

**PLANNING COMMITTEE NORTH –13 August 2019**

**APPLICATION NO:** DC/19/1978/LBC

**EXPIRY DATE:** 15 July 2019

**APPLICATION TYPE:** Listed Building Consent

**APPLICANT:** Mr & Mrs Fennell

**LOCATION:** Green Farm House Green Lane Somerleyton NR32 5PW

**PARISH:** Ashby Herringfleet and Somerleyton

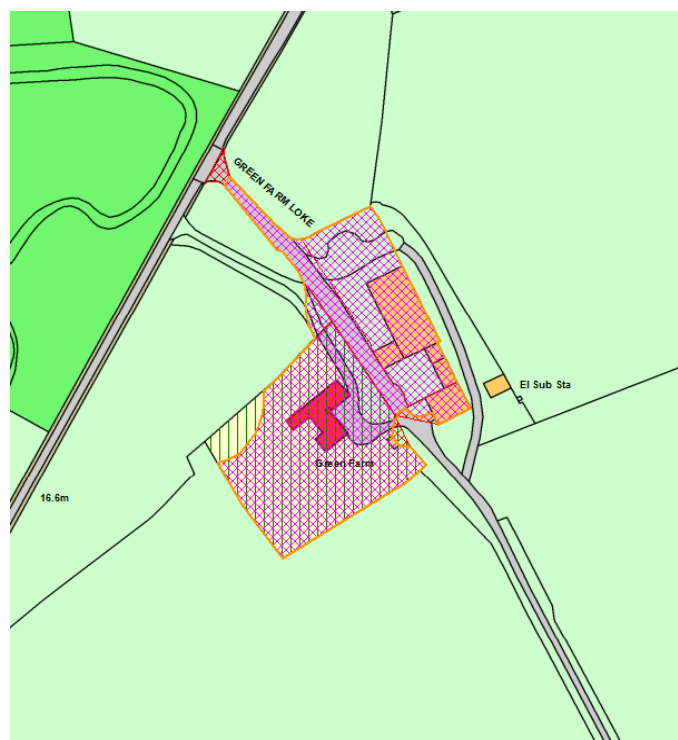
**PROPOSAL:** Listed Building Consent - Knock though to open kitchen & dining room together and alterations to make w.c. into shower room. Removal of chimney

**CASE OFFICER :** Chris Green

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**MAP**



Scale 1:1,250  
Date 31/07/2019



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## 1 EXECUTIVE SUMMARY

- 1.1 This application seeks consent for internal alterations and the removal of a modern chimney. While the removal of a wall is considered to remove part of the original fabric, require insertion of a supporting structure and change the cellular room form found in traditional design, this stance differs from the opinion of the Parish Council, who have recommended approval.
- 1.2 The referral panel were of the opinion that this application required committee debate.

## 2 SITE DESCRIPTION

- 2.1 The application site is the listed farmhouse off Green Lane a narrow country lane running between Lound and Somerleyton to the south of the Somerleyton Hall walled parkland.
- 2.2 The house is Listed Grade II as Green Farmhouse the List description states; "*Farmhouse. C17 with later wing to rear. Colour-washed brick, pantiled roof. 2 storeys and attic. 3-cell form. 3 windows, 3-light mullion and transom casements of C19 and C20, mostly with large panes. Internal stack (rebuilt) and a smaller gable stack to the right, set forward of the roof ridge. Single-storey wing to right. Entrance door to rear. Interior largely modernised; some ovolo-moulded floor beams. The roof has 2 rows of butt purlins.*"

## 3 PROPOSAL

- 3.1 Consent is requested to remove the internal wall between kitchen and dining room with insertion of supporting timber, the external modern chimney stack and insert shower entailing the removal of an historic portion of wall.

## 4 CONSULTATIONS/COMMENTS

- 4.1 Somerleyton, Ashby And Herringfleet Parish Council "*The Parish Council recommends that the application be approved*"
- 4.2 The National Amenity Society : no response received
- 4.3 Third Party Representations – none received

## 5 PUBLICITY:

Category	Published	Expiry	Publication
Listed Building,	31 May 2019	21 June 2019	Beccles and Bungay Journal
Listed Building,	31 May 2019	21 June 2019	Lowestoft Journal

## 6 SITE NOTICES

The following site notices have been displayed: General Site Notice  
Reason for site notice: Listed Building, Date posted 31 May 2019, Expiry date 21 June 2019  
General Site Notice

## **7 PLANNING POLICY**

- 7.1 Section 38(6) of the Planning and Compensation Act 1990
- 7.2 The National Planning Policy Framework (2019) and National Planning Policy Guidance (NPPG) forms a material consideration in the determination of this application.
- 7.3 Planning (Listed Buildings and Conservation Areas) Act 1990, Part II
- 7.4 East Suffolk (Waveney) Local Plan 2019
- WLP8.29 – Design
  - WLP8.37 – Historic Environment
  - Supplementary Design Guidance “Built Heritage and Design Supplementary Planning Document” - April 2012

## **8 PLANNING CONSIDERATIONS**

- 8.1 This proposal had received pre-application advice; suggestions made are not fully followed in this submission.
- 8.2 NPPF clause 193 states: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*. This is an early example of surviving domestic architecture..
- 8.3 Paragraph 194 states: *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*. It is considered that no substantive case has been made to support the changes identified as harmful that are proposed.
- 8.4 Policy WLP8.37 – Historic Environment requests that *"All development proposals which have the potential to impact on Heritage Assets or their settings should be supported by a Heritage Impact Assessment, ...and that "The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected"*
- 8.5 It is considered that the submitted assessment does not identify the nature of the fabric in the areas where new opening are proposed for the shower and the opening up of the kitchen and dining area..
- 8.6 Officers consider that the removal of the chimney is acceptable as it is a rebuilt stack. While there is trimming evident considered to be contemporary with the original roof structure the materials of which the stack itself is constructed are modern. This is not the one of the stacks referred to in the List description which is in the main range of the Listed Building. Currently an Aga uses this flue and the stack is corbelled above without other support. There is no evidence of a historic fire place.

- 8.7 The proposed creation of large opening between Kitchen and the adjoining Dining Room will create an opening to nearly the full width of the internal space and the cellular character found in this historic building will be harmfully diminished.  
The proposed introduction of heavy timber framing in this brick built building is also an alien feature in a building that is not timber framed and an historic door and door frame would be removed and lost.
- 8.8 The installation of the shower proposed is considered acceptable in principle; however this proposal removes the entire wall, bar two small nibs each side. Although at the time of the internal inspection of the property, officers thought the wall to be modern, further referral to the building survey shows a thicker load bearing wall. Further information as to the age and make up of this wall is required to properly determine the proposal.
- 8.7 Further details of mechanical ventilation and any above ground foul drainage would be required, by way of pre-commencement condition

## **9 CONCLUSION**

- 9.1 Officers do not support approval of this application due to the harm caused to the significance of the Listed building by the change to the layout by merging spaces and loss of fabric, in the form of the historic door way and walling.

## **10 RECOMMENDATION**

- 10.1 Recommendation is for refusal for the following reason:

The proposal will cause harm to historic fabric and to the understanding of the original layout and character of the building from within the building and where the submitted Heritage Assessment is considered not to fully examine these points. The proposal is therefore considered to be contrary to the requirements of adopted East Suffolk (Waveney area) local plan policy WLP8.37 where heritage assessments are required to be sufficient and to National Planning Policy Framework paragraphs 193 and 196 where harms identified to a heritage asset should reflect the value of that asset as well as the degree of harm or be justified by a public benefit. No public benefit has been identified in this proposal.

### **BACKGROUND INFORMATION:**

See application ref: DC/19/2007/FUL  
at [www.eastsuffolk.gov.uk/public-access](http://www.eastsuffolk.gov.uk/public-access)  
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