

**From:** Planning Inbox (FODDC) <Planning@fdean.gov.uk>

**Sent:** 26 Oct 2023 12:33:31

**To:** FODDCPlanningAdmin.DMS@220ICT.NET

**Cc:**

**Subject:** FW: P1207/23/LBC - the old george Heritage statement and justification for drawings

**Attachments:**

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Planning Support Team (FODDC)

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**From:** Planning Validation (FODDC) <Planning.Validation@fdean.gov.uk>

**Sent:** 26 October 2023 12:30

**To:** Planning Inbox (FODDC) <Planning@fdean.gov.uk>

**Subject:** FW: P1207/23/LBC - the old george

Please can this email be uploaded as

Report – Heritage statement and justification for drawings – PUBLIC

Thanks

Lexi

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**From:** Anne Fairbanks

**Sent:** 24 October 2023

**To:** Alexis Findlay <Alexis.Findlay@fdean.gov.uk>

**Subject:** Re: P1207/23/LBC - the old george

Dear Alexis

Thank you for returning my call this afternoon. As discussed I can confirm that existing and proposed plans for the cellar work at the Old George were attached to the planning application. The cellar is an unused area which is damp and is causing structural damage. The work is required as a matter of urgency to repair the ceiling which is also the floor of the sitting room above. I hope that you will pass my application and, should you feel it necessary, I would be happy for someone to come and inspect the property. Please see below the entry in Historic England regarding the property as my Heritage Statement,

Kind regards

Anne Fairbanks

## "Heritage Statement - GV II

Former Inn, now house, shop and house. Probably all early C19. Brick, English garden wall bond to plinth, Flemish bond above: tiled roofs. 'L'-plan, 2-storey wing on left projecting to road, 3 storey set back on right, 4 windows wide. Facade to road: on right single-storey projecting garage and long, shallow steps not of special interest. High plinth: 6-panel front door at top of steps, upper fielded, bottom 2 flush, semi-circular fanlight with radiating glazing bars: fluted Doric pilasters each side, each with separate cornice: open floor to pediment, mutules on soffit. Either side 16-pane sash, rubbed brick arch. First floor similar windows each side, ordinary sash in centre with rubbed brick arch; date plaque '1884 B' between 2 left windows, significance not clear. Second floor shallow windows, 8 pane sash either side, 6 in centre; timber fascia: ridge chimney on left and on right gable. To left shop, of same build: tall, 6-pane window, rubbed brick arch on ground floor. In corner, stable door up 4 stone steps, bottom 2 fielded panels, top 6 glazed panes: cambered brick arch. First floor 3-light casement, iron-opening light, cambered brick arch. Second floor flat-headed 3-light casement: eaves as house on right, at same level: chimney on left gable **Projecting wing (Old George), right return with boarded door to cellar, cambered brick arch. Ground floor, at rear, 2-pane sash, rubbed brick arch. Above 2-light mullion and transom window, flat head. Dentil eaves. Front: ground floor: canted bay, 16-pane sash, flat, lead roof. Above 4-pane casement on left, 16-pane sash with flat head over bay. Dentil eaves, hipped roof, extending on narrow lean-to on left, of same build. Entrance to projecting wing on left return. Forms group with The Old Cottage and Ann Cam's School (q.v.)."**

On Mon, 2 Oct 2023 at 17:25, Alexis Findlay <[Alexis.Findlay@fdean.gov.uk](mailto:Alexis.Findlay@fdean.gov.uk)> wrote:

Dear Mrs Fairbanks, thank you for submitting the above application, prior to validation please address the following;

1. A Heritage Statement (also known as a Statement of Heritage Significance) is required for works affecting a Listed Building or Heritage asset.

As a minimum, it should include a description of the listed building and its setting, and a justification for the proposed works. The level of detail should be proportionate to the building's importance and no more than is sufficient to understand the potential impact of the proposed works on the building's significance (i.e. its special architectural or historic interest). The list description for the property is available on Historic England's website via the following link -

<https://historicengland.org.uk/listing/the-list/>.

A Heritage Statement may take the form of a word document, or PDF. Photographs of the existing/affected parts of the building should also be included. This statement can be added to your Planning Statement or Design and Access Statement or submitted separately.

2. The (proposed and existing) floor plans of the basement are missing. Where applicable, they must:

- be at a scale of 1:50 or 1:100;
- show the uses of each room;
- show floor levels of the building(s) being constructed, altered or extended, in relation to the remainder of the building;
- show any buildings, walls or features to be demolished.

3. The (proposed and existing) elevations of the basement are missing. Where applicable, they must:

- be at a scale of 1:50 or 1:100;
- include every affected elevation of the building e.g. front, rear and side(s) and state the direction in which each elevation faces e.g. rear (south);
- show the position and size of all windows and doors and show any buildings, walls or features to be demolished.

4. A completed Biodiversity Self-Assessment Form is required.

All planning applications are required to complete the Biodiversity Self-Assessment Form (except for major applications, which must be submitted with a Preliminary Ecological Assessment). Please ensure that all parts are completed, once submitted this will be reviewed to see if any reports are required prior to validation.

Further information can be found on the Council's website: [www.fdean.gov.uk/validationchecklists](http://www.fdean.gov.uk/validationchecklists).

Alexis Findlay  
Senior Case Officer



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