

Philip Isbell
Chief Planning Officer – Sustainable Communities

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Mr R Marsh-Feiley
The Guildhall
Market Square
Framlingham
Suffolk
IP13 9BD

Please ask for: Katherine Pannifer
Your reference: PPA517432431
Our reference: DC/23/02408
E-mail: heritage@baberghmidsuffolk.gov.uk
Date: 1st June 2023

Dear Mr R Marsh-Feiley

Proposal: Heritage Pre Application. Meeting on site & a written response - House holder extension (part of pre app DC/23/01984)

Location: Granary Cottage, Upper Langdales Farmhouse, Mill Lane, Earl Stonham Stowmarket Suffolk

Site Meeting Date: 26/06/2023

Thank you for your request for pre-application advice. I have reviewed the details submitted and provide the following information and advice:

Site Constraints:

Granary Cottage forms part of the former farmstead of Grade II listed Dogwood House, known as 'Upper Lonsdales Farmhouse' on the National Heritage List for England (NHLE) and formally known as Martin's Farm. The listed early C17 former farmhouse is timber-framed and plastered with a tall thatched roof, and is sited in the south western corner of the former agricultural group. Granary Cottage forms the south eastern end of a red brick and rendered former farmstead building to the north of former farmhouse, and forms one of the three converted residential units. Granary Cottage also includes later single storey weatherboarded shed additions attached directly to its gable end.

The heritage concern relates to the potential impact to the setting of Dogwood House, insofar as it contributes to its significance and understanding.

Description of Proposal:

Heritage Pre Application. Meeting on site & a written response - House holder extension (part of pre app DC/23/01984)

Plans & Documents Considered:

The plans and documents recorded below are those which have been considered:

Defined Red Line Plan 21-242-001-A - Received 22/05/2023
Block Plan - Proposed 21-242-200-A - Received 22/05/2023
Plans - Existing & Proposed 21-242-202-B - Received 22/05/2023
Floor Plan - Proposed 21-242-201-C - Received 22/05/2023

Relevant Planning History:

DC/23/00377 Householder Application - Erection of single storey linked extension.

Refused
23/03/2023

Relevant Planning Policies:

NPPF - National Planning Policy Framework
HB01 - Protection of historic buildings
LP19 - The Historic Environment

Officer Assessment:

This pre-application enquiry follows the refusal of householder application DC/23/00377, which similarly proposed to demolish the existing shed-type additions and replace with a large, linked structure which was considered overly dominant in scale.

As discussed on site, the principle of demolishing the existing single storey weatherboarded additions to Granary Cottage and replacing with a new extension is not opposed, subject to details of design. Whilst the existing structures are characteristic of utilitarian agricultural outbuildings, they are not considered to be of great historical significance and their demolition would not harm the understanding of Dogwood House.

The revised plans submitted as part of this pre-application enquiry have reduced the overall length of the 'link detached' style extension, allowing for the gable end to be further set back away from the former farmhouse. Also discussed on site was the topography of the land which the extension would occupy, which lowers to the south east away from Granary Cottage and is lower than Dogwood House. The possibility of reducing the ground to this lower level prior to the construction of the extension was discussed and was considered an appropriate way to reduce the overall finish height of the proposed extension. A reduction in the proposed ridge height would also help to reduce the dominance of the proposed extension.

Whilst the proposed replacement extension would still amount to a roughly 40% increase in footprint to the structures to be demolished, it is considered that by reducing the overall dominance of the proposed extension can by lowering the ground level and/or ridge height then the extension would not harm the hierarchy of structures within the setting of Dogwood House. This is also subject to appropriate material detailing, which may be appropriate to secure via conditions on any approval.

Conclusion:

In summary, the principle of the proposed demolition of existing structures and erection of a new extension is considered appropriate subject to further details. The reduction of the scale of extension proposed has helped to reduce its dominance within the former farmstead group, and should be further reduced by a reduction in height to visually demonstrate its subservience.

This advice is informal officer opinion only and made without prejudice to the formal determination of any application. If you want a formal opinion then you will need to make an application with its associated supporting documentation, plans and fee.

All applications will be subject to consultation and publicity and any proposal may be subject to a call-in by a Councillor for determination at Development Control Committee.

Application Submission:

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <http://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:

I have included details below for application submissions should you decide to submit an application for any of the above works. Further guidance on some of the requirements for documents described below can also be found in our Joint Local Validation Checklist available at <http://www.midsuffolk.gov.uk/planning/developmentmanagement/apply-for-planningpermission/national-and-local-validation-requirements/>.

As part of a Householder Planning Application, you will need documents as listed below. Please note, this is not an exhaustive list:

- A Site Location Plan, at 1:1250.
- A Block plan at 1:200 or 1:500.
- Existing and Proposed Floorplans.
- Existing and Proposed Elevational Drawings.
- A Heritage Statement, detailing the significance of the listed building and the impact of the works on that significance.
- A Design and Access Statement, describing the proposed works, with clear and convincing justification for them. (For the purposes of these proposals, the Heritage Statement and Design and Access Statement could be combined in a single statement with two headings.)
- Please note that an Ecology Survey for bats and other protected species and / or a Flood Risk Assessment may also be required. Please refer to our local validation requirements for further information.

As part of any application, you will need to submit the appropriate CIL form, which is available on our website. I hope that this provides useful information with regards to your enquiry. If you have any queries in respect of this letter, or require clarification of issues, please do not hesitate to contact me. If you would like further discussion with regards to the detail of the proposal this would be subject to a charge for further advice, see www.midsuffolk.gov.uk for further details.

Yours sincerely

Katherine Pannifer – Heritage Officer
on behalf of Philip Isbell – Chief Planning Officer – Sustainable Communities

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 give about the decision.

Please also note, responses to pre-application enquiries are only valid for six months from the date of receipt. You should seek confirmation that circumstances have not changed if you are submitting an application outside of this period.