

**From:** Waugh, Charlotte <charlotte.waugh@westsuffolk.gov.uk>  
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**To:** DMS.Planning@westsuffolk.gov.uk  
**Cc:**  
**Subject:** DC/22/2143/FUL - Empire Yard - Conservation officer comments  
**Attachments:**

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Conservation Officer comments - *summarised after verbal discussion*

- Scale of proposal is regrettable
- Need to consider impact on heritage asset, in this case Barclays Bank is grade II listed
- At present the 3 storey heritage asset fronts the high street, then as usual, development to the rear reduces in scale - The proposal would be seen against this diminishing scale of adjacent buildings and given its height would appear isolated and at odds with surrounding development
- Ideally the significance of Barclays would be better revealed but this would only be possible with a comprehensive development of Brook Service road
- There are a mix of extensions to the rear of the high street comprising, single and two storey buildings, which are sometimes bland and windowless, combined with car parking, these do not positively contribute to its setting. The heritage asset is hardly recognised from the rear.
- The proposal will block views of the asset, albeit it is mostly obscured at present
- Whilst views from the high street down the pedestrian link provide only glimpsed views the proposal appears comparable to that of buildings fronting the high street.
- Cross sections show the proposed building dwarfs other buildings on the high street.

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