

## **Statement to support retrospective planning application**

### **57 High Street Meldreth**

#### **Background and Heritage**

The land and buildings of No 57 High Street fall within the Meldreth conservation area and the house has a Grade II listing (LBN: 1127553). Whilst the older parts of the dwelling span several centuries, in various configurations and for various uses, as part of the adjacent property, No 55 and more recently, in isolation, a good deal of the accommodation afforded is provided in a two storey rear extension constructed in the early 1980's, probably at the time that the garage, to the rear of the plot was constructed (1982).

It would seem that the existing block of buildings, fronting the High Street, of which No 57 is part (and possibly the land now comprising No 59 in addition to No 55) were in part or in their entirety part of a 'complex' comprising a shambles with various outbuildings to the rear including a slaughter house, with the buildings to the front providing dwellings in various forms and other uses (No 57 having incorporated a butchery). Evidence that might support this were the numerous porcine bones found when the footings for the garden room (the subject of this application) were dug, similarly as found on an under floor inspection of the house, at the time of the applicant's purchase.

It would seem that the garden room (A photograph is attached to this application) is sited within the footprint of these former outbuildings and this is supported by an Ordnance Survey plan (Second edition 1902/3 based on the 25 inch plan first published in 1866. An extract is attached to this application).

It was a case of naivety in which the applicant constructed the garden room, in the mistaken belief that it was permitted development and that planning permission was not required. Nevertheless, the applicant had taken into account the immediate environs of the grouping of boarded timber outbuildings their scale and the marrying in of the garden house to the garage, both in terms of scale and external materials.

It is contended that the garden room fills a gap and compliments the massing, form and scale of this group of outbuildings and has likely enhanced rather than detracted from nature of the conservation area and that it has no adverse impact on the qualities of the listed status.

12<sup>th</sup> March 2024