

PLANNING POLICY AND SPECIALIST SERVICES

CONSERVATION COMMENTS

Application Number SE/09/1283

Address Land at North west Haverhill

Proposal construction of relief road and associated works (ii) landscape buffer 2. Outline Planning Application - (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works

Case Officer Charlotte Ballard

The revised details, specifically the proposed landscaping detailed on drawing non SW5100002 – 510 Rev A appear to have addressed concerns previously raised with regard to reducing the impact of the proposed development on the setting of the listed building.

No objections.

Claire Johnson

23.12.13

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Case Officer Rona Hopkinson

Relevant policies

The following policies have been taken into account in the consideration of this application:
HC1

Comments

The proposal involves the construction of a relief road to the north west of Haverhill to serve the proposed new development to the south. From a conservation point of view the proposal will have a significant impact on the setting of a grade II listed building which currently benefits from an open countryside setting.

Chapel Cottage is a grade II listed mid 19th pair of houses now converted to a single dwelling. The cottage currently benefits from a reasonable sized curtilage augmented by its setting of open countryside.

The proposal will effectively locate the cottage within the middle of a housing estate, clearly alien to its original setting and character. Efforts have been made to address the setting of the building by leaving the land south west undeveloped together with an introduction of woodland planting to act as a buffer. There is little which can be done to enable the cottage to sit comfortably alongside the proposed development other than screening to effectively isolate it from its new surroundings. Whilst Chapel cottage benefits from a reasonable curtilage the boundary to the west is less generous. Whilst some screening is proposed along its western elevation a more generous buffer should be proposed or ideally the plot immediately located to the north-west should remain undeveloped.

Conclusion

The proposed tree planting to act as a screen/buffer to the proposed development should be increased to reduce the impact on the setting of the listed building.

Conditions

From: Claire Johnson

Date: 03.02.10
