

29<sup>th</sup> January 2024

## INTRODUCTION

This statement has been prepared to accompany a planning application to the property known as No 130 High St, Watton. The proposal is for ancillary outbuilding incidental to the main dwelling to replace an existing outbuilding which has come to the end of its lifespan. As the siting of the proposal is within the grounds of a listed building, but no works to the listed building is proposed, this statement will focus on the setting of the listed building and the impact projected onto it from the proposal.

The application drawings are as follows:

- 351\_PL01\_Location + site plans
- 351\_PL02\_Existing Plans + Elevations
- 351\_PL03\_Proposed Plans + Elevations
- 351\_PL04\_Proposed Site Plan

## APPLICATION SITE

Located at the southern end of Watton At Stone, a Group 1 Village, the property resides on the West side of the High Street opposite the junction with Rivershill. To the North there is 1 off street parking space with side access to the rear garden. To the Southwest of the property is No 132 High St whose Northeasterly wall abuts the southern façade of No 130 and flanks the rear garden. At the end of the rear garden is a small, flat roof outbuilding used for storage.

No 130 High Street is a Grade II listed, 16th century building originally believed to be a doubled ended Hall House. It was previously used as a Post Office / Dwellinghouse and now is solely used as a dwellinghouse. The entire site is within the Watton At Stone Conservation Area and is in an area of Archaeological Significance.

The existing outbuilding is constructed of concrete blockwork to the southwest flank (rear), a solid brickwork wall to the southeast flank (facing No 132) and a solid brick wall to the northwest flank (facing No 128) which also forms part of a garden wall. The front façade that faces northeast into the garden and towards the host dwelling is timber framed and clad in weatherboard cladding, painted beige with an access door and window. Inside the outbuilding is a concrete slab approx. 150mm off the ground and a flat roof that falls in two directions – to the front and rear. The existing building is approximately 2.1m in height.

## PROPOSED WORKS

The proposal is to demolish the existing outbuilding at the back of the rear garden and replace it with a new outbuilding incidental to the host dwelling. It will house a home office and some additional storage.

## PLANNING HISTORY

There have been many planning applications relating to this site over the years. The most relevant are:

- 3/03/1618/FP – Internal modifications, installation of new windows and French doors. – Aug 2003
- 3/02/0044/FP – change of use to house – Aug 2003

## HERITAGE SIGNIFICANCE

No 130 High St Watton At Stone is grade II listed and the list description reads as follows:

*House, now shop and dwelling. Mid to late C16, floored and heated in C17. Remodelled, re-roofed and extended early C19. Timber frame with red brick additions. Rendering scored to resemble ashlar. Slate roof. Half H shaped block, probably a double ended hall house originally. 2 storeys. Recessed 'hall' range has entrance to left as lobby entry to inserted multiform ridge stack, rebuilt cap. To right a ground floor canted bay window, raised in C19, with first floor flush frame tripartite sash. Moulded eaves soffit with diamond patterning. Projecting cross wings are both jettied with C19 shallow hipped roofs. To left or lower end ground floor has a shallow canted bay window with sham timber framing, first floor small oriel. Broad upper wing to right has ground floor C20 shop front with first floor 3 light casement. Right return is pargetted in panels with entrance to shop. Left return C19 external stock brick stack with a tile coped projection towards front, 2 light flush frame casements. Short C19 addition to rear right with cambered heads to windows. A C19 wing extends to rear left with a half dormer on outer elevation. Interior: some exposed framing of large scantling. Cambered tie beam with struts to steeply pitched rafters of original hall roof.*

## PLANNING CONSIDERATIONS

The proposed outbuilding is marginally larger in comparison to the one it is replacing. The increase in size is to ensure the building can be fully functional for the future needs of the occupants. The growing requirements for thermally efficient buildings results in building fabrics increasing to accommodate insulation requirements.

The building is positioned at the end of the garden to the southwest approx. 13.3m from the rear façade of the host dwelling. We propose to demolish 3 sides of the existing building and retain the existing solid garden wall facing No 128. The outbuilding shall be constructed primarily of timber which will allow for insulation to be installed between the studwork, and keep the overall footprint to a minimum. The roof is mono-pitched with two skylights over, and shall fall in one direction towards the host dwellings garden. The external walls of the building shall be clad in timber weatherboard cladding painted in a heritage colour to the agreement of the council's heritage officer.

## CONCLUSION

The proposed outbuilding is a small increase over that of the existing outbuilding. The impact of this outbuilding is not detrimental to the listed building or the surrounding area. We trust the enclosed documentation and points raised within this statement will be considered in a positive manner and look forward to a favorable planning outcome.