

From: Johnson, Claire
Sent: Mon, 20 Nov 2017 16:27:55 +0000
To: Fosker, Edward
Subject: FW: 27 Clements lane, Haverhill DC/17/2269/FUL

Hi Ed,

whilst conservation have not been consulted on the application the significance of the building to be demolished has been drawn to our attention and the following comments apply.

The applicant's statement describes the building as follows:

'The building is perhaps Edwardian in age, but has little architectural merit or value. It is uninhabitable due to its poor state of repair and is beyond economic repair....'

No evidence to support either of the above statements has been provided.

The building definitely predates the Edwardian period appearing on the 1876 – 1887 map, but may well be earlier, it is difficult to say without an internal inspection.

The building is a double fronted 2 storey, narrow span (single room deep) rendered building with hipped roof and basement. Whilst at first glance the building appears to be symmetrical the photos suggest this is not the case and could imply an earlier building with a modified exterior. Access is via a short flight of steps protected by an open fronted gabled porch. 2 bay windows flank the entrance door and appear to retain their original sash windows. The upper sashes appear to be later replacements from the photographs (potentially top hung aluminium) and the door is a 6 panelled door. The form of the building largely remains unaltered either from its original construction or a 19th century makeover. Whilst windows have been replaced its original form, character and appearance is very recognisable. An extension to the rear exists and street view indicates a stair turret and a simple single storey lean to. It appears to benefit from a substantial setting with a number of fruit trees possibly a tree orchard which appears on historic maps. The immediately neighbouring buildings appear on the same historic map some much altered. The building is not only a non designated heritage asset which appears to be highly visible but also makes a positive contribution to the character of the area, setting aside the modern development on the opposite side of the road.

Policy DM16 requires proposals for the demolition or alteration of a building identified as being a local heritage asset will be permitted where they

- demonstrate a clear understanding of the significance of the building and or its setting alongside an assessment of the potential impact of the proposal on that significance.
- respect the historic fabric, design, materials, elevational treatment and ornamentation of the original building
- will not entail an unacceptable level of loss, damage or covering of original features and
- have regard to the setting, plot layout and boundary features.

The proposal will necessitate the demolition of a non designated heritage asset causing substantial harm to the asset. In the case of works which would cause harm to the LHA or its setting clear justification for the works must be provided so that the harm can be weighed against any public benefits. Limited assessment of the building's significance has been carried out and evidence to demonstrate the building is beyond repair has not been supported.

To accord with policy DM16 and paragraphs 128 and 135 of the NPPF an assessment of the significance of the asset is required including any contribution made by its setting. The condition of the building and the extent of its repair should be taken into consideration when making a judgment on the proposal. This will necessitate the submission of an condition survey to include details of the repairs necessary to make the building habitable.

Setting aside the issues relating to the condition of the existing building and the design issues which it is assumed the case officer will address the proposed development would appear to affect an historic orchard, further advise from the tree officer should be sort to ascertain the significance of the orchard and the impact of the proposal on that orchard.

Thanks
Claire

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Forest Heath District and St Edmundsbury Borough councils

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