From: Bayliss, Gillian
To: Swithenbank, Arne; Planning (SMDC)
Subject: 2018/0348
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Newhall Farmhouse, Kingsley

Significance
There is no historic evaluation of the historic significance of this building as required by the NPPF. The List description mentions that the building is late 18th century and a brief account of the exterior of the structure but no internal inspection was undertaken at the time. Within the building it is evident that the core of the building is much earlier with extensive timber-framing and a large stone smoke hood. Because of the level of intervention proposed within the building (obscuring timber framing, insertion of partition and cutting through floor to insert staircase and strengthening) a detailed assessment of the levels proposed for alteration is required to be able to understand significance and impact on that significance. This should be undertaken by a conservation specialist. I would suggest that the application is withdrawn pending this assessment.

Initial Comments on Proposals
Proposed insertion of staircase to access the attic from a rear bedroom and conversion of attic to provide a further bedroom, bathroom, dressing room and wardrobe. The roof structure is relatively modern and the trusses are already adapted to allow access through and the floor is boarded. There is no information regarding when the roof structure was adapted and given the early 1967 Listing it is likely that this was undertaken post-listing and may therefore be unauthorised. There is just one small gable window serving the attic room of the north-west elevation (part obscured by a raised floor). The presence of an attic window suggests that there was previously loft access but there is no evaluation as to where this was. The main historic significance of the attic space is the evidence of a steeper-pitched roofline of the earlier building core which is visible on the brick and stone gables.

5 No. Fakro rooflights are proposed (780mm x 1180mm). I have not seen the Fakro rooflights used previously and would need to see the exact specification and finish. They would appear to be very close to the Velux rooflights which have a wide frame and don't replicate the Victorian cast rooflights. The Rooflight Company (or similar) is normally preferable. The building is currently without rooflights which allows an undisrupted roof-slope and this contributes greatly to its historic significance. 5 No. rooflights are excessive and are not essential for the wardrobe and dressing room (the latter which already has a small amount of natural light). The bathroom rooflights should be the minimum size rooflight. The bedroom rooflights are also currently too large and should be the minimum size.

There is no information regarding works to upgrade the space to make it fit for habitation – insulation, floor strengthening, treatment of walls. The gable ends should be left exposed and renovated to retain the visible building archaeology.

A particularly contentious issue is the insertion of the staircase which will result in the rear bedroom being reduced in size from its historic proportions and the loss of open views of the timber-framing. This room is of high significance given the presence of the stone smoke hood and timber framing. The insertion of the staircase will impact on the historic character of the

space and based on the current level of information will represent less than substantial harm.

The application will be reported to Conservation Liaison Panel on the 26th June.

I would recommend that the application is withdrawn pending historic building recording and analysis, and a response to the points above, including the date of the extensive works to the roof structure.

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Please note that my working days are Monday-Thursday

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