

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

4 FEBRUARY 2015

DEV/FH/15/003

**Report of the Head of Planning and Regulatory
Services**

**PLANNING APPLICATION DC/14/2238/LB - LAND AT LAKENHEATH HOTEL,
124 HIGH STREET, LAKENHEATH**

Synopsis:

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

Recommendation:

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

CONTACT OFFICER

Case Officer: Julie Sheldrick
Tel. No 01638 719227

Committee Report

Date: 24 November **Expiry Date:** 19 January 2015
Registered: 2014

Case Officer: Julie Sheldrick **Recommendation:** Approve with conditions
Parish: Lakenheath **Ward:** Lakenheath

Proposal: Application for Listed Building Consent DC/14/2238/LB -
demolition of attached single storey outhouse at rear of hotel

Site: Land at Lakenheath Hotel, 124 High Street, Lakenheath

Applicant: Mr S White, Mrs T Lovatt & Miss V White

Background:

This application is referred to Development Control Committee following consideration at the Delegation Panel and because the Parish Council raise objections.

The application is recommended for APPROVAL.

Proposal:

1. This application seeks consent for the demolition of an attached single storey outbuilding to the rear of Lakenheath Hotel. The outbuilding is brick construction with some stonework and a red clay pantile roof.
2. The application is being considered in conjunction with the following planning application:
 - DC/14/2236/FUL – Planning Application – construction of three dwellings and re-positioning of existing vehicular access

Application Supporting Material:

3. Information submitted with the application as follows:
 - Location plan
 - Drawings – block plan, floor plans and elevations
 - Heritage Statement
 - Historic maps – 1850, 1882 and 1905

Site Details:

4. Lakenheath Hotel is a grade II listed building that fronts onto High Street and lies within the Lakenheath Conservation Area. It is a two storey building of Mid C18 construction with a late C16 core and early C19 alterations. The area to the rear of the hotel comprises of a hard surfaced area used for parking and a detached single storey dwelling sites along the northern boundary.

Planning History:

5. Previous applications have been submitted for alterations to the hotel building but this planning history is not considered relevant to the determination of this application.

Consultations:

6. FHDC Conservation Officer – *The proposed development involving the demolition of an attached outbuilding to the rear of Lakenheath Hotel was subject to pre application discussions. Following the advice offered at pre application stage, research demonstrates the building is of limited significance due to its age, fragmentary nature of the historic fabric and overall poor condition. The proposed demolition of the outhouse will allow a more satisfactory car parking arrangement avoiding a comparatively contrived layout which would result if the building was retained and the development of the site were supported.*

The proposed demolition will not involve the loss of a building of any great significance instead it will allow for improved car parking facilities in association with the development of the site as a whole. I therefore have no objections subject to details of the making good to the remaining gable end wall. Ideally this is submitted prior to determination of the application. If details of the making good to the existing gable end wall are not provided up front this shall be conditioned"

Representations:

7. Parish Council: Object for the following reasons:

"This was an old Manor house with listing approval by English Heritage in 1984. It is clearly shown on maps supplied as having been extant since 1882. It was listed for a reason and should remain. The rear extension has been allowed to fall into a state of disrepair. The demolition is now required to make way for a new driveway. As this does not contribute to the preservation of the building it should not be allowed. Proposals should only be permitted in very exceptional circumstances. Applicant needs to demonstrate that all reasonable efforts have been made to sustain existing uses"

8. No letters of representation have been received.

Policy: The following policies of the Forest Heath Core Strategy (May 2010) and the Forest Heath & St Edmundsbury Joint Development Management Policies Document have been taken into account in the consideration of this application:

9. Forest Heath Core Strategy (May 2010):

- Policy CS3: Landscape Character and the Historic Environment

10. Forest Heath & St Edmundsbury Joint Development Management Policies (Submission Document, October 2012, and Post Hearing Modifications, October 2014):

- Emerging Policy DM16: Listed Buildings

Other Planning Policy:

11. The objectives of the National Planning Policy Framework (2012) and guidance contained within National Planning Policy Guidance have been taken into consideration.

Officer Comment:

12. The submitted Heritage Statement suggests that the outbuilding has been substantially altered and research demonstrates the building is of limited significance due to its age, fragmentary nature of the historic fabric and overall poor condition. The outbuilding is therefore not considered of great significance and it is officer's view that its demolition would not be detrimental to the historic character or architectural interest of the building.

13. The demolition of the outbuilding is proposed to allow a more satisfactory car parking arrangement to the rear of the building and improved car parking facilities in association with the development of the site as a whole. It is officer's opinion that this would enhance the setting of the listed building.

14. Whilst the comments of the parish council have been taken into consideration, sufficient weight must be given to the research that has been carried out with regard to the historic context of the outbuilding and its current condition. The conservation officer is satisfied that the outbuilding is not of great historic or architectural significance and as such, the proposal is considered to meet the objectives of Core Strategy Policy CS3 that seeks to protect the historic environment and emerging policy DM16 that requires development to respect the character and special interest of the listed building.

Conclusion:

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

Recommendation:

16. It is recommended that consent is **GRANTED** subject to the following conditions:

1. Time limit
2. Details of making good the existing gable end wall
3. Compliance with approved plans

Documents:

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

<http://planning.stedmundsbury.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY