conditions</b></p>	<ul style="list-style-type: none"> <li>- Roof materials and facing bricks to match existing.</li> <li>- Extension should be in English bond to match existing dwelling</li> </ul>

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Historic England

EAST OF ENGLAND OFFICE

Ms Sian Bunbury  
Mid Suffolk District Council  
Council Offices  
131 High Street, Needham Market  
IPSWICH  
IP6 8DL

Direct Dial: 01223 582721

Our ref: **W:** P00557031

8 March 2017

Dear Ms Bunbury

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OLD RECTORY, HORNHAM ROAD, ATHELINGTON, IP21 5EJ  
Application No. 0552/17**

Thank you for your letter of 22 February 2017 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

**David Eve**

Inspector of Historic Buildings and Areas  
E-mail: [david.eve@HistoricEngland.org.uk](mailto:david.eve@HistoricEngland.org.uk)



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# Application Comments for 0552/17

## Application Summary

Application Number: 0552/17

Address: Old Rectory, Horham Road, Athelington IP21 5EJ

Proposal: Erection of rear extension, loft conversion with dormer roof extension, front porch and new 3 bay cart lodge with room over.

Case Officer: Sian Bunbury

## Customer Details

Name: Mrs Angela Wilkins

Address: Broseley Cottage The Street, Horham, Eye IP21 5DX

## Comment Details

Commenter Type: Supporter

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Horham and Athelington Parish Council has no objections and therefore support this application



Resource Management  
Bury Resource Centre  
Hollow Road  
Bury St Edmunds  
Suffolk  
IP32 7AY

Philip Isbell  
Corporate Manager - Development Manager  
Planning Services  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Ipswich IP6 8DL

Enquiries to: James Rolfe  
Direct Line: 01284 741225  
Email: James.Rolfe@suffolk.gov.uk  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2017\_0552  
Date: 23 February 2017

For the Attention of Sian Bunbury

Dear Mr Isbell

**Planning Application 0552/17 Old Rectory, Horham Road, Athelington: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to the medieval church of St Peter (ATH 004), a medieval moat (ATH 002) and a scatter of medieval metalwork. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following condition would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording

- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

**REASON:**

*To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).*

**INFORMATIVE:**

*The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.*

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case continuous archaeological monitoring and recording will be required during all ground works relating to this development.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

James Rolfe

Senior Archaeological Officer  
Conservation Team