

PROPOSED ALTERATIONS & EXTENSIONS

to

'THE COACH HOUSE'  
HIGH HALL ROAD  
NETTLESTEAD  
SUFFOLK  
IP8 4QT

for

MR ALASTAIR DOVEY

PLANNING STATEMENT INCLUDING HERITAGE  
STATEMENT



**3 LOWER BROOK MEWS  
LOWER BROOK STREET  
IPSWICH SUFFOLK IP4 1RA**



## **1. SITE LOCATION AND EXISTING BUILDING**

- 1.1 The studio and garage (former coach house) to High Hall is located in a hamlet to the north of the village of Nettlestead. The group of buildings in this area is made up of a farm complex, individual detached dwellings and a terrace of houses. The site lies over 168m away from High Hall and is separated by two other dwellings, those of Lime Cottage and Pine Cottage. The building was originally a coach house and accommodation to High Hall but its use became inconvenient due to the distance of separation and it was unused for a long period. Subsequently, garages were built adjacent to the Hall and as a consequence, the building became largely redundant. It has most recently been used as an art studio and store. It is in good condition and a pleasant looking building which required another use. It currently presents itself as a modest house worth of retention.
- 1.2 Whilst the coach house is not itself a listed building, it falls within the curtilage of the Grade 2\* Listed High Hall, and as such any proposed changes will required listed building consent.
- 1.3 The coach house is actually 168.00m from High Hall as can be seen on drawing No.5721-6, and due to recent land and property sales, is no longer within the curtilage of High Hall. Only the front/south elevation of the coach house is visible from High Hall.
- 1.4 In isolation, the Coach House is not of the quality to be considered as a listed building in its own right, and its distance from High Hall barely justifies it being considered as a curtilage listed building. It is believed the coach house was constructed in about 1930 as a stable, hay loft and adjoining double garage.

## **2. RECENT PLANNING HISTORY**

- 2.1 Full Planning Permission was granted on 14th September 2016 under Ref No.3295/16 for 'Conversion, alterations & extensions of studio-garage, to form 1 No. Dwelling'. The Coach House, High Hall, High Hall Road, Nettlestead, IP8 4QT.
- 2.2 Planning permission was granted on 13<sup>th</sup> August 2019, under Ref DC/19/03082 to remove condition 5 (access) of the planning permission referred to in 2.1.

- 2.3 Discharge of condition 6 (landscaping) of planning permission referenced to in 2.1 was obtained on 16<sup>th</sup> July 2019, under Ref DC/19/03081.
- 2.4 A Certificate of Lawfulness of an existing dwelling was obtained on 14<sup>th</sup> January 2020, under Ref DC/19/05579. This states that the application has shown that on the balance of probabilities the development on the land has commenced and the applicant has complied with condition 1 of the planning permission 3295/16.
- 2.5 A House Holder Planning Permission Ref DC/18/01130, was granted for two and single story side extensions and erection of a two bay cart lodge at 'Pine Cottage', High Hall Road, Nettlestead. Pine Cottage is a listed building, situated to the south east of the application site.

### **3. THE PROPOSAL & DESIGN APPROACH**

- 3.1 The proposal is for elevational and internal alterations to the coach house, and for the erection of single and 1 ½ storey extensions. Existing plans and elevations are shown on Last & Tricker Partnership drawings No. 5721-2&3. Proposed plans and elevations are shown on Last & Tricker Partnership drawings No. 5721- 4&5.
- 3.2 A similar proposal to the current proposal was granted planning permission on 14<sup>th</sup> September 2016 (See 2.1 previously) with a certificate of Lawfulness obtained on 14<sup>th</sup> January 2020 (see 2.4 previously).
- 3.3 The elevation and internal alterations proposed for the existing coach house building, exactly match those approved under Planning Permission 3295/16, and can be carried out without and further consent.
- 3.4 The proposed extensions follow the footprint of the extension approved under Planning Permission 3295/16. They consist of the following –
  - (i) Single story extension incorporating a dining annexe – GIFA 9.18m<sup>2</sup>
  - (ii) 1 ½ story extension with an open plan kitchen at ground floor and bedroom/en-suite at first floor – GIFA 40.12m<sup>2</sup>
  - (iii) Single story extension incorporating a boot room – GIFA 4.5m<sup>2</sup>
  - (iv) Single story link extension – GIFA 4.95m<sup>2</sup>
- 3.5 The dining annexe extension projects to the west of the coach house 3.000m, which replicates the previously approved extension.
- 3.6 The 1 ½ storey extension of the north of the coach house is designed to have a ridge height to match the ridge of the raised section of roof over the coach house (as previously approved), so that it will not be visible when viewed from the south.

- 3.7 The small boot room extension to the north will not be visible from the road or approach to the Coach House.
- 3.8 It is proposed to construct the extensions using traditional building materials, including red facing brickwork, clay pantiles and timber weather boarding. This was an approach favoured by Historic England when consulted on the previously approved application, as was their concern over the form and materials used on the proposed extension.
- 3.9 It is considered that proposed extensions make good use of the space available, whilst keeping to a minimum the visual impact from the main elevation (south) of the Coach House and the road.
- 3.10 Overall, the design approach seeks to convert and extend the existing coach house in a way that is sympathetic to the heritage of the existing building, all of which has of course been tested and accepted by the previous approval(s). Whilst the extensions are larger than the approved extension, it is still being considered subservient to the existing building. It is interesting to make comparison with the approved alterations and extensions recently approved at Pine Cottage (see 2.5 previously).

#### **4. LAYOUT**

- 4.1 The proposals will maintain the existing layout of the site, with extensions to the north and west. The main entrance will be maintained in its existing location.

#### **5. ACCESS**

- 5.1 The existing vehicular access to the site from High Hall Road will be retained but will be laid out in accordance with S.C.C. highways standard drawing DMOI.

#### **6. THE USE**

- 6.1 The change of use of the coach house to an extended residential dwelling was established by Planning Permission 3295/16 and Certificate of Lawfulness Ref. DC/19/05579.

## 7. HERITAGE STATEMENT

- 7.1 The Coach House is considered to be a curtilage Listed Building to High Hall, which is a Grade II\* Listed Building.
- 7.2 High Hall was first Listed on 9<sup>th</sup> December 1955. The listing description is as follows:  
NETTLESTEAD TM OS SE 2/125 High Hall 9.12.55 -II\*House, probably c.1620-30 for Williams Fourth, Fragmentary C16 core; and alterations of c.1930 by H. Munroe Cautley, A.R.I.B.A. The main block is unusual for C17 in being of double-pile form and 3 storeys with attics. Red brick in English bond, 2-span plain tiled roof, some ends being hipped with gables. C17 chimneys of red brick with triple octagonal shafts, much restored C20. A number of original windows have ovolo-moulded mullions and transoms of brick, most also have moulded pediments; fragments of the original plasterwork remain, this being used at all the openings in imitation of dressed limestone. Fine original entrance porch of brick, now 2 storeys high; the 3<sup>rd</sup> storey has been removed. Tuscan pilasters in plaster frame the round-headed doorway, which was probably open until insertion of C20 boarded and battened door. The inner doorway has an original door, framed with sunk panels, with good ironmongery. The main parlour has complete C17 wainscotting, and an open fireplace of plaster simulating sconework, with carved oak pilasters and an arcading above. Moulded plasterboard to ceiling beams and cornice. The "new" hall and several other rooms have good open fireplaces; 2 chambers have moulded plasterboard. The additional block behind is primarily a staircase tower, with a second parlour. The staircase has 7 flights, with channelled newels (formerly with ball finials) and widely spaced turned balusters. The C16 timber-framed and plastered range, to which the main building was attached, is underbuilt in C17 brick; further major alterations to this range, in false half-timbering, c1930. For further details East Anglian Miscellany. 1922, No. 6257. Suffolk Houses: Sandon 1977.
- 7.3 The Coach House is situated 168M from High Hall. There is interestingly no reference to any other outbuildings that were situated within the curtilage of High Hall when it was originally Listed, which may reflect their lack of importance.
- 7.4 A report on the Architectural History and significance of the Coach House at High Hall, Nettlestead was prepared in December 2013 by Nicolas Joubert – Historic Buildings Consultant.

- 7.5 Page 12 of this report suggests that the Coach House and adjacent garage is a building that was erected in about 1930, in red brickwork under a pantile roof.
- 7.6 The lack of reference of the Coach House in the High Hall Listing description, the large distance between the two buildings (168M) and the age of the Coach House, would suggest that it has very little, if any, significance to the setting of High Hall.
- 7.7 Through recent land sales, the Coach House is no longer within the curtilage of High Hall.