

Development Control Committee

6 September 2023

Late Paper

Item 11 – DC/23/1023/HH – Householder planning application - a. replacement of the existing roof coverings b. replacement of the existing rainwater goods and c. insulating render to the exterior walls

Fen Street Farmhouse, Fen Street, Hopton

Case Officer – Debbie Cooper

1. Further supporting information has been received from the applicant as follows:

Notes on the cost of re-thatching the roof:

- It is not currently financially viable to maintain Fen Street Farmhouse as a thatched roof property (Officer note: For the reasons referred to in the previous supporting statement at paragraph 2 in the report).

Notes on sustainability and future proofing:

- The Applicant intends to optimise the property from a sustainability and future-proofing perspective. One aspect of this agenda is rainwater harvesting, which is impossible with a thatched roof. The proposed tiled roof will allow for rainwater capture and storage on a property in one of the driest parts of the UK. This will go hand in hand with the previously approved application for solar panels to the outbuildings as part of future-proofing the house for years to come.
- There is a growing incidence of tractor and combine harvester fires in the UK. There is a field of Barley behind Fen Street Farmhouse, therefore the risk of serious damage increases dramatically with a thatched roof.
- Replacing the roof covering will present the opportunity to modernise the water system within the house by replacing or indeed removing the old galvanised water tanks within the roof space.
- Replacing the roof covering while upgrading the roof insulation and applying a new insulated render to the external walls, is all part of a holistic approach to improving the thermal performance and sustainable future of the house.

Notes on the objection from Mrs A Hanks of The Old Chequers, Fen Street, Hopton Diss, Suffolk IP22 2RF:

- The objection notes that Fen Street Farmhouse is an important heritage building, however, it is not listed, nor is it within a conservation area. It is important to note that the Senior Conservation officer, Claire Johnson, was consulted on this application, and raised no objections to the proposed alterations.