

Item No: 5

Reference: B/08/00246/FHA  
B/08/00247/LBC

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Parish: STANSTEAD

Location: Stanstead Hall, The Hill

Proposal: Construction of an underground link tunnel between the basement of the main dwellinghouse and the barns including the provision of a strong room, services cupboard and wine store.

Applicant: Mr Al Rashidi

Case Officer: Chris Tivey

Date for Determination: 08.04.08  
07.04.08

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These applications are brought before Development Committee at the request of a local Member.

#### SITE

- 1 Stanstead Hall is a Grade II listed building located on the west side of The Hill in Stanstead. The site has been subject to extensive works in recent years.
- 2 Beyond the site to the north is St. James' Church, which is Grade II\* listed building. The nearest residential dwellings are those opposite the site to the east on The Hill within the built-up area boundary of Stanstead. The site is located in the countryside and is within a Special Landscape Area.

#### PROPOSAL

- 3 Planning permission is sought for amendments to an underground link tunnel between the basement of the main dwelling and the barns, permitted by B/07/00075/FHA and B/07/00076/LBC, for the provision of an underground strong room, services cupboard, and wine store.
- 4 The proposed strong room would be directly below the ground floor entrance porch on the rear flank wall of the central block of the main hall, this would be approximately 1.5m by 2.3m.
- 5 The proposed services cupboard would be located directly below the ground floor alcove on the flank wall of the new wing to the dwelling, permitted by B/05/02168/FHA and B/05/02169/LBC and which also permitted the construction of a basement. The services cupboard would be approximately 0.6m by 2.1m.
- 6 The proposed wine store would be located at the barn end of the tunnel and would be 4m by 4m in area.

#### RELEVANT HISTORY

- 7 There is an extensive planning history to this site which can be found as an appendix to this report.

## **NATIONAL GUIDANCE**

8 PPG15: Planning and the Historic Environment

## **PLANNING POLICIES**

9 The following Development Plan policies are applicable to the proposal:

- CR01 (Landscape quality)
- CR04 (Special landscape areas)
- CR19 (Buildings in the countryside – residential)
- CN01 (Design standards)
- CN05 (Listed buildings)
- CN06 (Listed buildings)

**This report only includes policy references. For further details please see Page 4.**

## **OBSERVATIONS**

10 PC – No objection, but raise concerns that the tunnel may flood as the churchyard is waterlogged.

## **REPRESENTATIONS**

11 No representations received.

## **PLANNING CONSIDERATIONS**

12 The proposal is for an amendment to an approved basement and tunnel link which are quite minor in their size. The works would all be underground and therefore would not be visible from either within or outside of the application site.

13 The proposal would not be harmful either to the listed building to which it directly relates or to Stanstead Church.

14 In accordance with Policy CN06 of the Local Plan the proposals would respect the historic character of the listed buildings and would cause no obvious harm.

## **REASON FOR APPROVAL (Both Applications)**

15 The proposed amendments to an underground link tunnel between the basement of the main dwelling and the barns, permitted by B/07/00075/FHA and B/07/00076/LBC, for the provision of a strong room, services cupboard and wine store would not give rise to harm to the setting of the listed building or the character of the countryside pursuant to Policies CR01, CR19, CN01, CN05 and CN06 of the Babergh Local Plan Alteration Number 2 (2006) and PPG15.

## **RECOMMENDATION**

16 Grant planning permission and listed building consent, subject to condition.

1. In 1988 outline planning permission was granted for the change of use of the group of outbuildings to form a warehouse, assembly area and offices, Class B1 for Allbrooks Ltd and the reserved matters pursuant to this were approved in 1989.
2. B/00/00558/FHA & B/00/00559/LBC– Erection of a single storey extension to barn complex, Granted 17.05.2000
3. B/00/00042/FUL – Retention of oil tank store and raised paved area with pergola, surrounding wall and ornamental pond, Granted 03.03.2000
4. B/01/00283/FUL – Construction of vehicular access to serve new farm track, Granted, 05.04.2001
5. B/01/00970/LBC – Application for Listed Building Consent – Alterations to existing office accommodation, Granted, 20.08.2001
6. B/02/01239/LBC & B/02/01240/FHA – Erection of single storey addition to existing barn, Granted, 12.09.2002
7. B/05/02168/FHA & B/05/02169/LBC – Erection of two storey north extension; erection of two storey west extension; incorporation of a basement (amended scheme to that approved under B/03/00663/FHA & and B/06/00664/LBC), Granted, 23.02.2006
8. B/06/01300/FUL - Erection of stable block for 10 horses and 3 no. accommodation units above, Withdrawn 27/09/2006
9. B/06/01301/FUL - Retention of conversion and alterations to existing outbuilding including link corridor extension to additional guest accommodation, Granted, 18/10/2006
10. B/06/01302/LBC - Application for Listed Building Consent - Retention of conversion and alterations to existing outbuilding including link corridor extension to additional guest accommodation, Granted, 18/10/2006
11. B/06/01303/FHA - Alterations and conversion of existing outbuilding to sauna and changing facilities including tunnel link between hall and outbuilding, Refused 18/10/2006
12. B/06/01304/LBC - Application for Listed Building Consent - Alterations and conversion of existing outbuilding to sauna and changing facilities including tunnel link between hall and outbuilding, Refused, 18/10/2006
13. B/06/01545/FHA - Erection of garden wall and fence. Construction of new vehicular access, as amended by agent's letter and plan 8275/W/01C dated 24/10/2006, Refused, 12/12/2006
14. B/06/01546/LBC - Application for Listed Building Consent - Erection of garden wall, Refused, 12/12/2006
15. B/06/01825/FHA - Erection of extension to main barn and tunnel link to main hall, Refused, 13/12/2006
16. B/06/01826/LBC - Application for Listed Building Consent - Erection of extension to main barn and tunnel link to main hall, Refused, 13/12/2006
17. B/06/01827/FUL - Extension to front elevation of south barn to form additional ancillary lounge accommodation, Refused, 13/12/2006

18. B/06/01828/LBC - Application for Listed Building Consent - Extension to front elevation of south barn to form additional ancillary lounge accommodation, Refused, 13/12/2006
19. B/06/01829/FHA - Alterations and conversion of existing outbuilding to sauna and changing facilities, Refused, 13/12/2006
20. B/06/01830/LBC - Application for Listed Building Consent - Alterations and conversion of existing outbuilding to sauna and changing facilities, Refused, 13/12/2006
21. B/06/01896/FUL - Erection of outbuilding for use as a plant room, Refused, 08/01/2007
22. B/06/01897/LBC - Application for Listed Building Consent - Erection of outbuilding for use as a plant room, Refused, 08/01/2007
23. B/07/00064/LBC - Application for Listed Building Consent – Removal of 2 no. rooflights on north elevation of roofslope; blocking up of 1 no. double door and insertion of 2 no. windows on north elevation, Granted 09/03/2007
24. B/07/00074/FHA - Removal of 2 no. rooflights on north elevation of roofslope; blocking up of 1 no. double door and insertion of 2 no. windows on north elevation, Approved 09/03/2007
25. B/07/00075/FHA – Erection of an underground link tunnel between the new basement of the main dwellinghouse and the barns, Refused 08/03/2007
26. B/07/00076/LBC – Application for Listed Building Consent - Erection of an underground link tunnel between the new basement of the main dwellinghouse and the barns, Refused 08/03/2007
27. B/07/00545/FHA – Application for planning permission – Retention of underground water storage tank, Approved 13.06.2007
28. B/07/00547/FHA – Application for planning permission – Retention of chimney to outbuilding, Approved 13.06.2007
29. B/07/00548/LBC – Application for listed building consent – Retention of chimney to outbuilding, Approved 13.06.2007
30. B/07/00565/FHA – Application for planning permission – Retention of wall to surround car parking bay, Approved 13.06.2007
31. B/07/00571/FHA – Application for planning permission – Retention of cartlodge, maintenance store, garden wall, Approved 13.06.2007
32. B/07/01692/FHA – Application for planning permission - Erection of plant room and greenhouse. Approved 7.02.08