

# Planning Application

Erection of a Log Cabin to be utilised as an Artist's Studio and workroom within the curtilage of a Grade II Listed building.

The Catherine Wheel, 14 High Street,  
Barrington, Cambridge CB22 7QX

**DESIGN & ACCESS STATEMENT**

**1ST AUGUST 2023**

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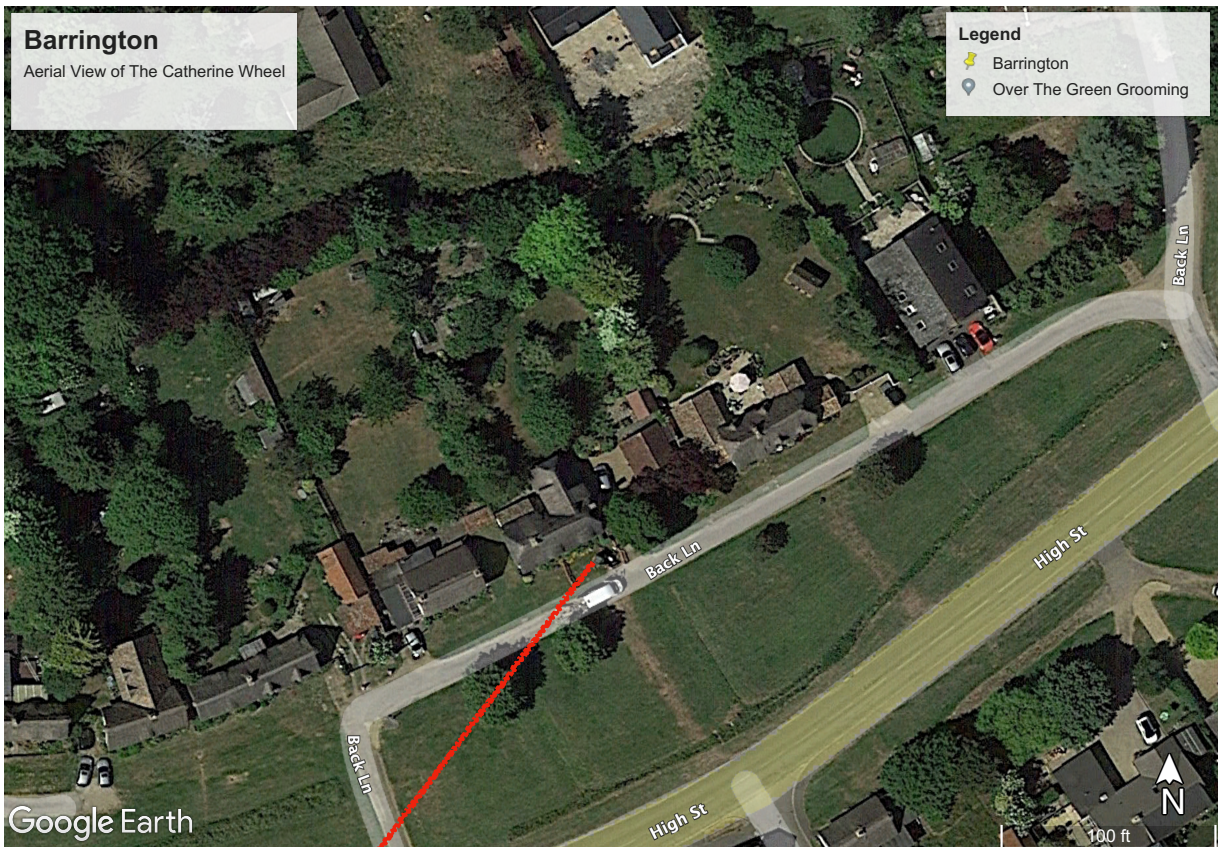
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## Application Property

This application is for erection of a temporary building at The Catherine Wheel, 14 High St, Barrington CB22 7QX.

Aerial Photograph of the property.



### **A) Site Location**

The Catherine Wheel, 14 High Street Barrington, CB227QX is set back from the High Street and is accessed by a private drive way with 2 exits, one opposite the Village Shop and one opposite Slid Lane. The property is one of six thatched houses in a row facing onto the green, which form a view which has hardly changed in the last two centuries and is the very quintessence of this delightful rural village. Originally built as two cottages, probably in the late 17<sup>th</sup> Century, it was unified into a single dwelling and used as a public house.

### **B) Listing & Planning Status**

The property, land registry no CB356397, is a Grade Two Listed building. Originally listed under reference 1161609 on 22 November 1967.

As the proposal is for the erection of a timber “temporary” building, well separated from the listed building itself, we understand that Listed Building Approval will not be required whilst Planning Permission is necessary.

The Catherine Wheel, is within the Village Conservation Area and also within the Village Development Framework Area. There are a number of neighbouring Listed Buildings, specifically Nos 12 and 18 High Street (there is no number 16), both of which share boundaries with the property.

### **C) Current Setting & Site Description**

Barrington is renowned for the extensive and picturesque village green which is administered for the community by the Barrington Green Charity Committee. The Charity collects an annual contribution from all residences which funds the private roads and maintenance. As such, the green enjoys a degree of protection from any development, thus securing the unspoilt views in both the past and future. It is rumoured to be amongst the largest village greens in England and has seen little change since the property and many of the neighbouring houses were first built around 1650.

The property has a substantial rear garden, approaching one third of an acre, which is matched by similar gardens to the rear of Nos 12 and 18. It has a many established trees within the plot, none of which will be affected by the proposal.

#### **The site:**

The site of The Catherine Wheel, 14 High Street sits to NW of the Green, with a width of approx 33 metres and a depth of approx 55 metres. It is a two story building with a thatched roof comprising four bedrooms, two reception rooms, one bathroom, two washrooms/WC and kitchen. It retains many original features: oak beams, lath & plaster walls and an inglenook fireplace.

Originally built as two cottages, it was combined into a single dwelling (probably in the nineteenth century) and subsequently became a popular public house and off-licence that served the village for many years. The pub is documented as having served as the venue for village meetings and Coroner’s Inquests. It was de-licensed in the 1940’s when it was sold by the local landowning Bendyshe family on condition that it became a private house. The Catherine Wheel is thus subject to a covenant prohibiting the sale of liquor.

The beer cellar was a separate building immediately behind the Catherine Wheel and next to its western boundary was incorporated into the main house in the mid 19th century, and which is now roofed with multicoloured tiles.

During its time as a pub, there were extensive buildings to the rear of this beer cellar, extending some 17 metres along the western boundary. These are believed to have been stables which can be seen depicted on a map from the early decades of the twentieth century, contained in Appendix VI. During the Second World War, these stables were utilised as a radio factory, operated by the Pye Radio Company of Cambridge and employing local women. These outbuildings were probably demolished between de-licensing and the mid 1960's.

The property benefitted from a brick built privy to the Northern end of the outbuildings, the structure remains but the plumbing and attached cesspit were decommissioned in the 1960's.

The Catherine Wheel was renovated and extended between 1973 and 1974. A two story extension comprising a new kitchen, bathroom and extra first floor bathroom were added. Permission was sought and granted to cover the pitched roof with water reed thatch, the original building's pitched roof is thatched with the locally traditional long straw. The beer cellar is roofed with multicoloured tiles.

## **D) Application Proposal**

### **Background**

The applicants purchased the Catherine Wheel in 2021, following forced early retirement from their regular employment, prematurely brought about by the Covid pandemic. Both applicants intend to continue pursuit of their interests, Duncan Bickley as a freelance writer and speaker and Paula de Santis Smith as a freelance artist and designer.

Ms de Santis Smith has a wide ranging skill base, encompassing textiles, ceramics, sculpture, painting & drawing and all manner of work in mixed media. Having lost her previous access to employers' facilities, it is now necessary for her to have a significant, dedicated space in which to produce her artwork which is currently conducted within the existing floorspace. The diverse range of skills and techniques employed make it impractical and inefficient to continue operating within the house without significant disruption to home life.

In addition, a dedicated workspace will offer the opportunity to follow a daily routine and provide separation between work and home life. Many people working from home during lockdown have discovered and validated the benefits of having a dedicated, yet separate work space. To this end, a great number of temporary buildings, supplied as ready made kits sprang up in gardens throughout the local area during lockdown. These home offices or garden rooms do not generally require Planning Permission, having been erected in compliance with Class E of the Technical Guidance document entitled: **Permitted Development Rights for Householders** produced in September 2019 by the Ministry of Housing, Communities and Local Government. Class E Permitted Development is exempt from the requirement for Planning Permission being of a limited size, without washroom facilities or sleeping accommodation. Wishing to incorporate a shower room/washroom/WC means such exemptions do not apply and we conclude we are required to apply for Planning Permission.

## **E) Design & Materials**

The proposal is to erect a low profile, single storey, nordic style log cabin with a maximum footprint of 9 m wide by 5 m deep across the rear (northern boundary) of the back garden, approx 2 metres in from the property's rear boundary, See plan and pictures in Appendix II. The building is to be supplied in kit form, probably by the Nordic Cabin Company (NCC), a reputable local supplier based upon a standard design, probably the Fancy Farmer model and will be erected by their own experienced contractors. NCC has an established track record for delivering good quality buildings designed specifically for the purpose of garden rooms. See pictures and plans in Appendix I & II. It is important to us that the building is of an environmentally friendly design and constructed using renewable/sustainable materials where possible.

The walls are to be made of shaped timber logs, made from legally sourced, sustainable, Estonian spruce, in a natural finish, locked together by metal screws and topped by a pitched roof covered in elastomer bitumen shingles in a sympathetic colour. We have considered other roofing materials such as sedum or thatch but concluded that this will not be compatible with the velux window which need to open and close freely without permitting vegetable debris entering the studio. There is also a concern about the weight of alternative roofing and we therefore consider the elastomer bitumen shingles, supplied as standard with the building to be the best option.

The interior will be divided into three areas; the main studio consisting of two thirds of the floor space to the eastern end with the remaining third split between a kitchen area to the front with a wc/shower/sluice area to the rear (see floorplan in Appendix IV.)

To provide the amount of natural light, necessary for an artist studio, four double glazed, Velux windows will be set into the southern pitch of the roof, facing the rear of the house only thus not overlooking any neighbouring gardens. A double glazed door will provide access to the kitchen area and a trifold, glazed door will offer access to the garden / patio area in front of the main studio.

Water, electrical and ethernet services are to be connected to the main house in a conduit to be dug under the garden/lawn which will also house the soil pipe and grey water drainage connecting to the main sewer located by the north-eastern corner of the main house.

Plastic guttering will collect rainwater draining into storage butts to provide irrigation for the surrounding gardens.

The building will have an insulated floor and ceiling. The walls, being made of thick spruce interlocking, logs will provide good insulation. Double glazed windows throughout will make it very fuel efficient. Heating will be provided by electric panels with water heated by a small electric, on-demand water heater.

### **Foundations**

The proposed design uses a concrete post system which are effectively square concrete blocks sunken into the ground at regular intervals on which the subframe sits and to which it is attached by purpose designed screw fixings. These are spaced out along the footprint of the base frame. This flexibility of this system means it can be implemented avoiding the roots of any significant trees to be retained.

## **F) Local Interaction**

### **General Public**

By locating the studio to the very back of the rear garden, it will be predominantly obscured from the High Street and village green. The Catherine Wheel itself, the garage and mature trees provide near full cover for the single story building, making it only vaguely apparent during winter months

when foliage is sparse. Use of a stained, natural wood finish and roofing of a muted, russet tone will help the studio blend in to its surroundings.

#### Parish Council

The Parish Council have been advised of this application.

#### Local Planners

The application is for a normal and sympathetic design of a standard, garden studio. The intention is that the proposed temporary building be low profile, unobtrusive and sympathetically designed to be subservient to The Catherine Wheel itself. Choice of colours and materials reflect our desire that it should be largely unnoticeable and will, in no way, detract from the Catherine Wheel's visual appeal.

#### Local Authority

We considered the Pre App option which is recommended for applications of a bold, innovative or creative nature but we have relied upon the advice from the South Cambridgeshire District Council, principally that contained in the Supplementary Planning Document from South Cambridgeshire entitled: **Local Development Framework, "Listed Buildings: Works to or affecting the setting of."**

This document refers to requirements and constraints upon applications for buildings within the curtilage of a listed building. We have addressed the principal points in detail under section **J ) Constraints** below. The proposal is for a building which, whilst made to order, is based upon an off the shelf, design. We understand from the manufacturers that this design has frequently been accepted by various Planning Authorities for an out building within the curtilage of a listed building. Having assessed the relevant clauses in the above-mentioned document, we feel that the proposal is not controversial, bold or innovative and concluded that a Pre-App is not necessary.

#### **G) Access**

Day to day access for pedestrians and vehicles will be unchanged.

**Emergency Access:** Emergency access is not greatly impacted by the proposal. Access to the proposed site will be no different from the existing arrangement for access to that part of the listed building, currently used as a studio with the exception that the new temporary building will be some 24 metres further away from the street.

**Disabled Access:** The studio will not require any new or additional access. The studio is principally for use by the house owners. Visitors will park, as they do now, on the existing drive or temporarily on the Green (permission having been sought from the Charity where necessary). There will be little perceivable difference from current arrangements as a result of the proposal. It is not envisaged that the studio will be used by the general public, it is specifically for use by the householders and their visitors. However, with a view to any future requirements of subsequent owners, the proposal is designed to be a ground floor development with a single step up to which a ramp could be fitted to provide wheelchair access if or when required. The WC will be designed as non gender specific and for use by those of impaired mobility. This will be considerably easier to access than the current bathroom facilities located within the listed building and will merely be a replacement of the facilities provided by the former brick built privy.

#### **H) Planning Required**

We have conducted an extensive survey of the site of the proposal and exercised particular care to take into account the sensitive nature of developments near listed buildings. In considering the design, we have sought to identify any constraints placed upon the development by its location in close proximity to such listed buildings.

We have relied upon the advice of the South Cambridgeshire District Council, principally those expressed in the Supplementary Planning Document entitled: **Local Development Framework, "Listed Buildings: Works to or affecting the setting of"**

The clauses we feel to be relevant are replicated below for easy reference, followed by our comments.

*"s 4.35*

*Development within the curtilage of a Listed Building will almost always require planning permission. The District Council will advise on permitted development. (Works such as extensions which affect the character of the Listed Building or Curtilage Listed Buildings are also likely to require Listed Building consent as described elsewhere in this document.)"*

**This proposal does not constitute an extension to the Listed Building, so we believe that this clause does not apply.**

*"s 4.36*

*...a relatively large building might be out of proportion with and dominate a historic building; and a new structure built close to a Listed Building could hide or detract from it. New buildings should normally be subservient to the Listed Building and be sited some distance from it."*

**The foot print of the proposed temporary building is less than 41 square metres compared to the Catherine Wheel's existing footprint of around 192 square meters and thus represents a floor area of only 21% of the Listed Building. The maximum ridge height of 2.9 m is significantly lower than the approx 10 metres of the Listed building and so we do not believe that it can be considered to be large or dominant and it will definitely be subservient to the Catherine Wheel itself.**

*"s 4.40 Where a Listed Building forms an important visual element in a street, consideration should be given to any development within the setting of the building. A proposed high or bulky building might also affect the setting of a Listed Building some distance away, or alter views of a historic skyline. In some cases, setting can only be defined by a historical assessment of a building's surroundings."*

**The proposal is neither high nor bulky and will be 25 metres away to the rear of the Listed Building. It will be largely obscured by the existing foliage, such that the skyline view will be unaffected. Historically, the land behind the Catherine Wheel accommodated stables; our proposal is for a single storey building of a much smaller footprint (45 sq m) than those of the stables which previously existed (approx 87 sq m).**

*Appendix 1*

*A Detached garage...*

*"... will not require Listed Building Consent, but will require planning permission. The planning officer will consult the Historic Building Officer to assess the impact on the setting and character of the Listed Building."*

**Being a detached building, this clause would appear to be the most relevant to this proposal. We conclude that Planning Permission is necessary but that Listed Building**

***Consent is not. Of course, we would be very happy to assist the Historic Building Officer to assess the impact.***

## **I) Planning Policy & Conservation**

In an effort to demonstrate compliance with Planning Policy, we have also endeavoured to address key requirements specified in the ***Planning (listed buildings and conservation areas) Act 1990***. This act specifies the requirements for local planning authority to "have special regard to the desirability of preserving the building or its setting or any features or special architectural or historic interest which it possesses for planning permission affecting a listed building."

We do not believe that the proposal will adversely affect the character and setting of the listed building and it has been drawn up with the intention that it will preserve and not detract from, the character of the conservation area.

Other key sections are addressed as follows:-

**S 194.** *under this section, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.* As indicated above, the Catherine Wheel may be a historic and well known property within the village but it is not unique! Nor are we aware of any links to significant events or noteworthy persons. Its chief contribution to the Conservation Area is by belonging to a setting, comprising six adjacent, thatched, detached dwellings; this proposal will not change that.

**S 195.** requires planners to consider *"the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."* We believe that we are proposing a sympathetic design and locating the temporary building behind the main house and its established greenery there will not be a conflict with the asset's conservation. The temporary building will be more than 25 metres from the main house and it will be subservient to the main house.

**S 197** requires the local planning authorities to take account of, inter alia, *"the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, local character and distinctiveness."* This proposal will provide a facility for a resident artist to produce work of local relevance and engage with other members of the community in promoting art. Improving the artist's facilities in which to produce a wider body of work can only enhance the village's character and distinctiveness and may even improve economic vitality.

**S 199.** *"Great weight should be given to the asset's conservation."* It is our avowed intention that The Catherine Wheel be preserved in a manner suitable to a building of its age and its conservation is of paramount importance. The building itself will actually benefit in that some artistic processes which, for example, generate steam and water vapour and which are currently conducted in the house will be relocated to a bespoke designed and purpose built facility. Reducing the amount of moisture generated within a listed building can only benefit its fabric and therefore contribute to the asset's conservation.

**S 200.** This proposal will not "cause any harm to, or loss of, the significance of a designated heritage asset from development within its setting." The proposed temporary building may be within the Catherine Wheel's setting but it will be predominantly obscured from view of anyone other than the owners. It will be a small, low level, unobtrusive building that will allow the owners to pursue their vocations outside of the domestic home.



## **J) Constraints**

It is important to demonstrate that we have we have identified any constraints upon the design imposed by planning criteria generally and in particular those raised by the above clauses. Thus we have considered the following constraints.

Effect on the listed property - The Catherine Wheel;  
Effect on the Conservation Area - Barrington;  
Effect the vista of the adjacent listed properties;  
Effect on our neighbours.

### 1) Effect on the listed property - The Catherine Wheel

As a separate building located about 25 metres from the Catherine Wheel itself, it will not significantly affect the listed property itself, other than:

it will be partially visible from some of the windows in the rear aspect but will be partially be obscured by several mature trees that all exceed the ridge height of the proposed temporary building;

it will share utility services - electricity, water and drainage of the Catherine Wheel. Consumption will not be increased by the proposal, since a commensurate reduction in utilities will be experienced by the main house as current activities will simply be relocated to the new temporary building.

### 2) Effect on the Conservation Area

We consider that the effect upon the Conservation Area (which covers the entire village of Barrington) will be imperceptible. The proposed temporary building will be largely obscured from public view by the Catherine Wheel itself and the mature trees in the garden when in full leaf. During winter months, it will be slightly more visible without leaves but the building's outline will be broken up by the remaining branches. Use of sympathetic natural wood stain will tone the aspect of the building into the background.

In any event, the proposed temporary building will be less prominent and will be further from public view than the out buildings of the past (stables and a radio factory) which previously existed on the site.

The proposed temporary building will not lead to any increase in traffic, noise or disruption, the levels of which would be much reduced compared to when the Catherine Wheel was a thriving public house.

### 3) Effect on the vista of the adjacent listed properties.

As far as we can ascertain, the proposed temporary building will be largely obscured from the view of the adjacent listed properties by existing mature gardens. Appendix III an IV contain photographs taken from the rear of both the adjacent listed properties. The maximum ridge height is 2.9 metres is below the height of a large proportion of the foliage in question. It is evident that foliage will obscure the proposed temporary building from the view of the neighbours from the rear of their properties. The proposed temporary building will only be visible if a next door observer is positioned at the very back of the adjacent gardens and look over the existing fences which are between 1.7 and 2 m high.

The proposed temporary building will not be visible behind the adjacent listed properties from any angle when viewed from the publicly accessible village green and thus will have zero impact on the vistas of these listed buildings.

#### 4) Effect on neighbours

We have consulted our next door neighbours who are principally supportive.

#### No 12 High St

The residents of No 12 have also been consulted and we are both satisfied that the new studio will be hidden from their views by the existing mature hedges and trees along the boundary. See Appendix III

#### No 18 High St

The residents of No 18 are undertaking a significant extension of their own listed property which is currently subject to an application for Planning Permission and Listed Building Approval. Their application consists of an extension to the rear of their own listed property. It has been sympathetically designed to minimise its impact on our enjoyment of our garden by ensuring that we are not overlooked. Accordingly our proposal is designed to be equally considerate. Mature planting already shields the affected aspects of each property to preserve respective privacy. See Appendix IV

#### No 7 Back Lane

This property is currently a small bungalow in an extensive plot to the north of the Catherine Wheel's rear boundary. The owners have been granted planning permission for demolition and replacement with a new single story dwelling but of a significantly larger footprint. The increase in size has the effect of moving the southern wall of their new building to within a few metres of the mutual boundary but the view of it will be substantially obscured by a row of beech trees and a thick hedge. Provided this vegetation is retained, the screening should be equally effective in screening both proposed developments from each other. We have consulted the owners of No 7 Back Lane who have confirmed their intention by e-mail that the trees and hedge will be retained to ensure mutual screening, although reduced in height. We have asked them to consider only reducing these trees to match their development's ridge height. In addition, we have specifically excluded any north facing windows from our design so that the plot of No 7 cannot be overlooked from the new temporary building. See plans in Appendix V.

### **K) Arboricultural Considerations**

#### Arboricultural Survey

There are no trees that will need felling or reducing in respect of this proposal. The trees to be retained are the row of beech trees on the property boundary, the largest of which has a diameter of 35 cm at 1.5 m above ground level. Using a multiple of 12 would establish a Root Protection Area (RPA) of 4.2 m. Foundations would typically need to be this distance from the nearest tree trunk (approx 4 metres in from the boundary fence). This would move the building further into the garden, take up considerably more of the garden than desired. It would also raise its prominence and visibility from all aspects - more than we feel is necessary.

To permit the temporary building to be located approximately 3 metres from these tree trunks, NCC has proposed a system of works as follows:-

A series of post holes be dug by hand, such that no tree roots of a diameter greater than 20 mm are damaged. The system is sufficiently flexible to allow spacing between post holes to be varied as necessary. These post holes will then be filled with concrete anchor blocks to which the temporary building base frame can be attached with purpose designed screw fixings.

All works can be conducted from a position outside of the RPA. An arboricultural surveyor has been consulted and we have established that the roots of any nearby trees are therefore unlikely to be significantly affected by the concrete post system.

The NCC has recently had this system of works approved by the Braintree Council Planning Authority in order to erect similar buildings within 2 metres of some very large trees.

### **L) Conclusion**

This proposal is for a separate building within the curtilage of a grade II listed building, not an extension. At approximately 20% of the square footage of the house, we do not consider the proposed studio to be large or out of proportion, nor do we believe it can be said to be dominant of the listed building.

We believe that the new temporary building meets the criteria stated in the above mentioned documents and will preserve the character of the area. Its siting, scale, height, form, detail and building materials have all been carefully chosen to meet these criteria.

Furthermore, it is positioned as far away from the listed building as it can practicably be sited within the curtilage, giving as much space as possible to the listed building. The positioning will ensure that the temporary building is extensively obscured when viewed from the High Street, preserving the vista of the front aspect of the buildings of historical interest. Given the very limited visibility of the temporary building from public areas, we do not believe that it detracts from the visual appeal of the houses, nor will it have a negative impact on the Conservation Area.

We also believe that the proposal would not damage the context, attractiveness or viability of a Listed Building. The proposal is merely replacing the previous (now demolished) stables, which existed behind the Catherine Wheel. The footprint of the new temporary building is significantly less than those demolished.

Garden Studios are not specifically referenced in Appendix I of the document known as **Local Development Framework, "Listed Buildings: Works to or affecting the setting of"**. The nearest comparative being the case of a detached garage which is stated to require Planning Permission but not Listed Buildings Approval. Based on the above, we conclude that it is necessary to apply for Planning Permission but we understand that Listed Buildings Consent is not required.

We therefore believe that the application is well designed and sympathetic to a listed building. We also conclude that it conforms to all the relevant criteria for a temporary building within the curtilage of a listed property. We do not believe it will have any negative impact on the Catherine Wheel and will actually deliver a tangible benefit on its fabric and therefore the longevity of the property.

## Appendix I

The Fancy Farmer Cabin supplied by the Nordic Cabin Company (NCC) of Sturmer Road, Halstead, Essex CO9 4BB. More information is available at [www.nordiccabincompany.co.uk](http://www.nordiccabincompany.co.uk)

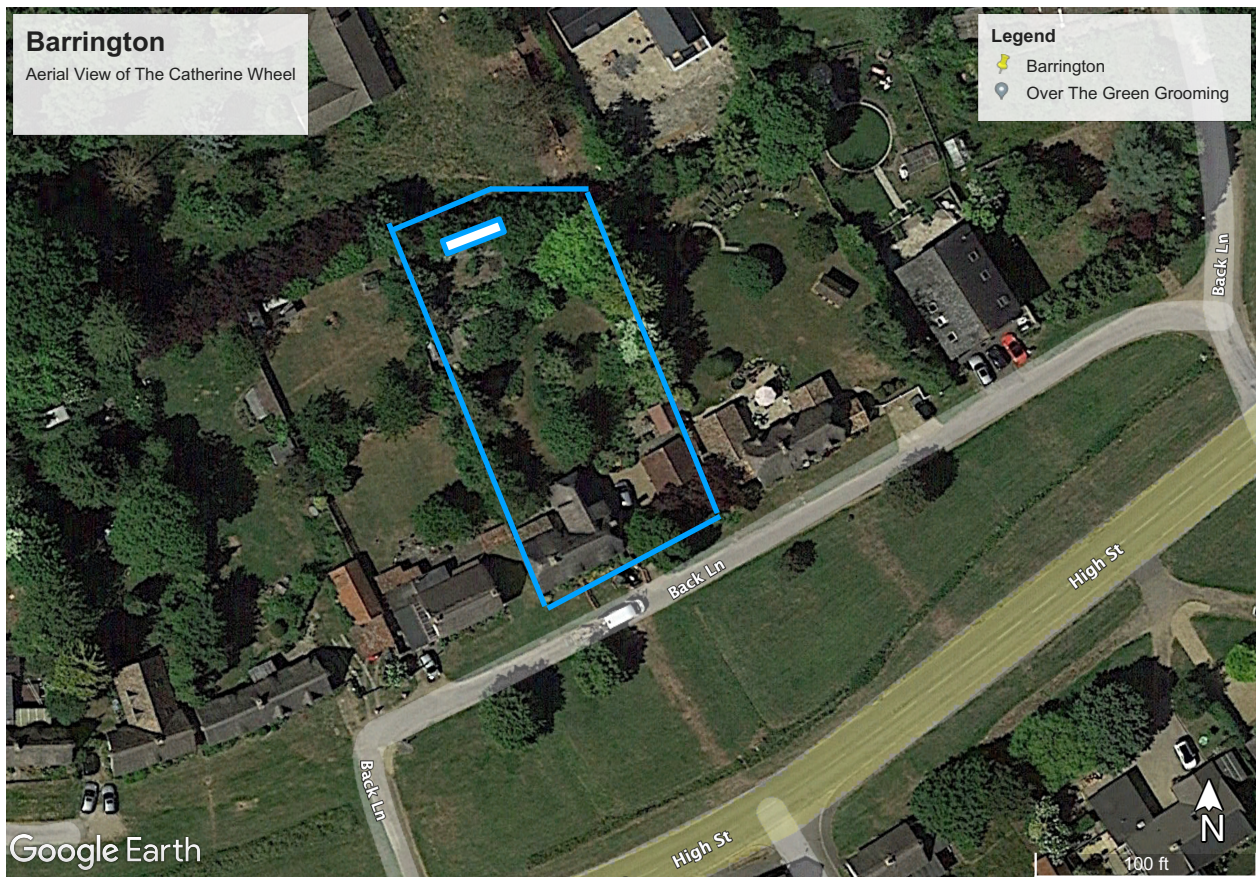
The proposal design is a to use this configurable product as shown in the drawings in Appendix II.

### Finishes

The log walls will be stained to a darker colour to tone it into the mature trees that will surround it. The roofing shingles will be red or brown with black guttering & downpipes.

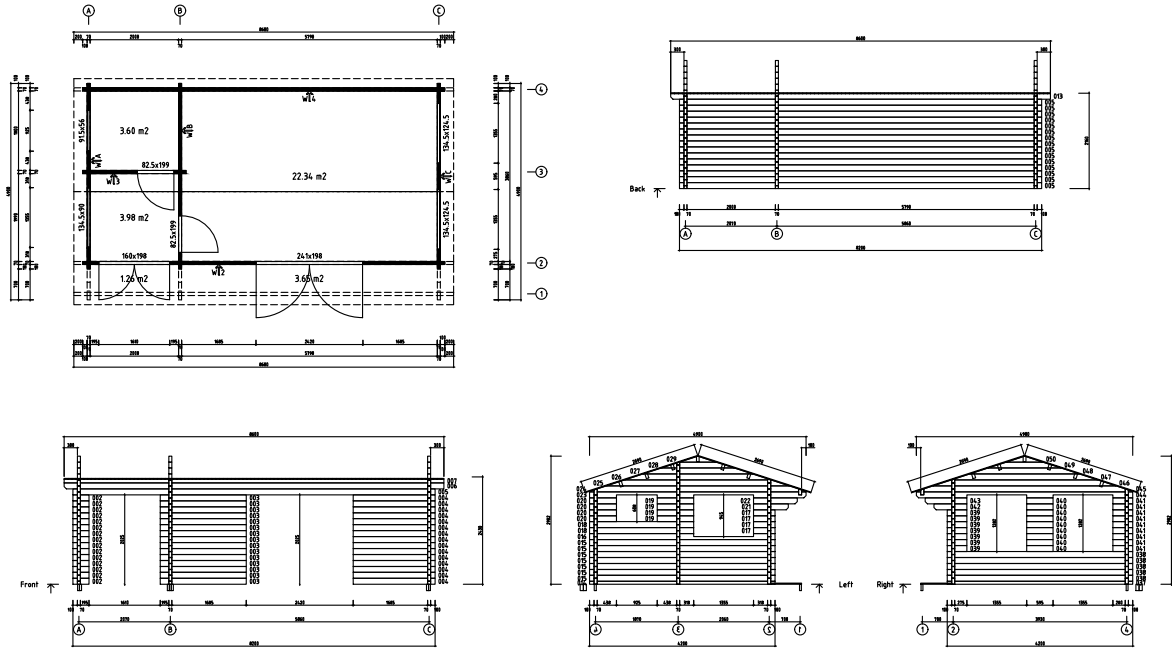


Brochure Picture of Fancy Farmer Cabin - (not to the proposal configuration)



Approximate location of temporary building shown in white within the plot.  
 Appendix II

Floor Plan and Elevations for Studio :



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Floor Plan and Elevations of Studio

### Appendix III

#### Views from No 12 High St, Barrington. (Grade II Listed Building No 1331177)

No 12 High Street is a listed building adjacent to the Catherine Wheel on its Sound East boundary. The proposed temporary building will be completely obscured from the view of occupants at No 12 High Street due to the mature trees along the mutual boundary. The proposed temporary building has a ridge height of 2.9 m and will be completely obscured by the line of trees which are significantly taller.

Even if observed from the fence at the Northern end of No 12 garden (behind the Dovecote in the below picture) the existing 2 m fence between the properties will mask most the proposed temporary building from all but the most determined of overlookers. The gable end of the proposed building will exceed the fence by 0.9 m.



View from the rear of No 12 High St - approximate ridge line shown in yellow which will be obscured by foliage



View over 2 m high fence, approx gable end shown in yellow

## Appendix IV

### Views from No 18 High St, Barrington (Grade II Listed Building No 1127635)

No 18 High St was originally two semi detached cottages (Nos 16 & 18) which were consolidated into a single dwelling some time around 1950. The mutual boundary is planted with mature foliage which provides screening of each property from the other. The picture below shows the view from the rear of No 18 toward the new temporary building.



View from mid garden of no.18



Close up view of proposed site from no. 18 garden over 1.90 m fence

## Appendix V

### Views from No 7 Back Lane.

No 7 Back Lane is currently a twentieth century bungalow that is being demolished to make way for a new bungalow of a larger footprint with a detached studio for which planning permission has been granted. It is separated from the Catherine Wheel by a row of substantial beech trees approximately 10 metres high and a thick hedge. The planning consent for No 7 Back Lane acknowledges the need to reduce height to approx 5m to allow the cover to thicken. The owners of No 7 Back Lane are in agreement with us that the enhanced screening will be beneficial to both parties.



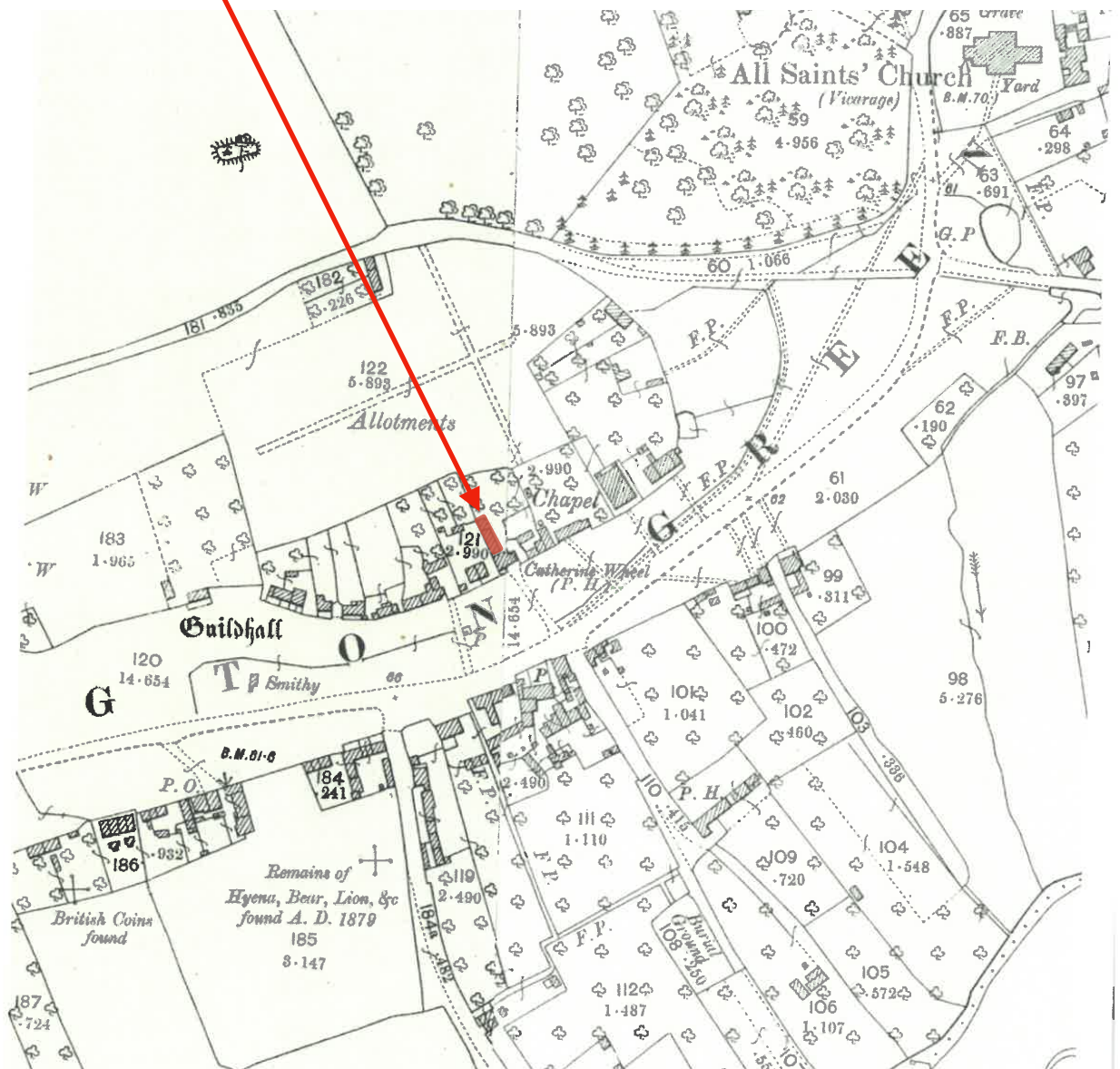
View from No 7 Back Lane towards the location of the temporary building.  
The trees shown are approx 10 m high and the ridge line will be 2.9 m.



Appendix VI

The Catherine Wheel was formerly a public house, the liquor license for which was relinquished in 1940's when it became a private dwelling. The pub had significant outbuildings including a stable block shown on the above plan which was believed to have been some 17 metres long and 5 metres wide, significantly longer than the proposed temporary building.

Map circa 1915 Showing stable buildings originally behind The Catherine Wheel



## Appendix VII

A number of similar outbuildings have been recently erected within the Barrington Conservation Area. Whilst most of these did not require planning permission as they met the criteria for Class E Permitted Development, we have identified a couple of examples where Planning Permission has recently been granted.

1) Listed Building at 20 West Green Barrington CB22 7SA.

Picture showing pool house currently being erected at Listed Building No 20 West Green, Planning Ref. 22/00833/LBC. (Re-submission of 21/05329/LBC)

Pool House is approximately 15 metres from Main Listed property.

Whilst partial shielded by trees, the pool house is more notably visible by the public from the village green, having less tree cover than this proposal. It is located approx 15 metres from the main house as opposed to the 25 metres in our proposal.

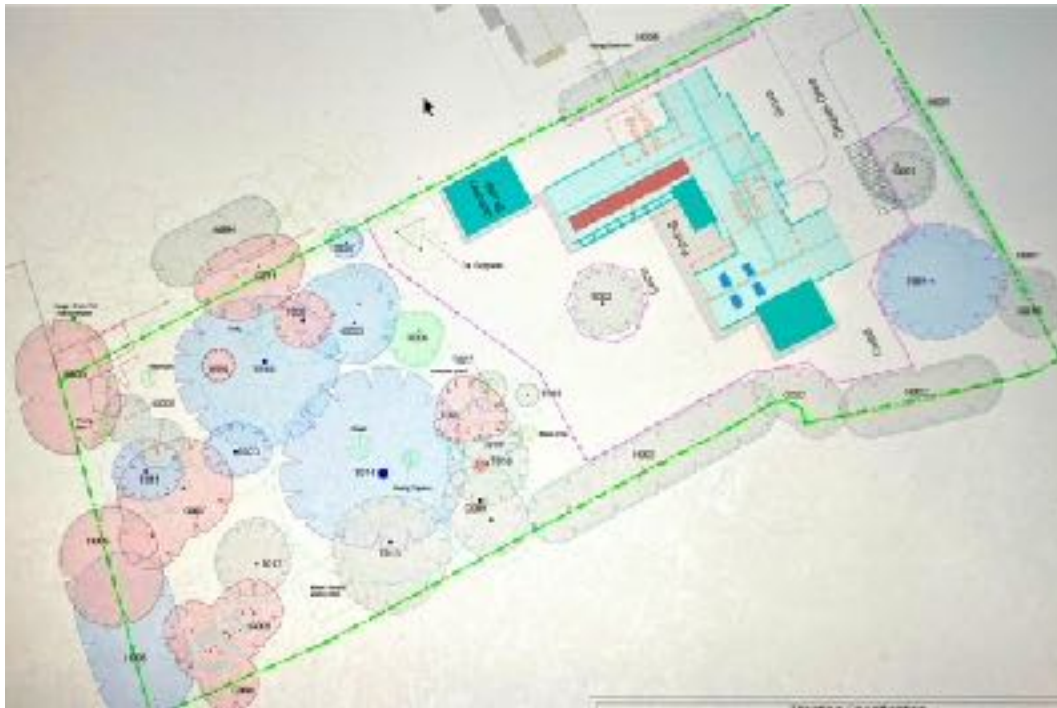


Main House

Pool House

2) Development at 7 Back Lane Barrington

Plot Layout for No 7 Back Lane showing separate Garden Studio for which Planning Permission was granted by Greater Cambridge Shared Planning on 19 th April 2022. Ref 21/05285/FUL



Garden Studio Separate to Main Bungalow on Northern Boundary

Garden Studio Approved Plans at No 7 Back Lane