



Committee Report

Planning Committee - 8 September 2020

Application no DC/20/1838/LBC

Location

York's Tenement
Station Road
Yoxford
Saxmundham
Suffolk
IP17 3LA

Expiry date 14 July 2020

Application type Listed Building Consent

Applicant Mr & Mrs Christopher & Doris Richardson

Parish Yoxford

Proposal Listed Building Consent - Change of use and sub-division of an existing dwelling to form two dwellings with associated alterations and works

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1 Summary

- 1.1 The application seeks listed building consent for physical alterations to the listed building, as part of a proposal to sub-divide the existing dwelling to form two smaller dwellings.
- 1.2 The tandem planning application (ref. DC/20/1837/FUL) is a departure from the existing local plan and brought direct to committee for consideration. As this listed building consent application is linked to the planning application, it is also brought to committee to enable members to comprehensively consider the proposals.
- 1.3 The recommendation is for approval subject to conditions.

2 Site description

2.1 The application property is a two storey detached Grade II listed building dating from late C16th or early C17th in origin; the dwelling is set back from the busy A12 and well screened by high dense vegetation, to the north lies a detached barn building with access and parking and to the south lies a new access onto Station Road. The site itself is outside the physical limits boundary of Yoxford and is therefore considered to be the countryside (SP29).

2.2 The listing of the building reads as:

"Farmhouse. Late C16/early C17, the north end probably earlier. Timber framed and plastered, north gable weatherboarded, south gable red brick; pantiled roof. 2 storeys and attic. A single long range. 4 window range, casements, mostly with diamond leaded panes, one ground floor window with diagonal leadwork with a centre cross, 4 windows coupled together to left hand side; 4-panel entrance door, the upper 2 panels glazed, frieze, cornice on console brackets; 4-panel raised and fielded door to right hand side (now blocked), half-glazed door to workshop on left hand side. At first floor level on the right hand side are 2 bands of pargetting, to the same running honeysuckle design as on 2 houses at Theberton and Hemp Green, Sibton. 2 internal stacks, the main one rebuilt mid C20. Good interior with original newel stairs, many original internal doors, 2 4-centre arched brick fireplaces with rusticated surrounds and a blocked first floor 3-light mullion window with its original glass."

3 Proposal

3.1 The proposal is for sub-division of the existing dwelling to form two smaller dwellings with the necessary associated internal alterations and boundary works to facilitate the sub-division.

4 Consultations/comments

4.1 No third-party representations have been received.

5 Consultees

Parish Council

Consultee	Date consulted	Date reply received
Yoxford Parish Council	21 May 2020	8 June 2020
Summary of comments: The Yoxford Parish Council support the application.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	21 May 2020	10 June 2020
Summary of comments: No objections to the proposal and no further details required.		

6 Publicity

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

Category	Published	Expiry	Publication
Listed Building	16 July 2020	6 August 2020	East Anglian Daily Times
Category	Published	Expiry	Publication
Listed Building	28 May 2020	18 June 2020	East Anglian Daily Times

7 Planning policy

National Planning Policy Framework 2019

SP1 – Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP1A - Presumption in Favour of Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM22 - Design: Function (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SCLP11.1 (Design Quality) – East Suffolk (Suffolk Coastal) Final Draft Local Plan (2019)

8 Planning considerations

8.1 Section 66(1) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as

the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Heritage Considerations

- 8.2 The submitted Heritage Statement meets the requirements of the Paragraph 189 of the National Planning Policy Framework (NPPF); previous heritage advice regarding the sub-division of the Grade II listed building was given at pre-application stage, where the need for a Heritage Statement to fully assess the implications of the alterations to facilitate the proposed sub-division was highlighted. Officers provided advice on a number of points and the applicant advised to fully consider those matters prior to submission of a application. The concerns raised have been addressed, as explained below, and also with explanation through the submitted Heritage Statement which has identified less important parts of the dwelling which can acceptably be altered.
- 8.3 The proposal involves a number of alterations including: insertion of a new staircase to facilitate access to the first floor for the new dwelling, fixing shut of ground floor doors between the proposed dwelling and existing, and new party walls at first floor.
- 8.4 The proposed new staircase is to facilitate access to the first floor for the new dwelling; there was concern at pre-application stage this would involve the removal of historic fabric however the Heritage Statement/Assessment has evidenced that the floor joists in this particular location are of a lower quality and therefore their removal can be considered acceptable as it will not cause substantial harm, the floor joists are to be re-used where possible around the new staircase.
- 8.5 The proposal at pre-application stage originally wanted to block up the ground and first floor doors between the two dwellings and therefore could lose an important original feature of the house in the future as the change may not be reversible; the proposal has now agreed to fix shut the doors and retain them on one side with a new party wall to be done the other side with no permanent blocking up of the doors, this will retain the original features and show evidence of the original layout of the building, the changes can also be reversed in the future if needed.
- 8.6 The main part of the proposed sub-division involves the provision of party walls at ground, first and attic floor levels. The proposed party walls would be located centrally in the same location on all floors. The location of the party walls will impact the original layout of the listed building, however the change is reversible if needed in the future, and the proposed location of the new party walls are considered to be the most suitable alternative as it provides the least historic impact whilst also providing both dwellings with a suitable layout.
- 8.7 The proposed alterations are considered to cause less than substantial harm overall and, as identified by Paragraph 196 of the NPPF, that harm will need to be properly weighed against the public benefits of the proposal. The proposals will result in a small amount of loss of historic fabric, but on planning balance, it will provide another dwelling through conversion which will preserve the character and special interest of the listed building. A condition should be added requiring the Heritage Statement is submitted to the Suffolk County Historic Environment Record.

9 Conclusion

- 9.1 The proposed development is considered acceptable when having regard to the heritage impacts, in accordance with the heritage objectives of the NPPF.

10 Recommendation

- 10.1 Recommend for approval subject to the following conditions:

Conditions:

1. The development hereby permitted shall be begun not later than the expiration 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 be completed in all respects strictly in accordance with 00F, 11H, 12C, 13C, 14F, 15F, 16A & 17A received 20/5/2020, 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.

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

4. Prior to occupation of the new dwelling, a copy of the "Heritage Statement received 20/5/2020", submitted with this application has been submitted to the Suffolk Heritage and Environment Record (HER).

Reason: To ensure the proper recording of the historic building.

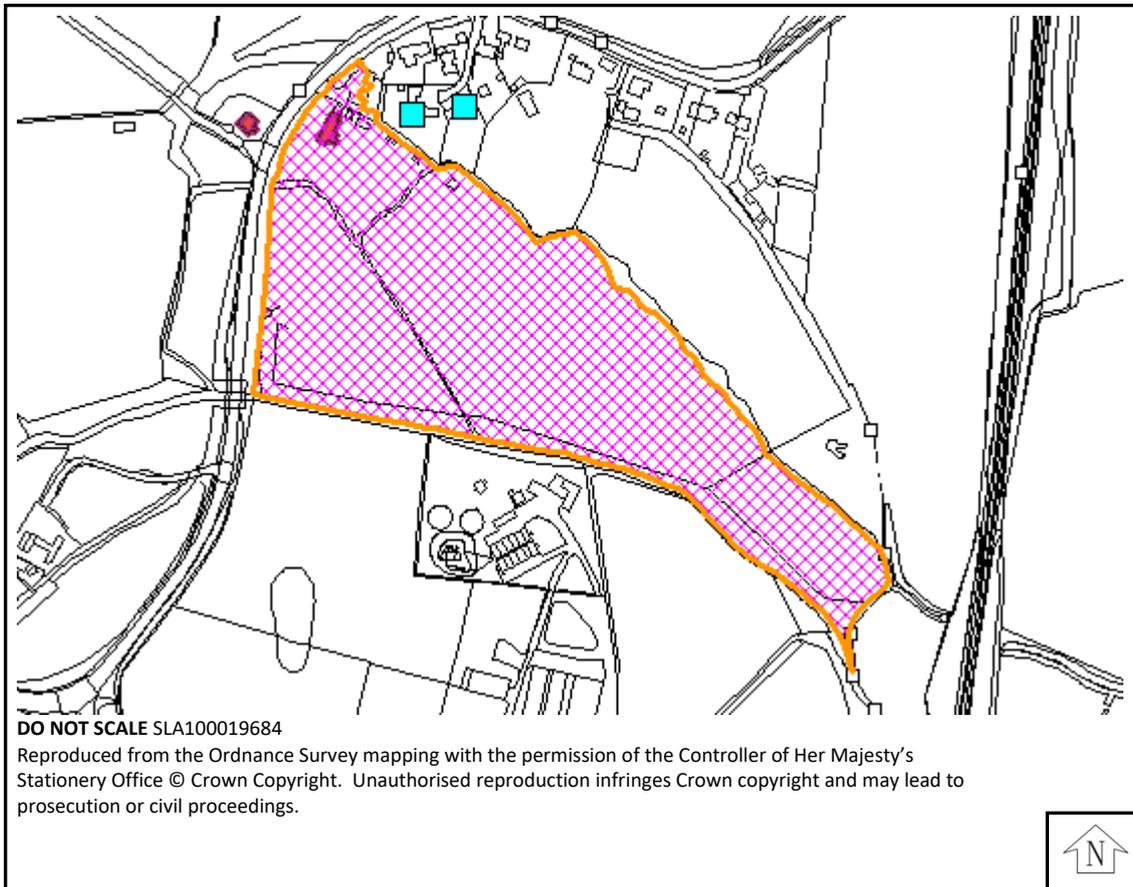
Informatives:

1. The works hereby approved are only those specifically indicated on the drawing(s) and/or other documents referred to above.
2. 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.

Background information

See application reference DC/20/1838/LBC at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QAMB9BQXJNM00#>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support