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ASSOCIATES

Retrospective grounds alteration and
erection of domestic out-buildings.



Mrs J Feltwell

Heritage Statement

Revision: A
Date: 18/10/2022
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Pond Farm
3 High Street
Mepal
CB6 2AW

Description of development: Retrospective grounds alterations and erection of domestic out-buildings.

Background information:

1. The applicant is seeking retrospective approval for:
 - Tiered sleeper wall running from north, to west, to south.
 - Patio area formation on raised ground areas.
 - Moving the original approval parking 1.8m high close board fence line, and moving the dividing boundary fence (1.8m high close board) between no.3 and the shared road surface.
 - Erection of glasshouse.
 - Erection of garden shed.
 - Formation of pond.
 - Formation of other works to the garden area only.

In relation to the setting of a dwellinghouse and Listed Building.

2. In addition to the above, this application is also proposing the following:
 - 3mx4m by 2.4m high metal frame pergola.
 - As-approved (18/00501/F) car port in a different position.

Heritage:

3 High Street, Mepal, is a Grade ii Listed Building. Subsequently, the building is protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its inclusion within the Historic Buildings and Monuments Commission for England list, entry reference 1162863. Consequently, under section 7 of the Act, works cannot take place for demolition, alterations or extension of a Listed Building without prior consent from the LPA.

Due to the ancillary nature in relation to the Listed Building, the grounds and setting of no.3 are considered protected and require a similar consent from the LPA.

The official listing description has been extracted from Historic England's website and provided below:

GV II

Cottage. Late C17. Timber framed, plaster rendered on plinth and steeply pitched roof now covered in corrugated iron. Gault brick ridge stack. Lobby entry plan. Two storeys. Two enlarged first floor window openings and two at ground floor. Small pantry window to south east end. Gable end has attic opening with lattice work possibly for a store. There is a brick lean-to at the rear.

Substantial works were done to the Listed Building through planning permission 19/00826/LBC, including major internal works, new external skin, single-storey side extension and porch extension, and straightening of features.

Statement:

The proposed development is for **works to the grounds and setting of a Listed Building only**, no alterations proposed to the Listed Building itself. The Listed Building has been developed and modified as approved under application 19/00826/LBC.

Heritage impact: Each item, both retrospective and proposed are to be examined against their impact on the setting of a Listed Building. Refer to photo montage document for photo reference of retrospective elements.

- **Tiered sleeper wall running from north, to west, to south. And, patio area formation on raised ground areas**

The tiered railway sleeper wall provides a raised bed for growing of flora, to enhance the site's appeal through natural vegetation. The raised nature is a result of re-using the soil gained through creation of the side and porch extension, therefore, the soil has not been removed from the site which is a sustainable benefit in reducing carbon dioxide – generated through transportation.

The timber sleeper wall continues a sustainable and natural material palette, to act as a retaining walling without the use of concrete. However, critically the walling provides a tiered garden appearance to promote different spaces to socialise and enjoy the long narrow garden. Therefore, this intervention is considered positive to promote an ecological habitation using natural materials to provide different socialising and useable spaces within the garden, thus, preserving and enhancing the Listed Building.

- **Moving the original approval parking 1.8m high close board fence line, and moving the dividing boundary fence (1.8m high close board) between no.3 and the shared road surface.**

Under applications 18/00502/LBC and 21/00255/VAR, there appears to be no comments raised concerning a 1.8m high close board fence. Therefore, we are of the understanding that this height and style of fence is accepted.

The 1.8m height provides a critical privacy division between no.3 residential amenity and the adjacent new-build properties. The fence is constructed of natural material – timber – and is finished in a colour to match similar to the timber features used on the adjacent properties. Through erection of this fence, the Listed Building is still visible from the public highway and from the private drive, therefore, remaining as the dominant feature of the site.

Subsequently, this intervention is considered positive to preserve the Listed Building appearance and enhances the Listed Building's private amenity.

- **Erection of glasshouse.**

The proposed glasshouse is used to grow flowers to be planted within the garden. The structure is light-weight and provides transparency to allow views through to the garden brick wall. The overall scale and form of the structure is in-keeping with a domestic use, and of relatively low profile. Therefore, this intervention is considered to not cause a detrimental impact to the setting of Listed Building by virtue of its materials.

- **Erection of garden shed.**

Due to the volume of front garden space, and the maintenance required to preserve the vibrant appearance, the proposed garden shed located towards the south boundary to store gardening equipment and support the glasshouse for convenient access to tools. Additionally, the rear garden shed supports the rear garden maintenance. The shed walls and floor are constructed of natural material – timber. The shed is considered necessary to preserve the grounds and setting of a Listed Building, therefore, the shed helps preserve the Listed Building.

- **Formation of pond.**

Located on the south boundary, the formation of a pond is to provide water supply to the garden and chicken hut, and promote ecological use. The pond is submerged into the landscape to reduce visual impact. The pond is considered important to preserve the grounds and setting of a Listed Building.

In addition to the above, this application is also proposing the following:

- **3mx4m by 2.4m high metal frame pergola.**



The applicant is requesting permission to install a 2.4m high pergola in the front garden of the Listed Building, on top of the existing raised patio. The pergola is to provide a quiet area located away from the principal front garden.

This specific pergola, known as PergoSTET from Harbour Lifestyle, provides retractable screens to enclose the frame and isolate the internal space. In addition, a retractable roof allows for the roof structure to be either closed to prevent rain intrusion, or open to allow vision to the sky – for instance at night under the stars.

Due to the proposed location of the structure, and the light-weight frame exposed construction, the proposal is considered positive to enhance the occupants environment of the Listed Building and still retaining views to the Listed Building.

- **As-approved (18/00501/F) car port in a different position.**

Approved under 18/00501/F and 21/00159/VAR is a car port for no.3. This application is seeking to use the as-approved footprint, scale and appearance of the car port into a new location in relation to the new car parking arrangements proposed.

The car port is located further east compared to the as-approved position, this means a less intrusive intervention onto the Listed Building, by allowing more views towards the Listed Building from the private garden and public pavement. Therefore, this proposal will preserve the Listed Building.

Conclusion: Majority of the proposed development has been formed without consent from the LPA in the grounds of a Listed Building, therefore, this is a retrospective application with proposed elements. However, the proposed development scale provides appropriate privacy to no.3 and other residential units adjacent. The scope of works is for a domestic property for domestic use. The proposal enhances ecological habitation on the site. The overall impression of the site is a well maintained and considered layout to promote the Listed Building as the dominant feature of the site.

Therefore, the proposed development is considered suitable and does not adversely harm the character of the Listed Building and strives to preserve and enhance its setting.