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Conservation Response.

Date:	13/09/2023.
File/Application ref:	SMD/2023/0310 & SMD/2023/0311.
Case Officer:	Arne Swithenbank.
Proposal:	'Proposed single storey rear extension' & 'Listed Building Consent for Proposed single storey rear extension'.
Site Address:	Booths Hall Farm, Belmont Road, Ipstones, Staffordshire, ST10 2JP.

Dear Arne,

Objection. Recommended refusal.

Booths Hall, List UID: 1038038, is an impressive and well survived stockily built house dated circa 1663. Historic OS Maps dated 1888 shows the footprint unchanged as was and still in its present form today.

The footprint of the house is balanced, functionally seeing a core with two wings. The legible character of this type of 17th C rural house remains. The relationship between this and Booths Hall farmhouse a short way to the south-east also remains; this is seen in the material palette, traditional architectural scales and massing, and footprint of the wider estate and setting. The latter is designated GII farmhouse and two GII barns.

The project appears to create an alien feature against the traditional architecture of the house. This blind elevation adjacent to the gable is often a conscious architectural choice. In the 17th C, at vernacular farmsteads – rear gardens and or porch type buildings were not a feature and there is no precedent. It also sets this type of architecture apart from for example later Villas and Country Houses that would see extensive and regular fenestration. Blind elevations in the past similarly alleviated the looking out upon functional working barns, livestock and other farm functions from the residence. This is not an opportunity to simply wedge something in the gap as it were.

The proposal shows extensive and irreversible loss of historic fabric due to the required access into the proposed structure from the north wing ground floor. I do not see this as sensitive to the status of the listed building or an enhancement. I cannot see how this project harmonises with the listed building. The plans demonstrate the new structure to compete unsuccessfully with the footprint of the listed building and extend substantially beyond the gable to the west.

Setting has not been considered as part of the project. Due to the generic design and proposed abrupt pastiche of materials I believe there will be harm imposed. I also see the modest and traditional rural character of the vicinity will be harmed. Unfortunately it appears no appropriate assessment has been undertaken across the wider site and setting, as such I do not believe the project has been well considered. I do not agree that it will not be prominent, nor have no impact and result in no loss of fabric. The latter is unrealistic.

To conclude; I cannot see any benefit that outweighs the harm imposed and as such do not provide support.

Regards,

Miss E Holland.
Principal Conservation Officer.