

## SOUTH PLANNING COMMITTEE – 23 JULY 2019

**APPLICATION NO** DC/19/1539/LBC

**LOCATION** The Great House  
Church Street  
Orford  
IP12 2NT

**EXPIRY DATE** 6 June 2019

**APPLICATION TYPE** Listed Building Consent

**APPLICANT** Mr and Mrs Gerard

**PARISH** Orford

**PROPOSAL** Installation of gate in boundary wall

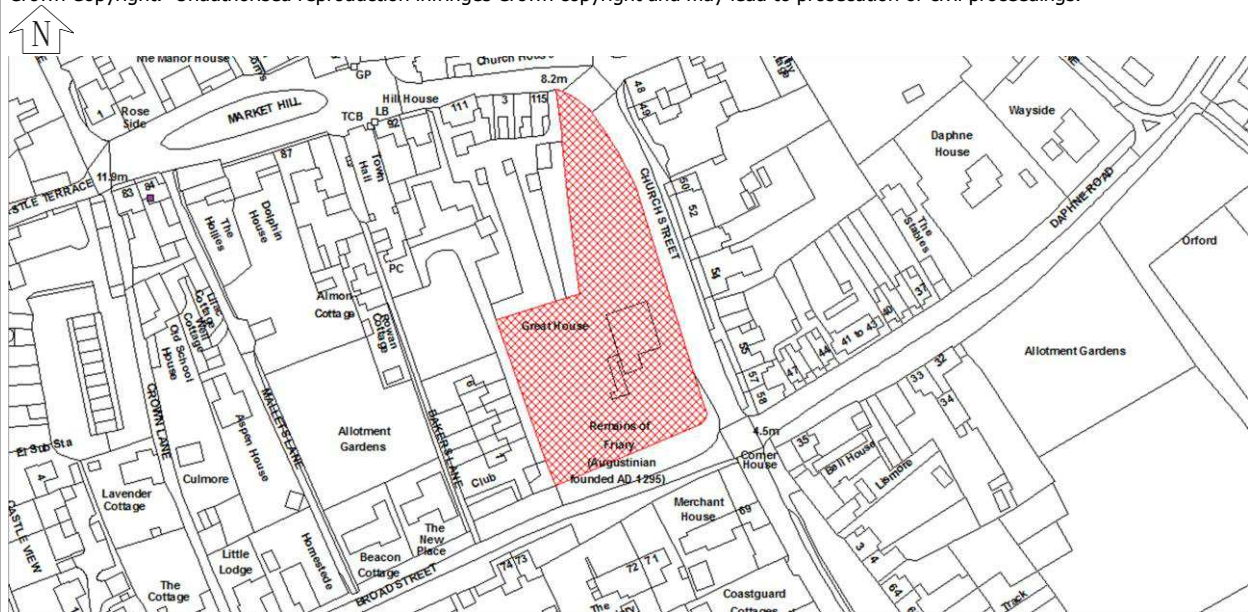
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### **DC/19/1539/LBC - The Great House, Church Street, Orford, IP12 2NT**

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## 1 EXECUTIVE SUMMARY

Listed Building Consent is sought for the creation of a pedestrian access in an existing boundary wall and the insertion of a gate within the wall. This item has come before members following a meeting of the referral panel and the link with the previously consent DC/18/4844/FUL which also granted planning permission for the erection of a holiday let within the garden of the property. The application is recommended for approval subject to conditions.

## 2 SITE DESCRIPTION

- 2.1 The property is a Grade II Listed dwelling located centrally in Orford. The property fronts onto Church Street and the garden also extends along Broad Street to the south of the site. The site lies within the physical limits boundary of Orford, the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and the Orford Conservation Area. It is a two-storey red brick property with slated brick roof. Vehicular access to the property is off Church Street.

## 3 PROPOSAL

- 3.1 The proposal involves the creation of an opening within the existing brick garden wall on the Broad Street frontage and the insertion of an oak pedestrian gate.

## 4 CONSULTATIONS/COMMENTS

### 4.1 Orford Parish Council

"On 21 March the District Council planning committee discussed application DC/18/4845/LBC, re installation of a gate into the boundary wall at the Great House. At that meeting the Committee agreed to refuse planning permission on the following grounds: **"REFUSED** as significant harm would be caused to the listed wall by the installation of a gate." The Parish Council does not see any reason for this decision to be changed. The whole boundary wall is curtilage listed and listed building consent is needed for the proposed gate opening. It visually confirms the boundary and gives a strong sense of enclosure. Fig. 15 ('General view of the wall in context') in the Heritage Report supplied by the applicants shows the special nature of this undamaged section of the registered village green.

The absence of a gate enhances the particular scale and character, as does the absence of a path over the green. The houses opposite the listed wall are set well back from the road and are themselves listed (e.g. the Old Friary). They all have off street parking giving a very open and attractive aspect. Despite this Broad Street has huge parking problems and the installation of a gate for people using the new dwelling (DC/18/4844/FUL) will further exasperate this. It would also represent a threat to the registered village green, which is another matter of concern for the Parish Council and we would appreciate the support of SCDC (our parent local authority) to avoid this.

The applicant has stated publicly that his guests will park within the existing parking area near the entrance in Church Street. To reach the new dwelling they can walk through the garden along existing paths (and indeed a further pathway appears to be under construction). There appears to be plenty of screening from the main part of the house, but this could no doubt be supplemented by additional planting if wanted. There is no need for separate access and therefore no justification for the proposed interference with the listed status. There will be an obvious temptation for occupants of the new dwelling to park adjacent to the gate if given the opportunity.

The Heritage Statement makes no reference to the additional protection afforded by the fact that this property is within an area prohibited from development under Policy SSP39, as well as having heavy restrictions as it is in a Conservation Area. To

undermine this would be extremely detrimental even on a piece-meal basis. The principal is as important. If this application is permitted, it would undermine the Council's protection of a high-quality designated townscape which is also within the AONB.

Orford and Gedgrave Parish Council urges East Suffolk Planning to turn this application down, not to would, apart from all the other issues raised above and by others, create a precedent both here and elsewhere.”

#### 4.2 Third Party Representations

31 letters of Objection have been received raising the following material planning considerations:

- Impact on the Listed wall – it is currently relatively unaltered and defines the curtilage
- The absence of a gate opening onto Broad Street enhances that street’s particular scale and character.
- There is a strong sense of enclosure from solid boundaries and village greens on either side of a narrow road.

Further comments that are not materially relevant to this Listed Building Consent include the following:

- Use of the gate could lead to a muddy ‘path’ across the green
- Would be an incentive to park on Broad Street
- There is no need – users of the site can access the property via the existing access on Church Street
- The gate would benefit the minority for a limited time however affect the residents
- It is a Conservation Area and Area to be Protected from Development

### 5 **PUBLICITY**

5.1 The application has been subject of the following advertisement in the press:

| Category                                 | Publication date | Expiry     | Publication              |
|--|------------------|------------|--------------------------|
| Conservation area<br>Archaeological site | 18.04.2019       | 14.05.2019 | East Anglian Daily Times |

### 6 **SITE NOTICES**

6.1 The following site notice(s) have been displayed at the site:

| Site notice type    | Reason                                   | Date posted | Expiry date |
|---------------------|--|-------------|-------------|
| General site notice | Conservation area<br>Archaeological Site | 12.04.2019  | 18.05.2019  |

### 7 **PLANNING POLICY**

7.1 National Planning Policy Framework (2019).

7.2 East Suffolk Council - Suffolk Coastal District Local Plan Core Strategy and Development Management Development Plan Document (adopted July 2013) (“The Core Strategy”) policies:

- National Planning Policy Framework Section 16: Conserving and Enhancing the historic environment
- DM21 Design: Aesthetics

## **8 PLANNING CONSIDERATIONS**

### Principle of development

- 8.1 Applications DC/18/4844/FUL and DC/18/4845/LBC for the erection of an outbuilding to be used as holiday accommodation and creation of an opening in the boundary wall and installation of a gate respectively, were previously considered by the Suffolk Coastal Planning Committee in February 2019. The Planning application was granted. However Committee resolved to refuse the Listed Building Consent application for the creation of the opening in the boundary wall. This application was withdrawn prior to the decision notice being issued.
- 8.2 The current application proposes a slight variation to that previously considered in that it proposes a gate the same height as the wall. The Council's Design and Conservation Officer raises no objection as it would only result in the loss of a small amount of brickwork and the gate and opening are not unexpected features within a garden wall. The gate is of an attractive design and of appropriate materials.
- 8.3 The gate will read as a minor and incidental feature of appropriate garden gate design that will not the harm the special interest of the listed building, of which the brick boundary wall forms a part. As such, the Officer recommendation remains of approval.

## **9 CONCLUSION**

- 9.1 The proposed opening and new gate would not harm the character or appearance of the Listed Building or its curtilage wall. As such, it meets the requirements of the National Planning Policy Framework (2019) and Policy DM21 Design: Aesthetics of the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Development Plan Document (2013).

## **10 RECOMMENDATION**

- 10.1 Approve subject to the following controlling conditions:
1. The development hereby permitted shall be begun within a period of three years from the date of this permission.  
Reason: This condition is imposed in accordance with Section 18 of the Act (as amended).
  2. The development hereby permitted shall not be carried out other than in complete accordance with the following drawings:
    - 5855/406

- 5855/407
- 5585/408

Reason: For avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

**BACKGROUND INFORMATION** See application reference(s): DC/18/4844/FUL and DC/18/4845/LBC