

**From:** Laura Levitt  
**Sent:** Wed, 20 Jan 2021 13:13:08 +0000  
**To:** Janet Mullen  
**Subject:** 20/04303/APP

Thank you for the consultation on the above.

The site is within the conservation area and the main house is Grade II listed. The heritage assessment is the impact on the special historic and architectural interest of the listed building, including its setting and the character and appearance of the conservation area. No relevant planning history can be found on file.

There is no objection to enclosing existing outbuilding as the existing openings would be used; details of the doors may be required by condition. However it is not clear if any repair or internal works are proposed and clarity on this is sought. As to extension of this building, again this is considered acceptable as it would be located away from the listed house and be traditional in form to fit in with the farm character of the site and buildings. Details of materials would be required by condition, ideally the new tiles would be clay rather than concrete as this is a more traditional material.

In terms of the landscaping plans, some photos are requested to show the areas proposed to be changed (to front driveway and areas of hardstanding/terrace/path and the enclosures/structures in the vegetable garden) to understand any impact on the setting of the listed building/conservation area.

In the case of the pool, as identified in the CA appraisal this is part of the site is 'a private garden that is visible or important private open space', this is shown in the supplied photos as is the agricultural character of the site and the wider area which relates to its history. I accept that the pool, because of the bank would not be seen from the house, however the setting of a listed building is much wider than this and I am concerned that the pool would be visible from view points 3, 4 and 5 submitted and thus would impact on the agricultural setting of the listed building, which is of significance to its history as a farmhouse.

Similarly it would impact on the conservation area, which is also characterised by its landscape quality, due to a pool being a domestic addition and involving hard and manmade construction.

The plans do not make clear how the pool would function, as normally a plant of some kind is required, and so the impact on the heritage assets described could be greater. Furthermore, the assessment on the impact on the setting could also extend to the impact from the noise of filters, the smell of chemicals, as well as the various additions, such as furniture and lighting which could well follow.

In summary, the location of the pool so far from the house, whilst lessening the impact on the views from the listed building, impacts more on the conservation area and the wider setting of

the listed building including views to the listed building. In some ways a suitable position closer to the buildings could be preferable as this would group the domestic elements together, however any detailed discussion on an alternative location should be as part of a pre application service.

I would like some clarity on the points about the internal and repair works to the outbuilding, clarity of the full extent of the pool works and photos of the areas closer to the main house where changes are proposed to enable fuller assessment of these proposals.

Kind regards

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