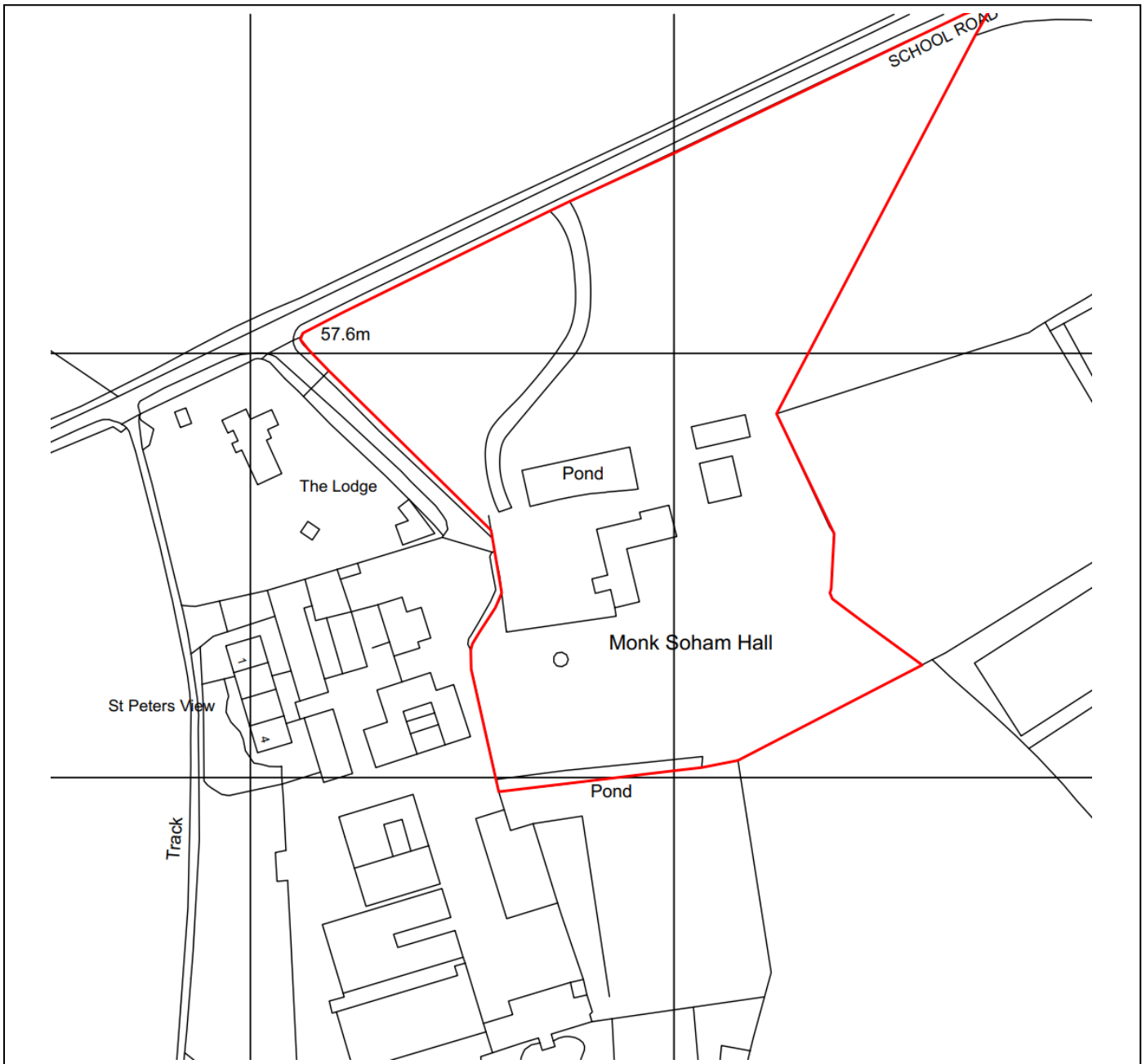


PRE-APPLICATION ENQUIRY DC/21/01956



Monk Soham Hall, School Road, Monk Soham, Suffolk IP13 7EN

Pre-application Enquiry

This advice is provided as part of the Council's pre-application advice service.

The advice provided here represents a professional officer opinion based on the material submitted and is given in good faith. The Council as Local Planning Authority must consider every planning application on its own merits after having regard to all material planning considerations. The advice provided here is not in respect of a planning application, has not been subject to public consultation or appropriate statutory consultations and is not necessarily accompanied by all the required supporting material and on that basis the advice is not binding on the Council as the Local Planning Authority.

This Advice does not pre-determine the outcome of any subsequent planning application based on the submitted material and/or the Advice provided.

In providing this Advice the Council is seeking to proactively and constructively provide support to potential applicants seeking to deliver sustainable development as encouraged by the Government within the National Planning Policy Framework [NPPF] and National Planning Practice Guidance [NPPG]

The Council is permitted to charge for this advice under the provisions of the Local Government Act 2003. The intention is to recover the cost of providing the service and not to deter applicants and their agents from engaging in pre-application discussions.



The Proposal

The proposed development is for:

Erection of Orangery and some minor changes to house.

The supporting material comprises:

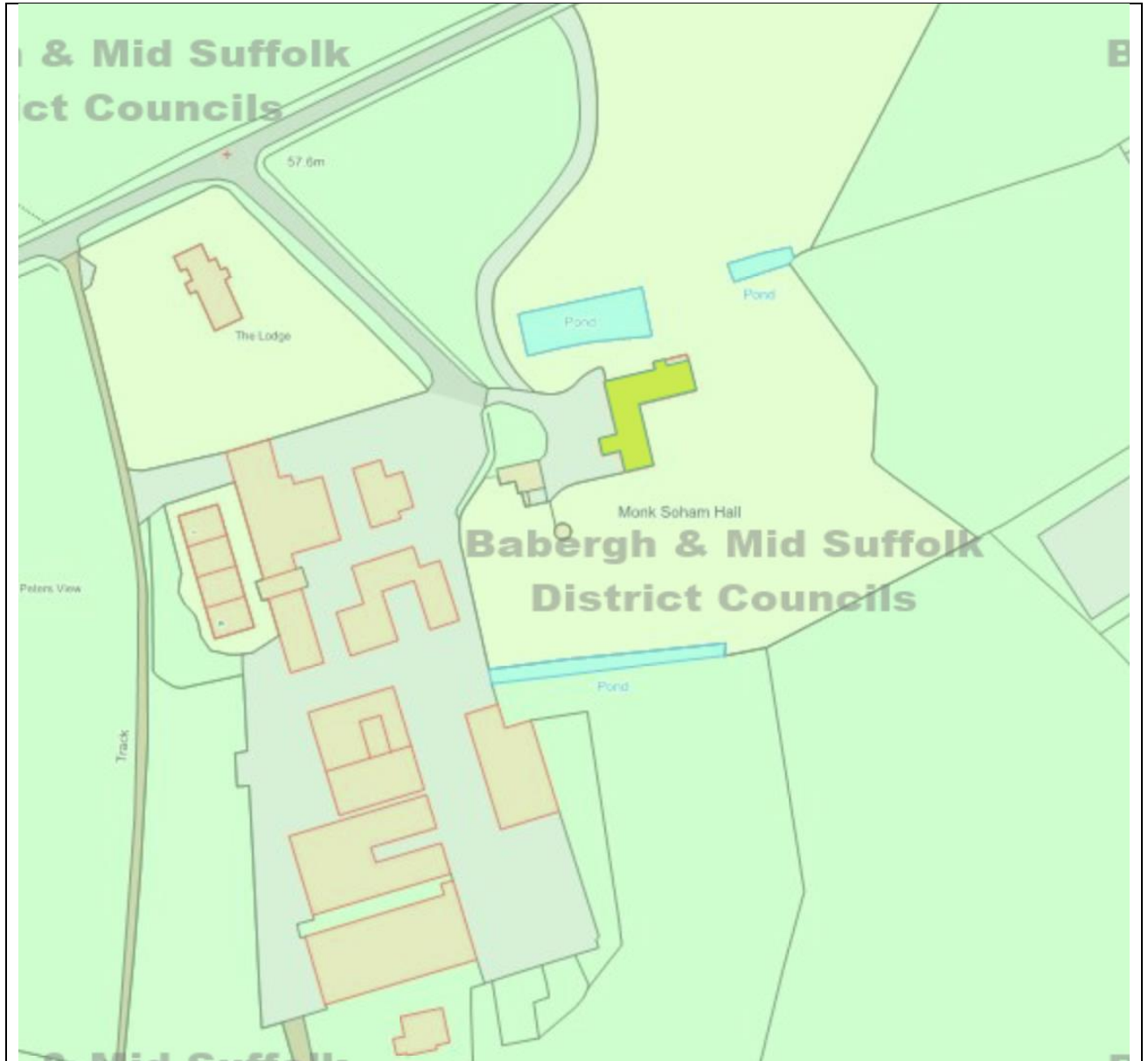
Defined Red Line Plan 534_01 - Received 30/03/2021
 Block Plan - Existing 534_02 - Received 30/03/2021
 Floor Plan - Existing 534_03 - Received 31/03/2021
 Elevations - Existing 534_04 - Received 31/03/2021
 Sectional Drawing Existing 534_04 - Received 31/03/2021
 Floor Plan - Proposed 534_07 - Received 31/03/2021
 Elevations - Proposed 534_08 - Received 31/03/2021
 Sectional Drawing Proposed 534_08 - Received 31/03/2021
 Proposed Site Plan 534_09 - Received 31/03/2021
 Proposed Site Plan Wider Context 534_10 - Received 31/03/2021

Heritage Statement - Received 31/03/2021

Design and Access Statement - Received 31/03/2021

The Proposed Development and Site

Monk Soham Hall is a two-storey detached Grade II listed building situated on a large plot. The dwelling is set back from the highway of School Road and benefits from a moderately sized access/parking area to the west. The nearest neighbouring property is The Lodge to the northwest. To the west and southwest are agricultural/industrial buildings. The wider surrounding area is agricultural fields.



Relevant Planning History

REF: 2035/11	Erection of cartlodge (amended scheme to 0785/11).	DECISION: GTD 28.09.2011
REF: 0785/11	Erection of cartlodge.	DECISION: WDN 02.06.2011
REF: 0276/86	Use of redundant agricultural building to form toilets in connection with industrial units	DECISION: GTD 12.06.1986
REF: 0034/76/OL	Erection of an agricultural workers dwelling	DECISION: GTD 05.05.1976
REF: 0058/88/OL	Conversion of redundant agricultural building to holiday accommodation for the disabled, including provision of sewage treatment plant.	DECISION: GTD 20.09.1989
REF: 0016/84/LB	Alterations to listed building,	DECISION: GTD 24.04.1984
REF: 1180/03/	*PLEASE NOTE LISTED BUILDING CONSENT IS NOT REQUIRED FOR THIS PROPOSAL*	DECISION: GTD 17.11.2003
REF: 0046/01/LB	DEMOLITION OF EXISTING DOUBLE GARAGE.	DECISION: GTD 05.09.2001
REF: 0474/96/	LAYOUT AND CONSTRUCTION OF NEW VEHICULAR ACCESS 80 METRES TO NORTH-EAST OF FARM ACCESS.	DECISION: GTD 10.07.1996
REF: 0227/01/	DOUBLE GARAGE WITH ATTACHED WORKSHOP/STORE.	DECISION: GTD 21.02.2003

Planning Policy

Emerging Local Plan – New Joint Local Plan

The Council is currently in the process of drafting the new Joint Local Plan. However, policies are not currently so sufficiently advanced as to be given much weight. However, as the plan emerges and undergoes the stages of consultation, the weight given to these policies will increase and may affect the considerations outlined within this advice. You are advised to review the progress of the Local Plan as it comes forward with regards to any impacts new policies may have on this proposal. Details are available on the link below.

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

National Planning Policy Framework (NPPF)

The NPPF was revised in 2019, and includes, at its heart, a presumption in favour of sustainable development, however this does not affect the statutory status of the development plan (Local Plan) as the starting point for decision making. However, it is still a material consideration in decision making.

The Council's Adopted Development Plan is:

- The Mid Suffolk Core Strategy (2008) and Focused Review (2014)
- The Mid Suffolk Local Plan (1998) and Proposals Map

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

Relevant Policies include:

NPPF - National Planning Policy Framework
CS05 - Mid Suffolk's Environment
FC01 - Presumption in Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
GP01 - Design and layout of development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
H18 - Extensions to existing dwellings
HB01 - Protection of historic buildings
HB04 - Extensions to listed buildings

Constraints

The application site is situated outside of the settlement (Built-Up Area) boundary of Monk Soham.
Monks Soham Hall is a Grade II listed building.

Consultation Responses

Heritage Team

Site

The house is listed at grade II. It is L-shaped in plan, with a two-cell main block which is thought to be a later addition to the earlier block that now forms a gabled cross-wing. The three bays to the front of the cross-wing are the earliest, possibly 1500s, with a jetty to the west front. The main block and the next two bays of the cross-wing are of the mid-1600s. The rear part of the cross-wing are of about 1700. In the 1800s the wing was raised in height to match the front part. Around 1800 the main block was cased in red brick to the front and right gable, along with part of the side elevation of the cross-wing. Most of the cross-wing remains plastered; the list entry notes some surviving pargetting to the gable.

Assessment

The proposal includes several elements:

Remove modern partition wall

This proposal affects no historic fabric and would reinstate the aesthetic and structural integrity of the timber frame, as well as the historic and aesthetic integrity of the building's layout. As such the proposal can be welcomed as removing a negative feature and recovering features that contribute positively to the building's significance.

Replace window with double doors

Again, this proposal affects no historic fabric. Although the window is in the 1600s part of the wing, the south elevation seems to have experienced several phases of alteration, such that the fabric in question is modern brickwork of little significance. Subject to design of the door and surrounds, the proposal is uncontroversial. The door would lead into the proposed extension, but the alteration would be supported as a discrete proposal.

Erect orangery extension

The main element is erection of a flat-roofed extension within the angle of the L-shape. The main part would stand slightly off the existing building with linking elements. The extension would be in red brick, and largely glazed. It would reflect the form of orangery buildings with the roof element concealed behind a parapet. The form often sits well with buildings whose architectural character includes horizontal emphasis, particularly in classical styles. Apart from the jetty feature, the architectural character of the existing building arises mainly from its large forms with steep roofs and gables, and it is notable that the upgrading of the main elevation retained the jettied, plastered gable of the older wing, and added a two-storey porch feature of tall proportions paying respect to the building's supposed Tudor/gothic origins. Although the inner elevations of the existing building do not match the more prominent elevations in terms of design, the fenestration of the main block allows its plan form of two cells flanking a chimney bay to be read from the rear. This would be at least partly obscured by the proposed extension which as proposed here would superimpose its own architectural rhythm. I would also be concerned at the scale and proportions of the proposed addition, which would exceed the span of either existing wing, and would cover an area about twice the size of the largest existing room. In summary I consider the extension would be incongruous in design, would detract from appreciation of the existing building, and would not be subservient in scale.

However, with reconsideration of the position, architectural form and treatment, and scale, I believe the building can accommodate an extension of this general type. As the least ancient part of the building, and apparently the most altered, the east end of the north wing seems the least sensitive area of the building in heritage terms and should be the preferred area for extension – which may even have a positive effect in obscuring some less attractive alterations. Given the successive phases of addition and alteration, this would also in principle be a logical position for an addition in a contemporary idiom. In order to harmonise better with the existing building, the proportions should be rather longer than shown, and the span should not exceed that of the existing blocks.

I would not support an application in the form indicated. I recommend that alternative positions be considered, and the form and scale of the extension be revisited.

Advice:

Principle of Development

The proposal for the erection of an orangery and some minor changes to the house would be assessed under Local Plan policies GP01, H15, H16, H17, H18, HB01, HB04, Core Strategy Policy CS5 and the NPPF. The policies are for protecting residential amenity and ensuring the environment is maintained and enhanced with consideration to the existing landscape and design of the local area. Subject to compliance with the details of these policies the proposal is considered acceptable in principle.

Design

The submission seeks Officer advice regarding the erection of an orangery and some minor changes to the dwelling. A full suite of existing and proposed plans has been provided, in addition to a design and access statement.

The proposed extension would measure approx. 7.8m x 11.5m. It would be situated within the rear courtyard area and would adjoin the eastern and southern facades of the building. The extension would have a flat roof with a height of approx. 3.4m. The orangery would be constructed in Suffolk red brick Flemish bond, with rubbed brick soldier course lintels and aluminium doors (colour to match existing). The proposal also includes internal works to the drawing room and the insertion of double French doors replacing the existing window.

Mid Suffolk Policy GP01 requires consideration; it states that proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development, materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles were appropriate.

Whilst the proposal for an extension is not opposed, the comments from the Heritage Team in terms of scale, siting, form and materials (see full above) should take precedence and will be discussed below.

The Historic Environment

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must respond to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight*" (*Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303).

Monk Soham Hall is a Grade II listed 1500's-1600's 'L-shaped' plan dwelling. The dwelling has been significantly altered since the 1500's, including the addition of cross wings and the raising of the height of a wing.

In respect of the proposal to remove the modern partition wall, the proposal is considered to affect no historic fabric and would reinstate the aesthetic and structural integrity of the timber frame, as well as the historic and aesthetic integrity of the building's layout. This proposal is welcomed.

In respect of the proposal to replace a window with double doors, the proposal is considered to affect no historic fabric. Subject to design of the doors and surrounds, the proposal is uncontroversial.

The proposed extension would partly obscure the prominent elevations, which would superimpose its own architectural rhythm. The scale and proportions of the proposal are also of concern; it would exceed the span of either existing wing, and would cover an area about twice the size of the largest existing room. The proposed extension is considered to be incongruous in design and would detract from the appreciation of the existing building and would not be subservient in scale.

The Heritage Officer suggests reconsideration of the position, architectural form, treatment and scale of the extension; the building is believed to be able to accommodate an extension of this general type. The east end of the north wing, as the least ancient and most altered part of the building, would seem the least sensitive area in heritage terms, and should be the preferred area for extension (may even have a positive effect in obscuring some less attractive alterations). Given the successive phases of addition and alteration, this would also in principle be a logical position for an addition in a contemporary idiom. In order to harmonise better with the existing building, the proportions should be rather longer than shown, and the span should not exceed that of the existing blocks.

In summary, the proposal as submitted would not be supported at application stage. It is recommended that alternative positions are considered, and the form and scale be revised.

The Heritage Team would be consulted on any future application where the impact on the heritage assets would be assessed in full. Any harm identified to the heritage assets would need to be outweighed by benefits generated by the proposal, which for householder development are very limited.

The Natural Environment

Given that the proposal is for a small-scale single storey extension within a residential plot (and would not impact the eaves or roof of the dwelling), it is not considered necessary to provide a Preliminary Ecology Appraisal with any future application for an extension.

Highways, Access and Parking

The development would not affect the existing access or parking arrangements which will remain unchanged. The proposal is likely to be acceptable in this regard.

Residential Amenity, Safe and Secure Communities

The application site has no neighbouring residential properties. The proposed development and works are not likely to have a detrimental impact on residential amenity significant to warrant refusal of the application. A full assessment would be conducted at application stage via a site visit.

Conclusions/ Planning Balance

The proposal for the erection of an Orangery extension to Monk Soham Hall is acceptable in principle. However, the proposal as submitted, is considered to be incongruous in design and would detract from the appreciation of the existing building and would not be subservient in scale. It would therefore not be supported at application stage.

The Heritage Team recommend that reconsideration is given to the position, architectural form, treatment and scale of the extension. The east end of the north wing, as the least ancient and most altered part of the building, would seem the least sensitive area in heritage terms, and should be the preferred area for extension (may even have a positive effect in obscuring some less attractive alterations).

The proposals for the removal of the modern partition wall and replacement of window with double doors are acceptable in principle. There are considered to affect no historic fabric. Details of the design of the doors and surrounds would be required.

The Heritage Team would be consulted on any future application where the impact on the heritage assets would be assessed in full. Any harm identified to the heritage assets would need to be outweighed by benefits generated by the proposal, which for householder development are very limited. Should any harm be identified, this would be sufficient to warrant refusal of the application.

There are unlikely to be significant impacts on the highway or residential amenity.

Any future application would be subject to a site visit as part of the formal application process where material considerations would be assessed in full.

On the basis of the above considerations and conclusions, should you wish to proceed with an application a householder planning application and listed building consent application would be required.

Planning Risk Assessment

Heritage matters are outstanding and represent a risk to the acceptability of the proposal. Design (siting, form, scale, materials, etc.) suggestions have been given by the Heritage Officer and should be explored as an alternative proposal to receive support for an extension. Should the Heritage Team object to the proposal this would be sufficient to refuse the application.

Expected Supporting Material in the Event of a Planning Application

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <https://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/> However on the basis of the information provided I would particularly draw your attention to the need to provide:

- Red Line Site Plan
- Existing/Proposed Block Plan
- Proposed and Existing Elevations
- Proposed and Existing Floor Plans
- Design and Access Statement
- Heritage Statement
- CIL Form

This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist.

- For all types of development, you can submit electronically via the Planning Portal https://www.planningportal.co.uk/info/200232/planning_applications (please note that applying via this site may incur a submission charge)
- For all types of development, you can download the relevant application form from the Planning Portal and send to us by email or post https://www.planningportal.co.uk/info/200126/applications/61/paper_forms

Contributions

Community Infrastructure Levy

Applications for development are subject to Community Infrastructure Levy (CIL).

All new build development over 100sqm (internal), including residential extensions and annexes and all new dwellings regardless of size must pay CIL.

CIL is payable on Permitted Development as well as Planning Permission development

CIL is payable when the development is commenced, and you must notify of commencement using the appropriate forms.

Failure to submit a Form 6 Commencement Notice and give a minimum of 1 days' notice of commencement will result in the loss of exemptions, relief and/or the right to pay CIL by instalments.

As part of any application, you will need to submit the appropriate CIL form. Further information is available on our website:

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

The CIL forms are also available online:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

Building Control

Pre-application advice is also available from our Building Control Team. Find information online: <https://www.midsuffolk.gov.uk/building-control/> or contact the Building Control Manager, Paul Hughes, on 01449 724502. We can offer specialist support, local knowledge and a quality service with expert independent and impartial advice.

Charges include access to the surveyor appointed for any query that may arise before or during construction as well as a tailored inspection regime including inspections which only need to be booked by 10am on the day the inspection is required.

We can also provide carbon emission / fabric energy efficiency calculations at pre-application stage to support planning applications and the necessary Part L calculations and Energy Performance Certificates for Building Regulations compliance and our partners at LABC Warranty can offer a very competitive warranty for all new dwellings which we would be happy to provide further details for / liaise with on your behalf.

NOTES

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be given about the decision.

This advice is based on the information provided, background details and constraints at the current time. These circumstances can change, and this may affect the advice you have received. You may wish to seek confirmation that the circumstances have not changed if you are considering submitting an application and any substantial amount of time has passed since the date of this advice.

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21st April 2021



Any questions please contact us.