

Planning

From: Planning
Sent: 04 March 2022 14:14
To: Ben Hurst
Subject: Prior approval application DET/20
Attachments: 2015-2033-33A PRIOR NOTIFICATION - SITE PLAN SHOWING ALTERNATIVE GARDEN LAYOUT.pdf; 2015-2033-32A PRIOR NOTIFICATION - FLOOR PLANS AND ELEVATIONS OPTION 2.pdf; Ivy House Farm HIA Appendices.pdf; Ivy House Farm Rownall HIA 27.9.17.pdf; 27 6 18 HIA Barn Ivy House Farm lo res.pdf

Hi Ben further to our recent discussions and ongoing correspondence re the above I have attached a couple of different plans for you to consider. The first drawing 2015-2033-33A shows an amended site plan which essentially repositions the garden area from the front of the building to the northern gable and rear. This will ensure that any issues re changes to the site and domestication of this area when viewed from the curtilage of the adjacent listed buildings is minimised. In addition I have considered your comments regarding the demolition and removal of the attached building and your concerns that this "reveals" a new elevation. To this end drawing number 2015-2033-32A shows that the side elevation of the lean to element to be retained albeit with the front wall and part of the roof removed to provide a covered garden area. This is obviously an alternative arrangement to drawing number 33A and provides a further solution which allows the garden areas to be retained at the front of the building but reduces their visual impact especially when viewed from the curtilage of the listed building as the side walls of the building would be retained. The partial retention of the roof of the lean to means that the new façade as you refer to it is set further back and recessed thereby reducing its impact.

In addition I attach copies of the Heritage Impact Assessments provided by Mel Morris in relation to the main farmhouse and the adjacent curtilage building. Although I cut and pasted relevant extracts in my earlier email I thought that you should have copies of the documents for your records. I would be grateful to receive your views on the above and attachments as well as the contents of my previous email prior to determination of the application.

Kind Regards

Teresa Critchlow BA(Hons), MPlan

For and on Behalf of Sammons Architectural Ltd.

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