

**Parish:** LONG MELFORD

**Location:** Lime Tree House, Hall Street, Long Melford, Sudbury, CO10 9JF

**Proposal:** External and internal alterations to existing single storey rear outbuilding (part demolition of existing pvc covered storage area)

**Applicant:** Horsley Holder Properties Ltd

**Case Officer:** Graham Chamberlain

**Date for Determination:** 22/12/08

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**This application is presented to Development Committee as Cllr Kemp has a personal interest in the application.**

#### **THE SITE**

1. Lime Tree House is a Grade II listed building located in Hall Street, Long Melford. The building is finished in Suffolk white brick with a peg tiled roof. The building is currently split into a number of uses with an art gallery on the ground floor and clinic on the first floor.
2. The area of the building in question is the attached rear outbuilding/shed which is connected to the listed building. Alterations to this structure therefore require Listed Building Consent (but not planning permission) as the alterations proposed impact on the character of the building.

#### **THE PROPOSAL**

3. The proposal is to demolish the open sided PVC clad storage area on the south side of the existing lean-to single storey rear addition (also clad in PVC), and the rebuilding of the timber clad store section.
4. As the scheme involves demolition and partial rebuild, Listed Building Consent is needed. The replacement store would be of stud work timber frame clad in black stained weatherboard with the reuse of the existing pan tiles to the roof attached using new battens on top of a new air permeable membrane. The existing box guttering will also be removed and replaced. The brick wall which forms the north elevation of the store will be retained.
5. The scheme will also replace some of the PVC corrugated panels on the rear extension, however this does not require consent being a like for like replacement.

#### **RELEVANT HISTORY**

6. There are no relevant applications although there is a long history relating to changes of use of the first floor and advertisement consents. This application follows an enforcement investigation into a complaint as the works have commenced.

#### **NATIONAL GUIDANCE**

7. **PPG15:** (Planning for the Historic Environment)

#### **PLANNING POLICIES**

8. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

#### **East of England Plan - 2008**

- **ENV6:** (The Historic Environment)

#### **Babergh Local Plan (Alteration No.2) 2006**

- **CN06:** (Listed Buildings)

**The relevant documents can be viewed via the internet. Please see Page 4 for details.**

#### **OBSERVATIONS**

9. Long Melford Parish Council – No comments received at time of writing this report, Members will be updated if comments are received.

#### **REPRESENTATIONS**

10. One letter of objection has been received objecting to the application for the following reasons:
  - The works commenced without permission and are sub standard
  - The new building is unattractive and not in keeping with the listed building

#### **PLANNING CONSIDERATIONS**

11. Listed buildings are nationally important structures which represent a finite resource. They are an irreplaceable cultural resource. Planning Policy Guidance Note 15 puts the stewardship of Listed Buildings and the historic environment as a key responsibility of the Local Planning Authority. The custodianship of the listed building is the responsibility of the owner.
12. PPG15 states in Paragraph 3.3 that there is a general presumption in favour of preservation of listed buildings (preservation in terms of alteration or demolition). This presumption is not a bar to future change, but when assessing the proposed change the LPA must have regard to the advice of PPG15 which states that 'the exercise of listed building control is the statutory requirement on local planning authorities to 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' (Para 3.3).
13. Policy CN06 of the Babergh District Local Plan requires works affecting a listed building to retain the historic fabric, curtilage area, setting and the relationship with the surroundings. It also requires features which contribute to the setting of the listed building to be maintained.
14. As there is a presumption in favour of retaining the listed building unaltered, a justification needs to be put forward as to how the alteration would enhance the historic character of the building or have no material adverse impact.

15. The justification in this instance is that the works do not affect the main historic part of the building; the brick built cottage. The rear addition has been added at a later date. The PVC cladding, stud work and additional courses to the brick wall are evidence to this. The works therefore need to be viewed in terms of the setting and appearance of the listed building as they will not impact on the historic fabric.
16. The photos submitted with the application (available to view on file but will be shown to Members at the Committee meeting) show the now removed PVC storage area in a poor state of repair. The PVC cladding was cracked and split. This would have detracted from the setting of the listed building. The photos show that it is an unattractive feature. The replacement of this structure, and even the lean-to extension, would be desirable. The removal of the PVC clad open store is supported as it would remove an unsightly addition to a listed building. The rebuild of the store is supported as it would use materials which represent a like for like replacement, black stained timber boarding and the reuse of the pan tiles. This section of the building would appear to have been renovated rather than replaced.
17. The impact of the removal of the PVC clad open store would be an improvement to the setting of the building and the replacement of the timber store would have a neutral impact.
18. It must also be noted that the store will now be water tight and useable. This will support the function of the ground floor retail unit of the listed building, the viability of which is difficult given the lack of storage. The storage area will assist in the functioning of the listed building which is viewed as an enhancement.

#### **REASONS FOR APPROVAL**

19. The proposed works will not materially harm the setting or fabric of the listed building and will adhere to Policy CN06 of the Babergh District Local Plan Alt 2 (2006) and Planning Policy Guidance Note 15.

#### **RECOMMENDATION**

- (1) That listed building consent be granted subject to the following conditions:
  - Standard time limit
  - The boarding being stained black