

CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council					x
Local member(s)					x
CPAT				x	
AMS				x	
Press Notice					x
Neighbours					x

PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement	x	x	
Inside settlement			
Conservation Area	x	x	
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
n/a		

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity				x
Design	x			
Highway safety				x
Parking				x
Conservation/LB	x		x	
Ecology				x
Trees				x
Other				x

OBSERVATIONS:

Old Hall is listed grade II as Old Hall Farm. It was originally a medieval hall, rebuilt in brick in the 18th Century, with much of the window detailing dating from this period, despite major alterations in the 19th Century and renovation in 1992. It is listed for its architectural character, which includes the visible alteration over time, as well as its surviving interior detail.

These proposals for a timber framed orangery with a reclaimed brick plinth will have a low impact on the significance of the building. The extension will be clearly readable as a later addition and it

is being constructed of materials which are combatable with the historic building, and will complement the building visually.

Lime mortar should be used in the construction of the brick plinth with reclaimed brick for both performance and visual compatibility. Any 'making good' that is required on the old building should be carried out in a like for like material (lime not cement). It is recommended that a breathable material is used to create the floor in the extension.

As there have been successive phases of building on site, CPAT has requested an archaeological watching brief which is important to ensure that any evidence is recorded.

AMS note that a new doorway is to be created from an existing window within the recessed section of the west elevation. This section of the building appears to be part of the original house thought to be rebuilt in brick 1785, reusing the timber frame from the earlier late medieval hall, though this is not properly analysed. The documentation notes 'the present fenestration dates from that phase of rebuilding' but does not provide any detail about the formation of the proposed door or the nature of the building fabric to be removed, and this needs clarification. Details are also needed to explain how the proposed flat roof will attach to the existing building (to be secured by condition).

Prior to commencement of the works, a drawing at scale of 1:20 showing the current window which is to be opened up into a doorway and the proposed new opening should be submitted for approval (Condition ZL09).

RECOMMENDATION	
GRANT	
REFUSE	
S106	