

# Consultee Comments for Planning Application 22/01785/PLF

## Application Summary

Application Number: 22/01785/PLF

Address: Newbreaks Farm Kings Causeway Adlingfleet East Riding Of Yorkshire DN14 8DZ

Proposal: Conversion of existing agricultural building to two dwellings

Case Officer: Mr Calum Rowley

## Consultee Details

Name: . Building Conservation

Address: East Riding Of Yorkshire Council, County Hall, Cross Street Beverley, East Riding Of Yorkshire HU17 9BA

Email: Not Available

On Behalf Of: Conservation Officer

## Comments

Having viewed the amended plans it is positive to see that our previous recommendations from comments submitted on 22.09.2023 have been implemented into the proposed scheme.

The no.2 windows above the glazed doors on the east elevation were recommended to have a sensitive break in between which has now been implemented. This element would reduce the harm caused by the appearance of a glazed wall and would be better in keeping with the architectural and historical significance of the property.

The areas of grouped rooflights have been removed and the rooflights are now all proposed to be the same size which would reduce the risk of loss of historic fabric and would reduce the harm caused by the appearance of a glazed wall.

The proposed scheme is representative of a viable yet sensitive conversion of a traditional Grade II listed farm building, which would ensure the longevity of the asset. It is therefore considered that this application is supportable from a Building Conservation perspective as it is identified to comply with paragraphs 189 and 199 of the National Planning Policy Framework (NPPF) and Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Due to the nature of the works, we would recommend a condition relating to all external materials including brickwork (bond pattern and mortar), as well as roofing material and rainwater goods. For the proposed windows and part glazed doors, we recommend a condition stating that only slimline double-glazed units should be used, with a width of no more than 14mm being installed. We would also want to see joinery details for all proposed windows and doors. For the proposed rooflights, we recommend a condition stating that heritage style rooflights featuring central glazing bar are to be used, with the unit sitting flush with the roof and not protruding up from around the

tiles.

The above conditions have been recommended to ensure the architectural and historical significance of the building is preserved.

E.W 21.11.2023