

Pre-App – Planning Statement

Introduction:

- Original Planning Application: PA20/06840.
- During construction there were deviations made from the approved planning drawings.
- Planning Application PA23/06724 sought the approval for the deviations.
- The Historic Environment Planning Team objected to the deviations. The full objection can be found within Annexe A. However, these can be summarised below:
 1. Rainwater goods materiality
 2. Roof edge detail
 3. Roof covering fixing methodology
 4. Fenestration materiality

This submission does not seek to justify deviations, but to collaborate with the Historic Environment Planning Team, to prepare the scope of rectification work. The intention is then to prepare a resubmission of planning application PA23/06724 that includes the agreed rectification works, so the application can be supported by the Historic Environment Planning Team. Site photographs can be found in Annexe B.

Rectification Works Overview

Rectification works are proposed to be focussed on the original building.

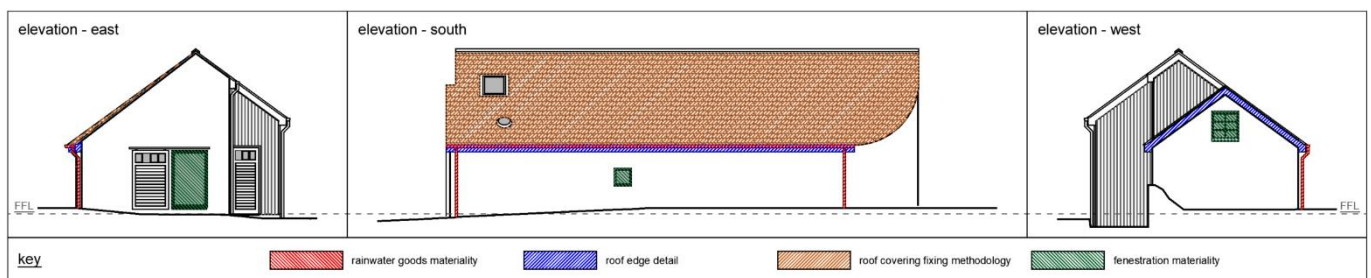


Figure 1 – Rectification Works Overview (scale 1:250)

Rainwater Goods Materiality

Approved planning application PA20/06840 suggested Alutec rainwater goods. UPVC rainwater goods have been installed which is understood, require replacing. With the understanding that the “curved detailing” is important to the character of the building from a heritage perspective, it is suggested that a ‘Made To Order’ radius gutter from Rainclear is proposed rather than an Alutec system. Reason: The Alutec would need to be a series of straight lengths with bespoke angled joints, whereas the bespoke Rainclear system shall be able to follow the curve of the building.

Link to product: [‘Made To Order’ Radius Gutter from Rainclear - True Cast or Mitred | Rainclear Resources](#). We welcome the input of the HEP Team regarding which product is preferred, or if it is preferred to have no rainwater goods at all on the South Elevation.

Roof Edge Detail

- East Elevation – A bedded verge on the curved wall has been constructed in line with approval PA20/06840.
- South Elevation – The roof edge detail at the eaves is a deviation to the approval PA20/06840. It is proposed to rectify this detail in line with the recommendations of the HEP Team. It is proposed for the roof edge to follow the curve of the building. We would like to propose a painted hardwood timber fascia board (25mm depth, 200mm height – akin to host dwelling detail) here following the curve of the building. Is this an acceptable detail with the HEP Team? If not, what would the preference be?
- West Elevation – The roof edge detail at the gable is a deviation to the approval PA20/06840. A modern fascia and soffit have been installed; this is proposed to be replaced with painted hardwood timber and reduced in scale.

Roof Covering Fixing Methodology

This aspect of rectification requires substantial work to rectify. Is the replacement of clipped fixings with nail fixings considered an essential requirement to garner support from the HEP Team? To note, the immediate neighbours to the North both include clipped fixings.

Fenestration Materiality

There is a single window on each elevation that can be seen from publicly accessible land. It is acknowledged that approval PA20/06840 stated Aluminium and UPVC units have been installed. Do the HEP Team feel that all 3 units require replacement? The windows on the west and south elevation are modest in proportions and on the east, this window is concealed behind an external shutter (shown in Appendix B). To note, the immediate neighbour to the South East of the ‘The Old Post Office’ has UPVC fenestration throughout.

Conclusion

We welcome all input from the HEP Team and look forward to collaboratively developing a scope of rectification works so the project can be supported.

Annexe A - Historic Environment (Planning) Team Objection

“Thank you for consulting the Historic Environment (Planning) Team on this application for Renovation, extension and conversion of outbuilding into residential annexe without compliance with condition 2 of decision notice PA20/06840 dated 25/11/2020.

Having reviewed the submitted information the HEP Team have strong concerns and do not support the use of UPvc rainwater goods. The original application suggested the use of Alutec rainwater goods which are not cast iron or Upvc. Aluminium units would be more malleable so should not be an issue if a vehicle struck them.

The overhanging eaves and eaves detail on the roadside was not agreed by HEP and would not be supported. This is the main issue with the narrow road here not the rainwater goods. The curved detailing was part of the character of this barn building and is facing the historic old post office.

'Construction best practice' is not a reason for the unacceptable alteration and loss of the historic curved appearance.

Not included in this application the slates are clipped not nailed as was stated on the approved plans.

It also appears that some of the windows are white Upvc not aluminium as was stated in the original application.

These elements would not be supported by HEP. (HEP 7/8)”

Annexe B – Site Photographs



Reference – Images taken from Google Street View on the 31.01.24.