

QUILLS COTTAGE, 27a SWAN STREET, BOXFORD

Erection of an external store.

Applicant: Mrs. P. E. Lane

Case Officer: Ben Woolnough

This application is reported to Development Committee as the applicant is an employee of the Council.

SITE

1. The application site is located within the Boxford Conservation Area, a Special Landscape Area and supports a Grade II Listed Building. Quills Cottage is a 19th Century brick two-storey dwelling with a double fronted shop front and is listed for its group value. It has more recently been divided into two dwellings although retaining the frontage appearance of one dwelling.

PROPOSAL

2. The Proposal is for a small rear store which extends the existing kitchen extension further along the rear of the building. It is proposed to be of brick and slate construction to match the existing building with painted boarded double doors.
3. The applicants Design and Access Statement includes.
 - Following the buildings conversion in 1988, only the front and side walls, including the shop front and sash windows remain of the original fabric. The building has a new rear wall in cavity brick/blockwork, new rear windows and door and new roof structure.
 - Only the front wall, with its shop front and sash windows contributes to the buildings special interest, essentially as part of the street scene within the conservation area.

RELEVANT HISTORY

4. 1987 – Alterations and Conversion to form 2 two-storey residential units and 1 single storey residential unit, erection of a single storey extension and construction of car parking spaces (B/87/00904/FUL and B/87/80165/LBC).

NATIONAL GUIDANCE

5. **PPG 15: (1994) Planning and the historic environment**

PLANNING POLICIES

6. The following Development Plan policies are relevant to the determination of this proposal:-

Suffolk Structure Plan 2001

- ENV3 (Design Standards)

Babergh Local Plan (Alteration No 2) 2006

- CN06 (Listed Building Alterations)
- CN08 (Development in Conservation Areas)

OBSERVATIONS

7. PC – No objection
8. Third party representations - None

ASSESSMENT

9. The building is a Grade II listed building located within Boxford Conservation area. The lead planning policies in this case are those set out in paragraph 5 above and principally relate to the impact of the proposal on the Listed Building.
10. The proposal sympathetically extends and preserves the fabric of the dwelling to allow additional storage space. No elements or features of special interest will be removed or concealed by the proposed store. The detailed design sits in harmony with the existing building and consequentially preserves the character of this Listed Building. The proposed extension is not visible in the street scene and therefore has no impact on the Conservation Area.

REASON FOR APPROVAL

Listed Building Consent is granted as the proposal is in accordance with PPG15: Planning and the Historic Environment (1994), and Policies CN06 and CN08 of the Babergh Local Plan Alteration No 2 (2006) having had regard to other material considerations.

RECOMMENDATION

Grant (Listed Building Consent) subject to conditions –

- Material details
- Mortar detail and specification
- Door details
- Colour of Joinery

DECISION