



Committee Report

Planning Committee North - 13 July 2021

Application no DC/21/0857/ARM

Location

Ilium House
Henham Park Estate
Henham
Suffolk
NR34 8AN

Expiry date 27 April 2021

Application type Approval of Reserved Matters

Applicant Mr H Rous

Parish Wangford With Henham

Proposal Approval of Reserved Matters of DC/20/3627/OUT - Replacement dwelling
- Scale, Appearance, Access, Landscaping

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1. Summary

1.1 This application is the Reserved Matters submission following the granting of outline planning permission for a new Hall within Henham Park, a Grade II listed Registered Park and Garden.

Reason for Committee

1.2 The outline application was considered by Planning Committee because the development was contrary to the Development Plan, and members requested any subsequent Reserved Matters application also be presented to Planning Committee for determination.

Case for Development

1.3 The proposals for a new Hall would seek to restore and enhance the listed historic parkland, as large significant family homes represent key elements of these landscapes, and which in the case of Henham Park was lost in 1953 when the hall was demolished.

Recommendation

- 1.4 To Approve subject to various conditions.

2. Site description

- 2.1 Henham Park includes 815 acres of Repton designed parkland which is Grade II listed on the Historic England register of Parks and Gardens of Historic Interest. It is within the Suffolk Coast and Heaths AONB. It lies approximately five miles west of Southwold, close to Wangford village to the north-east, and Blythburgh village and Blyth Estuary to the south. It is bounded to the east by the A12 and to the west by the A145 Beccles to Blythburgh Road. The park is surrounded by mature trees restricting views into the park.
- 2.2 The Henham Estate has been owned by the same family since 1544 and there has been a succession of Halls in the vicinity of the application site. The original Old Hall at Henham Park was destroyed by fire in 1773 and its replacement built in the 1790s, designed by James Wyatt, was demolished in 1953. Both of these buildings were located in the north-west quarter of the park, to the south of the kitchen garden. Historical remnants survive in the form of a loggia, walled garden, stables and Ha Ha. There are several listed buildings and other listed structures within the Estate. Archaeological evidence of the earlier buildings and site layout have been documented. The surrounding parkland is characterised by open grazing meadows and mature forest and specimen trees.
- 2.3 A replacement Hall on the site of the Georgian Hall was granted outline Planning Permission in 1992 which was renewed in 2000, 2003 and 2005. A later outline approval for a hotel and leisure facility was also granted on the site in 2007 with a renewal granted in 2010.

3. Proposal

- 3.1 The new house is positioned at the northern end of the parkland on the historic site of the family house. The site for the new house avoids the settings of previous houses on the site and is located primarily on the formal gardens of the Georgian mansion demolished in the 1950s. This enables the foundations of both the Georgian and Tudor Halls to be preserved.
- 3.2 The building design is a contemporary interpretation of a grand hall with domestically scaled rooms interlinking with grander spaces, including a pool, and large open kitchen, dining and living space.
- 3.3 The architects states *"the building is a 'folded' timber geometric form which twists and flexes to 'bring the landscape into the interior.'* The building is a long east-west oriented volume, designed to maximise views to the south and the west, allowing natural daylight to penetrate deep into the plan."
- 3.4 The plan layout consists of a central spine, that rises vertically through the plan form and provides key circulation and service spaces. Principal public and private rooms are arranged in the linked blocks either side.

- 3.5 The building has a wedged shaped form consisting of a large (three storey scale) wing-like mono-pitch volume that reaches westwards, creating framed views toward the Loggia and the sunset, and a smaller (two storey scale) east-facing mono-pitch which acts as a visual counterpoint. A faceted roof sits above timber clad walls, being revealed and hidden as the facade steps in and out. It stands on a raised plinth, with external terraces on the western and southern sides and where the principal rooms are largely located to take advantage of the parkland views. The first-floor rooms facing west include balconies. The house is approached from the kitchen gardens to the north of the site and can be entered via the garage or the grand entrance at the eastern wing.
- 3.6 Passive solar technologies would also be incorporated, include solar gain (direct gain) and indirect gain for space heating, solar hot water heating systems. The proposed building will maximise the use of large glazing to ensure the use of natural light reducing the need within the development for artificial lighting and further energy use. In addition, energy efficient LED lighting and low energy use white goods would be used throughout. The building would also look to incorporate energy from renewable sources.
- 3.7 A sustainable approach to water usage would also be incorporated in the aims towards the carbon neutral targets with a focus on water efficiency and on reducing waste. With possible use of rainwater harvesting for WC flushing and reuse of treated grey water for garden watering.
- 3.8 Access to the Hall would principally be via the entrance off the A145 serving Dairy Farm and the Stables. The grand formal entrance (included for the historical hall) would be from the south, but this would rarely be used.

4. Consultations/comments

- 4.1 No third-party representations received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Wangford With Henham Parish Council	8 March 2021	No response
Summary of comments: No response.		

Statutory consultees

Consultee	Date consulted	Date reply received
Natural England	8 March 2021	19 March 2021

Summary of comments:
No objection subject to the payment of the RAMS contribution.

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	8 March 2021	No response

Summary of comments:
No response received.

Consultee	Date consulted	Date reply received
SCC Highways Department	8 March 2021	22 March 2021

Summary of comments:
Recommends various conditions.

Consultee	Date consulted	Date reply received
The Gardens Trust	23 March 2021	29 April 2021

Summary of comments:
It is considered that this is a good location for the replacement house and that making the stables once again ancillary to the main house is a positive move. The use of the high standard of sustainability of the passive solar technology is also supported. The D&A states that the building has taken its inspiration from the Flint House at Waddesden and the materials chosen are those of traditional Suffolk barns. Whilst it is laudable and appropriate that the new house should be contemporary and innovative for a site of such importance, the linear monolith design chosen will perhaps divide opinion as it is an uncompromising statement for such a prominent and sensitive location.

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	8 March 2021	24 March 2021

Summary of comments:
Included in the report under planning considerations.

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	8 March 2021	8 June 2021

Summary of comments:
Included in the report under planning considerations.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	8 March 2021	26 March 2021
Summary of comments: No objections.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	8 March 2021	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	8 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	8 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	8 March 2021	No response
Summary of comments: No response received.		

6. Publicity

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

Category	Published	Expiry	Publication
Departure	12 March 2021	2 April 2021	Beccles and Bungay Journal
Category	Published	Expiry	Publication
Departure	12 March 2021	2 April 2021	Lowestoft Journal

7. Site notices

General Site Notice

Reason for site notice: Contrary to Development Plan

Date posted: 17 March 2021

Expiry date: 7 April 2021

8. Planning policy

National Planning Policy Framework 2019 (NPPF)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.40 - Archaeology (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

9. Planning considerations

9.1 Under Section 38(6) of the Planning and Compulsory Purchase Act (2004), all applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

9.2 The principle of a new hall has been accepted through the granting of outline planning consent. An exception to the policies restricting new dwellings in the countryside was justified on the basis of the restoration and enhancement of the historic parkland returning a focal point to this designated historic landscape. The reserved matters application is not contrary to the Development Plan.

9.3 Local Plan policy WLP8.37 - Historic Environment, and the NPPF, requires all new development to conserve or enhance Heritage Assets (HA) and their settings. It requires all development proposals which have the potential to impact on HA's or their settings to be accompanied by a Heritage Impact Assessment (HIA). Under policy WLP8.29 - Design there is the expectation that all development should be of a high standard of design and encourages innovative design where it demonstrates a high-quality design approach that is respectful of its setting. Policy WLP8.35 - Landscape Character requires protection of important landscape features and nationally designated landscapes such as the AONB.

9.4 The application is supported by a HIA which concludes that:-

"The proposed dwelling will be an understated but prominent addition to the listed parkland designed to recreate the focal point for the historic framework that remains. Landscaping would form a further key element to the design process that builds on the established parkland to enhance and rejuvenate it. The final building design is both innovative and

contemporary and so provides a new chapter in the park's long and established history with the current owners, and one that celebrates the surroundings while creating a functional and durable home for the 21st Century".

- 9.5 The principal issue to consider is whether the scale, form, materials and architectural design of the building does create a presence, a focal point, that is appropriate to its setting particularly in respect of how it relates to the surrounding gardens, the setting of other heritage assets affected such as the Grade II listed serpentine walling and stables and the remaining wider parkland setting. It is the views of the Case Officer, the Council's Principal Design and Conservation Officer and the Landscape Manager that the proposals do achieve this for the reason outlined below.
- 9.6 The position of the proposed new development which relates closely to the position of the 18th century Hall but does not interrupt it or impinge upon its remains, is appropriate and would protect the integrity of the Repton designed landscape, maintaining views of the house from certain approaches and maintaining framed vistas with the existing landscape features. It is also closely related to the former ancillary buildings such as the stables and loggia and the walled garden and thus the fact that the new house will take its place as part of the built group that represents the site from the 17th Century to the 21st, is fitting and appropriate. The orientation of the house with the loggia will create a direct relationship between the past and present.
- 9.7 By its co-location with the 18th century Hall, the new house clearly states its intention to be the replacement family dwelling in a succession of such dwellings. The building's design is not one for a new country home in the manner of those that survive around the District, such as Heveningham, Benacre, Little Glemham. Where these are house of scale, the proposal here is more restrained. However, what the new design does share with these examples is that it has a dramatic, monumental presence in the landscape, an architectural gesture, a defining element that becomes a focus to its surroundings. It is a sustainable 21st Century design that takes account of how we live and build today.
- 9.8 The Design and Conservation Officer notes that this idea of the focal point has been achieved through the use of what the designers have called the intersection of two monoliths which is dramatised by the wedge shape form of the building. This form does not possess the architectural attributes of symmetry and formality that heightened the effect of scale with the former Halls at this site. However, it does have a curiously conservative orthogonal layout (the building form is more interesting than its plan) which relates broadly to the C18th Hall; and sits on a plinth (or platform) which was a typical classical device to emphasise a kind of elevated separation from its surroundings, and status. This plinth and the design of the building in terms of its openings allows the building to connect to the surrounding landscape and take in key views that have been clearly articulated within the HIA.
- 9.9 The interest of this design nearly entirely resides in the wedge-shaped form of the building which dramatises the entrance elevation (east), an effect heightened by the blankness of the walls which focus all attention on the spine slot that accommodates the entrance. This emphasis on the entrance relates back to a similar effect achieved on the predecessor buildings. The designers suggest the rising form is to capture and emphasise westerly aspect and views which is considered reasonable. The designers also cite the idea of restraint, of yet another building taking its place in the Suffolk landscape. This validates, perhaps, the use

of the simplified linear plan form which relates strongly to the Suffolk rural vernacular; and, of course, the stripped-back palette of external materials that relates to a more agri-industrial aesthetic (barns/Snape Maltings) than the polite choices of the predecessor buildings. In this way, the design charts its own path in terms of character.

- 9.10 Three dimensional visualisations of the finished building in its setting provide a greater understanding of the buildings dramatic form and profile; the interplay of solid and void; the kind of monumental effect the house makes when pointing towards the loggia and the history here of previous large halls; and its complementary relationship with the surrounding landscape and the architectural presence of the trees.
- 9.11 It is considered the proposed new hall is of a high-quality design that will preserve the character and setting of all designated heritage assets, free from harm, including the nearby Grade II listed serpentine wall and former stables, (in conformance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990) and the listed parkland. As there will be no harm arising the relevant NPPF tests at paragraphs 195 and 196 are not engaged, and the proposals accord with the Development Plan.
- 9.12 A financial contribution towards RAMS was paid before granting outline planning consent so the proposal has addressed the comments of Natural England and accords with policy WLP8.34: Biodiversity and Geodiversity. Furthermore, a condition was also added requiring the submission of an environmental management plan to ensure protection of ecological/biodiversity features.

10. Conclusion

- 10.1 In conclusion, it is considered the dramatic form and profile of the building and its monolithic appearance will be successful in creating a presence and a new focal point for the historic parkland which has been lost in recent years. The parkland has been progressively restored and brought into sound management in recent decades and this new house and the estate is entering a new era in terms of its development as another generation makes its mark on the landscape. All of the other associated protected structures will, at last, then be able to take their place in a new relationship with the significant building that will complete the landscape.

11. Recommendation

- 11.1 Approve, subject to the following conditions.

12. Conditions:

1. The development hereby permitted shall be completed in all respects strictly in accordance with drawings 19-158-001E; 19-158-210; P-401;P402; P-403; P-404; P200; P201, received 22/02/21; and Design and Access Statement and Heritage Impact Assessment received 03/03/21;, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

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

2. A full specification of external materials shall be submitted to and approved in writing by the local planning authority prior to the commencement of development above ground level.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity and the preservation of heritage assets.

3. Prior to the commencement of development above ground level, details/detailed drawings of the following matters shall be submitted to the local planning authority for approval in writing:

(i) representative doors and window/glazing detail;

(ii) eaves, verges;

(iii) rainwater disposal strategy

(iv) external hard surfacing areas including steps

(v) external lighting;

The approved details shall be implemented in their entirety before the unit is first occupied.

Reason: To enable the Council to retain control over the external appearance of the development in the interests of visual amenity and preserving the character of heritage assets: the application did not include the necessary details for consideration.

4. The use shall not commence until the area(s) within the site on dwg. no. 19-158-210 for the purposes of Loading, Unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

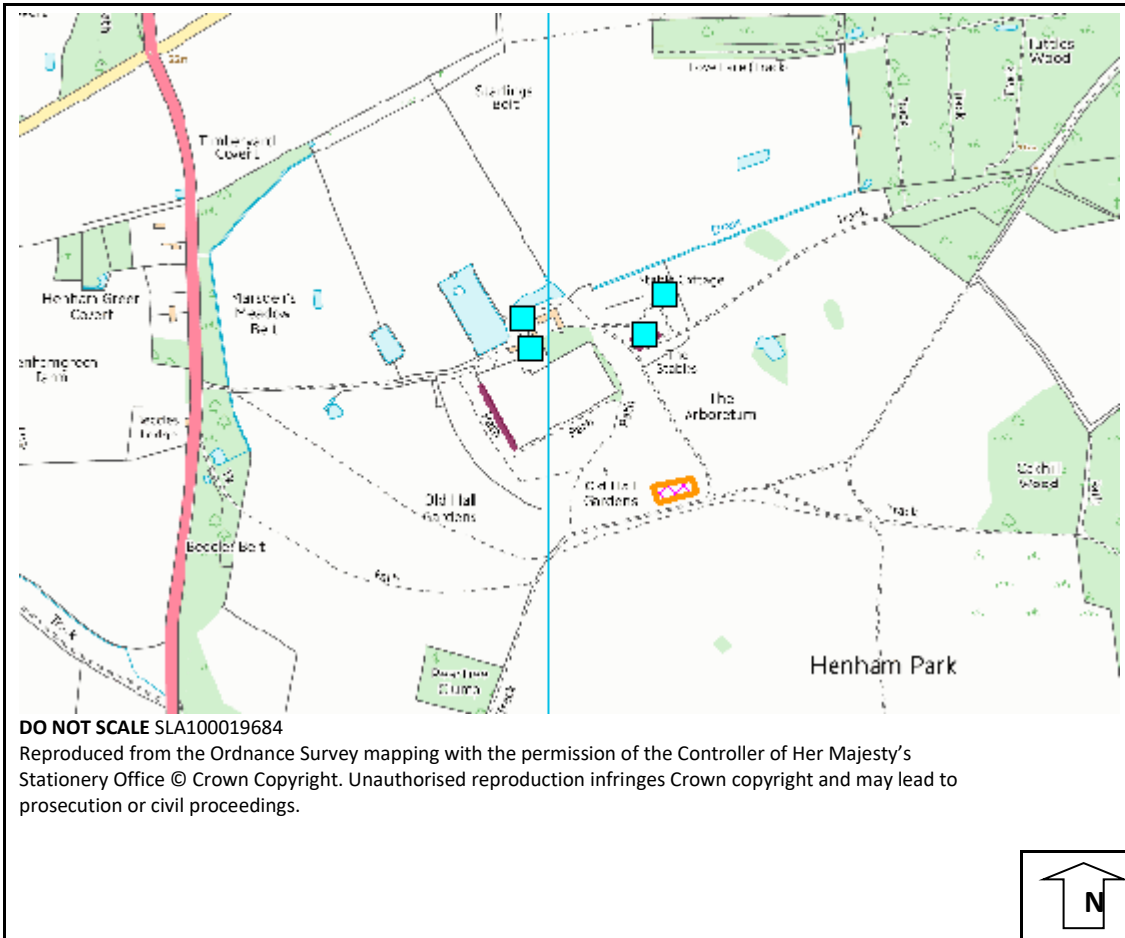
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. The applicants attention is drawn to the necessity to comply with the conditions imposed on the outline planning consent.

Background Papers

See application reference DC/21/0857/ARM on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support