



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/17/022

Development Control Committee 3 May 2017

Planning Application DC/17/0665/LB, Lavender Barn, Bowbeck, Bardwell, IP31 1BA

Date Registered: 30.03.2017 **Expiry Date:** 25.05.2017

Case Officer: Matthew Gee **Recommendation:** Approve Application

Parish: Bardwell **Ward:** Bardwell

Proposal: Application for Listed Building Consent - Replace existing external screen window and door to west elevation

Site: Lavender Barn, Bowbeck, Bardwell

Applicant: Mr & Mrs A Smith

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

1. The application is referred to the Development Control Committee as it has been submitted by a Borough Councillor.

Proposal:

2. Listed Building consent is sought to replace an existing external screen window and door to the west elevation.

Site Details:

3. The site is located outside of a defined settlement boundary and comprises a Grade II Listed Barn Conversion. The dwelling is accessed off the highway by a small access track located along the eastern boundary of the site.
4. The site is bounded by Johnnies Farm to the north and agricultural land to the east, south and west.

Planning History:

Reference	Proposal	Status	Decision Date
SE/09/1091	Listed Building Application - Replacement of existing glazed screen with new glazed screen and fully glazed door to central panel	Application Granted	08.10.2009
SE/09/0413	Listed Building Application - Internal alterations and remedial works as detailed in the Design and Access Statement	Application Granted	14.05.2009
SE/08/1407	Planning Application - Erection of victorian style greenhouse	Application Granted	03.11.2008
SE/02/2621/LB	Listed Building Application - Erection of single storey extensions incorporating garaging	Application Granted	20.12.2002
SE/02/2620/P	Planning Application - Erection of single storey extensions incorporating garaging	Application Granted	24.12.2002
E/99/1314/LB	Listed Building Application - (i) Demolition of lean-to structure to south east elevation and (ii) alterations associated with	Application Granted	09.01.2001

conversion of redundant barns and outbuildings to form dwelling and office accommodation as amended by letter, plans and documentation received 4th August 2000 indicating revisions to design together with detailed structural survey and timber frame survey

E/99/1313/P

Planning Application - Application
Conversion of redundant barns and outbuildings to form dwelling and office accommodation as amended by letter, plans and documentation received 4th August 2000 indicating revisions to design together with detailed structural survey and timber frame survey
Granted

10.01.2001

Consultations:

5. Conservation Officer: Proposed replacement screen and door is acceptable, subject to condition requiring works to be completed in accordance with the submitted plans.

Representations:

6. At the time of writing the consultation process is ongoing. This does not expire until 5th May 2017. Any representations received in the meantime will be made available as late papers or as a verbal update, as relevant. This ongoing consultation process is reflected in the recommendation below.
7. Parish Council: No comments received at time of writing the report. This will be updated verbally at Committee.
8. No letters of representation have been received at the time of writing this report, however a verbal update will be given at committee if any are subsequently received.

Policy: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

9. Joint Development Management Policies Document:
 - Policy DM1 Presumption in Favour of Sustainable Development

- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM15 Listed Building

10. St Edmundsbury Core Strategy December 2010

- Policy CS3 Design and Local Distinctiveness

11. Rural Vision 2031

- RV1 Presumption in favour of Sustainable Development

Other Planning Policy:

12. National Planning Policy Framework (2012) core principles and paragraphs 56 - 68

Officer Comment:

13. The issues to be considered in the determination of the application are:

- Impact on Listed Building

Impact on Listed Building

14. Policy DM15 requires that Listed Building applications contribute to the preservation of the building, and that the works are not detrimental to the building's character or any historic features. The policy also requires that any works use appropriate materials and methods of construction which respect the character of the building.

15. The proposed replacement screen window and door will be constructed in kiln dried oak and will match the existing screen being removed in appearance, size and finish. Given these points it is considered that the proposal will not result in any significant difference in the visual appearance of the existing building.

16. In addition, the Conservation officer has raised no objection to the proposed replaced door and window. As such it is considered that the proposal complies with policy DM15.

Conclusion:

17. In conclusion, the principle and detail of the proposal is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

17. This recommendation is subject to the expiration of the ongoing consultation period on 5 May 2017 with no additional material representation having been received. It is recommended that Listed Building Consent be **APPROVED** subject to the following conditions:

- 1 The works to which this consent relates must be begun not later than 3

years from the date of this notice.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reason: To define the scope and extent of this permission.

Reference No:	Plan Type	Date Received
2017-02-BD1	Existing and proposed site plans	30.03.2017
2017-02-BD3	Window & Door Details	30.03.2017
2017-02-BD4	Location Plan	30.03.2017
2017-02-BD5	Proposed Block Plan	30.03.2017
DESIGN, ACCESS AND HERITAGE STAT	Heritage Statement	30.03.2017
(-)	Application form	30.03.2017

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online at

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ONKNF7PDFTF00>

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