

Online Comment

Application H06-0073-22
Location OLD SCHOOL HOUSE CHURCH STREET GEDNEY DAWSMERE PE12 9NL
Proposal Conversion of outbuilding into additional living accommodation including link extension

Name Greg Watkinson
Address Conservation Officer

Date Submitted 24-02-22
For/Against Comments

I wish to raise no objections to the principle of this proposal from a conservation perspective. Whilst UPVC windows would preferably be avoided in a CA setting, it is true that the host property already extensively utilises such windows.

However, whilst I have no issue with the principle of raising the roof level of the outbuilding or adding roof lights, I do question the proposed usage of modern, metal roofing panels and would recommend that to encourage accordance with Policy 29, Section B, Para 4 of the SELLP, the applicant should be encouraged to retain slate as the roofing material for the outbuilding. Slate is the historic standard for properties in Dawesmere. As this site is one of the few remaining properties that have retained that material, as a prominent, historic property, I would suggest that retention of such materials are important to the preservation of local distinctiveness in this conservation area, which is considered currently to be 'at risk'. I would therefore suggest that the proposal should be amended to reflect this or the applicant should provide further, reasoned justification as to why the slate roof must be replaced with the desired material.

Finally, I would suggest that we would need further information relating to the materials to be used in the glazed link. No information appears to have been provided as to what material the frame of this link will be constructed of. I assume this means it would be UPVC in line with the windows, but this needs clarifying.