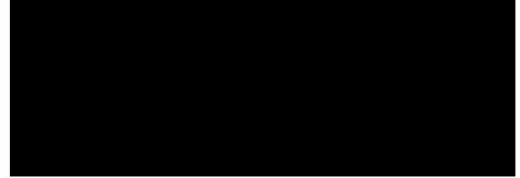


Ty y Tarw
Manningtree Road
Stutton
Ipswich
IP9 2SW
7 March 2024

Babergh District Council
Planning Department
Endeavour House
8 Russell Road
Ipswich
IP1 2BX



Dear Sirs,

Planning Application
The Old Shop, Stutton

Stutton Neighbourhood Plan Working Group produced the adopted Stutton Neighbourhood Plan on behalf of Stutton Parish Council, and now submits the following letter in support of the planning application to clad the elevations of the property known as the Old Shop which lies on the corner of Church Road and Holbrook Road.


In the Neighbourhood Plan, the property has been designated as a Non-Designated Heritage Asset (NDHA) within the Neighbourhood Plan. Policy SN16 applies. This policy states that *development proposals affecting non-designated heritage assets should be supported by an appropriate analysis to enable a balanced judgment to be made on how the proposals seek to conserve those assets in a manner appropriate to their significance, having regard to the scale of any harm or loss.*

This letter comprises that required “appropriate analysis”.

1. The scheme involves the cladding of the property which was previously rendered. We are aware that the render to the property has over the years cracked and has been repaired on a number of occasions. The property has also experienced damp on the internal walls due to water getting into the cracks in the render. Without major works this underlying cracking will continue in the future to the detriment of the appearance and structural integrity of the property.
2. This is an old property. Its external walls being of 9 inch brick have no cavity and, as such, offer poor insulation. The cladding of the property will deliver improvements in this regard. The Neighbourhood Plan was built upon extensive community involvement - which the planning inspector considered to be of great merit - and includes a specific Community Action to encourage best environmental practices. Steps taken to improve this property’s thermal insulation and reduce energy consumption are very much supported. In the case of properties that, due to their age, do not have cavity wall construction, there are very limited methods to improve thermal insulation. As a general rule our Neighbourhood Plan would support developments such as this planning application.

3. In making this designation as a non-designated heritage asset (NDHA) in the Neighbourhood Plan, the property's recorded architectural interest was not for its aesthetic value, nor for its architectural integrity, and it is not the product of a known architect. Rather, the architectural interest was based solely on its landmark status. The property closes off the view from Holbrook Road as the road turns off to the right. It is our view that the cladding of the property does not detract from its landmark status. The NDHA designation was also based on its historic interest. This arises from it having been the village shop and post office for a long time and, as such, having a social and communal value. The cladding of the property does not detract from its historic interest. It is our considered view that this planning application does not constitute any harm or detract from its significance as a non-designated heritage asset
4. The property lies on the boundary of the Area of Outstanding Natural Beauty (ANOB). The change in appearance of this residential property scheme has no impact on the integrity and environmental value of the AONB.

Yours sincerely



W. S. Hewlett

On behalf of the Stutton Neighbourhood Plan Working Group