

PLANNING STATEMENT – SECTION 19 APPLICATION - CONVERSION OF BARN TO DWELLING

DAIRY BARN – PHASE 2 – BARN ADJACENT COOKLY FARM

Cookley farm

Hoxne Road

Suffolk

IP23 7NP



1.0 STATEMENT

1.1. This planning Statement is submitted in support of a Section 19 Application under the Planning (Listed Building and Conservation Areas) Act 1990 to vary planning condition No 02 (approved drawings) of Listed Building Consent notice DC/19/00092.

1.2. The Listed building consent approved conversion of 2 No barn structures to 2 dwellinghouses. This application relates only to the north building known as The Dairy Barn and forms phase 2 of the works.

1.3. Phase 1 works on the south timber frame (listed) barn have commenced under the same decision notice DC/19/00092.

1.4. An application to discharge planning conditions Condition 3 (Landscaping Scheme) and Condition 8 (Materials) has also been undertaken in relation to the associated planning application (DC/23/03076) under application ref: DC/23/03076 and approval notice dated 17th Aug 23 issued to discharge details of above.

1.5. This Section 19 Application seeks to amend certain aspects of the previously approved drawings being:

- New Internal partition wall locations (note no change to previous demolition proposals)
- Fenestration changes (note window types/details already approved)
- Roof form reduced to avoid need to link onto principal timber frame barn adjacent
- Materials

1.6. Please note the following in terms of heritage assessment of above changes;

The new internal partition wall locations do not require a different demolitions strategy that that originally approved. The original planning approvals for both Full and Listed building consent contained the removal of the internal clay lump wall of the barn (North dairy barn) – See adjacent original approved plan which shows a key of yellow walls being new build and grey walls being retained fabric - the clay lump internal partition has been removed as part of



this approved proposal. We are therefore not proposing any change to this previously approved principle and therefore the LB condition relating to the 'clay lump repairs and schedule of works' do not apply to the North barn as there is no retained clay lump to repair - this condition only applied to the DOC for the south timber frame barn as this was a combined application for both barns.

Fenestration – Please note that the window type and section details have already been approved under application DC/23/03076.

Roof Form – The approved planning and Listed Building Consent approved an extended roof form which linked onto the roof of the adjacent historic barn. This proposal seeks to stop the new build roof element of the North Dairy barn to form a gable end and avoid the need to link onto the adjacent structure. This will reduce structural loading on the historic frame and visually separate the more modern barn from the historic timber frame building to the south. It is worth reiterating that this portion of roof is a new build element and therefore does not impact on the historic fabric of the Dairy Barn and seeks to lessen impact on the Threshing barn adjacent.

Materials – Please note that the proposed materials shown in this S.19 application have already been approved under the associated Planning DOC as noted above.

2.0 SUMMARY

2.1. The Phase 2 North Dairy barn is a building having wall fabric principally of modern construction i.e. concrete blockwork walls with exception of south courtyard wall which still shows some elements of facing brick to be retained. The original planning drawings approved did not record the location or extent of blockwork hence our submission of updated 'existing' plans for reference and accurate record of existing fabric to allow informed heritage assessment. The approved scheme permitted the removal of the internal internal clay lump wall, the reconstruction of the east end of the building and the erection of a new south wing extension; this remains unchanged in the scope of this S.19 application.

The changes proposed with this S.19 application are not considered to affect the strategy of historic fabric preservation when judged against the original approval content.

3.0 PHOTOGRAPHS









