From:	Bayliss, Gillian
To:	Johnston, Christopher; Planning (SMDC)
Subject:	SMD/2020/0015 16
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Stafford Arms, Bagnall

The proposal would constitute harm to the significance of the Listed Building and character and appearance of the Conservation Area.

- The form and design of the structure is totally unrelated to the existing building and relates awkwardly to existing structures. The existing dining area is appropriate to its context and has been designed to complement to form and character of the Listed Building.
- It will extend out beyond the building line on the south elevation
- It will look most incongruous and out of place on an historic building

If they require more seating area then I suggest that they submit a pre-app to pursue this and look at other options, such as replacing the garage alongside

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