

Sent: 27 June 2022 15:59

It was good to meet you the other week and discuss the proposals for your property.

I have given further consideration to the proposed two storey side extension. I have also reviewed the previous Conservation Officers comments again to see what detail has already been provided. We accept that the existing lean-to extension has seen previous alteration, which is noted by the addition of blockwork. However, looking at the photos at the time of listing the lean to was present, however the main change appears to be the degree of the pitch of the roof has been reduced with the addition of the block work. There is no record of the works being granted consent. This was shown in comments provide by the previous Officer on the 22 February 2021.

As discussed, the proposal would impact on the significance and character of the building, with the existing historic window openings being covered and the side elevation being altered, including creating a large opening for access into the proposed extension. This would also impact upon internal fabric and possible impact upon the chimney breast.

I have considered the options discussed when I met with you on site. However, I am unable to support the proposed two storey side extension. While details could be retained internally there would be a high degree intervention and alteration to the side elevation, which would not preserve or enhance the character of the building and would have an impact on the surrounding Conservation Area. While consideration has been given to material palette, this is not sufficient to mitigate against the harm.

As expressed by the previous Conservation Officer we could support an increase to the existing lean, bringing it forward along the elevation. This would be subject to further assessment of the significance of the existing lean to. With the increase of the lean to and some internal reconfiguration, you would have sufficient space to accommodate an addition room. While this would not allow for the two-storey extension, it would allow for an additional room.

As detailed by the previous Officer and I would concur with this assessment, the proposal as currently submitted are not acceptable and would not be supported by policy LP35 of the Local

Plan, Policy 16 (2) or 66 (1) of the Planning(Listed Building and Conservation Areas) Act.

As set out above, subject to further assessment of the existing single storey lean to be provided, we could accept an increased single storey extension increasing the footprint of the existing lean to extension. This would still allow for the additional room but have a significantly reduced impact to the building and Conservation Area. We are unable to support the proposed two storey extension. I have copied in the Planning Officer Sam Jackman, so she is aware of discussions.

Kind regards,

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