

# PLANNING, DESIGN, ACCESS AND HERITAGE STATEMENT

In respect of

**The Guinness Arms, The Street, Icklingham, IP28 6PS**

On behalf of

**Elveden Farms Ltd**

JCG5783  
Planning, Design, Access  
and Heritage Statement  
Final  
August 2021

## REPORT

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Prepared by:

Prepared for:

**RPS**

**Elveden Farms Ltd.**

Richard Tilley  
Director

20 Farringdon Street  
London, EC4A 4AB

T +44 20 3691 0500  
E richard.tilley@rpsgroup.com

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# 1 INTRODUCTION

1.1 This Planning, Design, Access and Heritage (the “Statement”) has been prepared on behalf of Elveden Farms Ltd (the “Applicant”) in support of an application for Full Planning Permission and Listed Building Consent for the proposed replacement of the existing brick panel wall with flint panelling at The Guinness Arms, The Street, Icklingham, IP28 6PS.

1.2 Accordingly, the proposal is for:

*“Full Planning Permission and Listed Building Consent for the replacement of the brick panelled wall with flint panelling”.*

1.3 This application is submitted following the refusal of planning permission and listed building consent (reference: DC/20/0987/FUL and DC/20/0988/LB) on the 8 October 2020 on the grounds that the choice of materials nor the brick bonds used relate to any of the existing boundary walls to the site which are constructed of flint.

1.4 The site ‘Guinness Arms’ is a public house with associated parking area located within the settlement boundary of Icklingham. Guinness Arms is a grade II Listed Building. The wall is listed by reason of its location within the curtilage of the Guinness Arms Public House (previously known as the Red Lion).

1.5 This statement describes the proposal and demonstrates how the proposal complies with key objectives of planning policy and guidance at national and local levels. The structure of this statement is as follows:

- Section 2 describes the site and background;
- Section 3 provides a summary of the relevant planning history associated with the site;
- Section 4 sets out the proposed development;
- Section 5 outlines the relevant planning policy framework against which the proposal should be considered;
- Section 6 provides an assessment of the main planning considerations; and
- Section 7 sets out the overall conclusions

## 2 SITE DESCRIPTION AND BACKGROUND

### Site Description

- 2.1 The site 'Guinness Arms' is a public house with associated parking area located within the settlement boundary of Icklingham. Guinness Arms is a grade II Listed Building. The wall is listed by reason of its location within the curtilage of the Guinness Arms Public House (previously known as the Red Lion).
- 2.2 The wall which this application relates, is a recently built section of the wall within the grounds of the Guinness Arms public house and located on the north-western edge of the site. The wall measures approximately 2m in height, with ground levels decreasing as you move further south into the site. A photograph image of the existing wall is provided at Figure 1 below.



Figure 1: Photograph Image of the existing Wall

### Background

- 2.3 In 2017 RPS/CgMs submitted a planning and listed building consent application for the refurbishment and extension of The Red Lion public house, the creation of new guest rooms and internal and external alterations including the formation of a new parking and landscaped area (Ref. DC/16/2750/FUL). The application was approved in March 2017, the relevant planning conditions were duly discharged and construction works started on site in May 2018. The works have now been completed, the public house was renamed The Guinness Arms and it was reopened to the public.
- 2.4 During the construction phase, it was deemed necessary to repair two sections of a flint boundary wall located in the front courtyard of the site and to erect a new small red brick wall separating along the north-western boundary of the site in proximity of the front car parking.

- 2.5 At the time Elveden Farms Ltd purchased the site in 2012 no wall or other structures were present in the area now occupied by the red brick wall.
- 2.6 West Suffolk Council's enforcement team contacted RPS in July 2019 to clarify the planning position of a new brick wall erected in the front curtilage after the approval of the above application, and the repairing of the existing flint wall.
- 2.7 A retrospective full planning and listed building consent application was submitted by the Applicant in November 2019 to obtain retrospective permission for the repairs to the sections of flint boundary wall and the retention of the new red brick wall (Ref. DC/19/2178/FUL and DC/19/2179/LB). Following negotiations with the Council, it was agreed to remove the new brick wall from the description of development and the scope of the application. Retrospective planning permission and listed building consent for the retention of the flint boundary wall repairs were granted on the 26th of February 2020.
- 2.8 Following the receipt of the decision notices for the two applications mentioned above, new trees were planted in front of the brick boundary wall and climbing plants (Wisteria) were planted at its foot.
- 2.9 This retrospective application seeks to obtain permission for the removal of the brick-panels from the wall and propose their replacement with flint panels set within the brick-piers.

### 3 PLANNING HISTORY

3.1 This section sets out the relevant planning history records associated with the site. The most relevant and recent applications comprise:

3.2 **Reference: DC/20/0987/FUL and DC/20/0988/LB** - Planning Permission and Listed Building Consent were refused on 8<sup>th</sup> October 2020 for the retention of boundary wall (retrospective) and retention of red brick boundary wall. The key reasons for refusal were as follows:

- the choice of materials or the brick bonds proposed do not relate to any of the existing boundary walls to the site which are constructed of flint.
- The brick bond incorporates a series of panels of brick weave and herringbone rather than a recognisable bond typically used for boundary walls historically.
- The choice of materials for the wall together with the detailing does not respect the character of the adjacent boundary walls, drawing undue attention away from both the listed building and the traditional boundary treatment.

3.3 In addition to the above, other relevant planning history records associated with this part of the site are set out in the table below.

Reference	Proposal	Decision
DC/19/2178/FUL	Planning Application - (i) repair 2no. sections of flint wall (retrospective).	Approved 26 February 2020
DC/19/2179/LB	Application for Listed Building Consent - (i) repair 2no. sections of flint wall.	LBC Approved 26 February 2020
DC/16/2751/LB	Application for Listed Building Consent - (i) Partial demolition of existing rear extension (ii) New single storey rear extension (iii) Side porch (iv) Internal alterations to main building (v) Refurbishment of existing barns and creation of new barn (vi) Alterations to rear patio.	LBC Approved 24 March 2017
DC/16/2750/FUL	Planning Application - (i) Single storey side extension to form new entrance lobby (ii) Single storey rear modular extension (partial demolition of existing rear extension) to be subdivided into 4no. gabled structures (iii) Refurbishment of existing barns and creation of new barn to provide a total of 8no. ancillary guestrooms (C1 use) (iv) internal and external alterations including formation of new parking and landscaped areas.	Approved 24 March 2017

3.4 The following section sets out the development proposals.

## 4 DEVELOPMENT PROPOSALS

- 4.1 The proposal comprises the replacement of the existing brick infill panels with flint infill panels set within the brick-piers as shown in Figure 2 below.

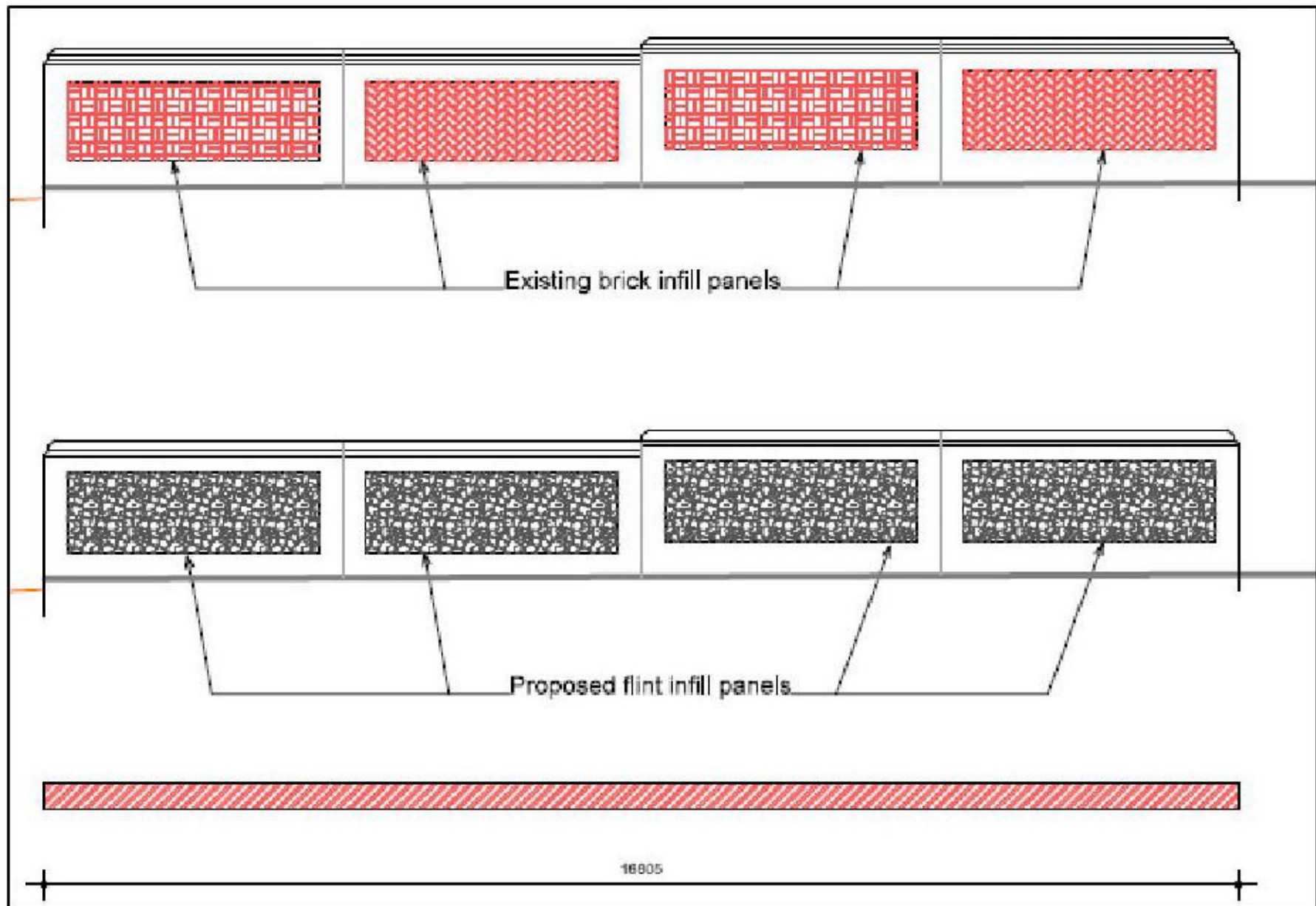


Figure 2: Extract of Existing and Proposed Drawing

- 4.2 The proposals have evolved to incorporate comments received from the Planning Officer (Dave Beighton) and Senior Conservation Officer (Claire Johnson) who previously advised that the use of brick panels would not respect the character of the adjacent boundary walls and would draw undue attention away from the Listed Building and the traditional boundary treatments.
- 4.3 The proposals now involve the removal of the brick panels with the introduction of flint panels. The Council acknowledge that whilst this would not result in a traditionally detailed flint wall with minimal brick piers but rather substantial brick piers and coping, however, it is an acceptable compromise from a conservation point of view and better relates to the traditional flint wall which exists on the eastern boundary.
- 4.4 In light of the above, the amended wall design compliments the existing section of the wall adjoining The Street and the extended flint wall abutting the converted barn located to the north-west of the Guinness Arms. The appearance of the wall respects the surrounding area and the rural character of the village, where the boundaries of plots are often delimited by brick or flint walls of varying heights.
- 4.5 Overall, the works have been carried out to enhance the appearance of the existing sections of flint wall and to enclose the site's front curtilage. The wall has the practical function of screening the front



car parking of the pub from the adjoining property to the north-west and reinforcing the visual and physical separation between the two adjoining plots.

## 5 PLANNING POLICY CONTEXT

5.1 The following section provides a brief overview of the planning policy framework and guidance which is of relevance to the proposed development.

5.2 On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single Authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by Regulation, therefore the planning policies applicable to the site are set out in the plans produced by the now dissolved Forest Heath District Council which are as follows:

- Forest Heath Core Strategy (Adopted May 2010);
- West Suffolk Joint Development Management Policies Document (Adopted February 2015); and
- Local Plan Policies Map (Adopted February 2015)

### National Planning Policy Framework

5.3 The National Planning Policy Framework (NPPF) was updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied.

5.4 The NPPF is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given.

5.5 Paragraph 194 of the NPPF states:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets".*

5.6 Paragraph 197 of the NPPF states:

*"In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets... the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness".*

5.7 Paragraph 199 and 200 of the NPPF states:

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.*

5.8 *"Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings should be exceptional".*

5.9 The Council confirm that the policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision-making process.

5.10 The following policies are considered applicable to the development proposals:

### **West Suffolk Development Plan Policies**

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Creating Places Development Principles and Local Distinctiveness
- Policy DM15: Listed Building
- Core Strategy Policy CS5: Design quality and local distinctiveness

## 6 PLANNING CONSIDERATIONS AND ASSESSMENT

6.1 In light of the planning policy framework outlined in Section 5 of this statement, the key material planning considerations will be addressed within this chapter.

### Principle of Development

6.2 West Suffolk (WS) **Local Plan Policy DM1** (Presumption in Favour of Sustainable Development) states that the Council will take a positive approach in the assessment of development proposals that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

6.3 Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

### Principle of Development – Assessment

6.4 The proposals comply with the national and local planning policy framework and should therefore be supported in principle.

### Design and Heritage

6.5 **WS Local Plan Policy DM2** (Creating Places Development Principles and Local Distinctiveness) requires all development proposals to:

- recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area;
- maintain or create a sense of place and/or local character;
- respect the distinctive historic character and architectural value of the area and/or building; and
- produce designs that respect the character, scale, density and massing of the locality.

6.6 **WS Core Strategy Policy CS5** (Design Quality and Local Distinctiveness) expects all new development proposals to be designed to a high quality and reinforce local distinctiveness. Design that does not demonstrate it has regard to local context and fails to enhance the character, appearance and environmental quality of an area will not be acceptable.

6.7 **WS Local Plan Policy DM15** (Listed Buildings) specifies that proposals to alter a listed building, or development affecting its setting, will be permitted where they demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;

6.8 Proposals will be considered acceptable which contribute to the preservation of the building and are not detrimental to the building's character or any architectural, artistic or historic features that contribute towards its special interest.

6.9 The policy requires proposals to use appropriate materials and methods of construction which respect the character of the building and the curtilage and/or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained.

- 6.10 All development proposals should provide a clear justification for the works, especially if these works would harm the listed building or its setting, so that the harm can be weighed against any public benefits.

### Design and Heritage – Assessment

- 6.11 Planning and Design Officers at the Council have reviewed the proposals sought in this application and have confirmed that the replacement of the brick panelled wall with flint panelling is an acceptable compromise from a conservation point of view. In addition, the amended proposals better relates to the existing traditional flint wall along the eastern boundary.
- 6.12 In terms of the heritage asset, the character of the front curtilage of the Red Lion Inn (now The Guinness Arms) is given by its enclosed appearance which focusses the attention of the observer on the recessed Grade II listed building and its ancillary barns. The constructed wall has reinforced this local distinctiveness without affecting the more open character of the surrounding area, in accordance with Policy DM2 of the DMPD.
- 6.13 In addition, the revised wall appearance aligns with the existing section of the wall adjoining The Street and the extended flint wall abutting the converted barn located to the north-west of the Guinness Arms. The boundary treatment is consistent with the surrounding area and the rural character of the village, where the boundaries of plots are often delimited by flint walls which is a characteristic of the village of Icklingham, as such, the proposal respects and relates to the traditional character of the surrounding area.
- 6.14 The proposal does not harm and preserves the significance and special interest of the Grade II listed building of The Red Lion (now The Guinness Arms). As such, it is considered to comply with Sections 16 and 66 of the 1990 Act. It also complies with the policies of the NPPF 2021 and local policies, including Policy DM15 of the Local Plan.
- 6.15 For the reasons set out above, the proposal complies with the design and heritage principles set out in policies DM2 and DM15 of the local plan and that Planning Permission and Listed Building Consent should be granted.

## 7 CONCLUSION

- 7.1 This Planning, Design, Access and Heritage Statement (the “Statement”) has been prepared on behalf of Elveden Farms Ltd (the “Applicant”) in support of an application for Full Planning Permission and Listed Building Consent for the proposed replacement of the existing brick panel wall with flint panelling at The Guinness Arms, The Street, Icklingham, IP28 6PS.
- 7.2 Accordingly, the description of the proposed development is:
- “Full Planning Permission and Listed Building Consent for the replacement of the brick panelled wall with flint panelling”.*
- 7.3 Planning and Design Officers at the Council have reviewed the proposals sought in this application and have confirmed that the replacement of the brick panelled wall with flint panelling is an acceptable compromise from a conservation point of view.
- 7.4 The proposal does not harm and preserves the significance and special interest of the Grade II listed building of The Red Lion (now The Guinness Arms).
- 7.5 The proposal is considered to be in line with the provisions of the development plan for West Suffolk Council and the NPPF (2021), and as such is considered acceptable. We would therefore respectfully request that this planning application is approved, and Planning Permission and Listed Building Consent granted for the above development.

