

Your ref: PP-07907397
Our ref: 1360 2 LMS MAG

12 June 2019

rdc
Robert Doughty
Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA

Tel: 01529 421646

Email: admin@rdc-landplan.co.uk

Web: www.rdc-landplan.co.uk

Please treat this letter as Supporting Information

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

**MR AND MRS N BENFELL
DEMOLITION OF EXISTING WOODEN GARAGE, DEMOLITION AND
REPLACEMENT OF BRICK OUTBUILDING AND INSTALLATION OF 5 AIR BRICKS
TO EXTERNAL WALL OF EXISTING DWELLING
34 MARKET STREET, LONG SUTTON, SPALDING, PE12 9DF**

Please take this letter as supporting information to an application submitted via the planning portal reference, PP-07907397, in respect of a Householder Application and application for Listed Building Consent for the above development at 34 Market Street, Long Sutton.

Following on from an email exchange with the Council's Conservation Officer, it was suggested that the demolition and rebuild would not need consent. Having regard to the need to apply to introduce the airbricks to the main dwelling, it was agreed that the matter of the demolition and rebuilding of the brick outbuilding could be included in the application and be dealt with by way of photographs and an annotated site plan.

The wooden garage is dilapidated and there is no intention at present to rebuild it. It is not described in the Listing for the dwelling.

In addition to the outbuildings, it is proposed to introduce 5 airbricks into the front and sides of the existing dwelling to assist in the ventilation and as part of our client's ongoing investment into the property.

Design, Access and Heritage Impact Assessment

34 Market Street is a 2 storey, 3 bay colour washed brick dwelling dating from around 1820. To the side (south east) there is vehicular access through wooden gates to the rear of the property where there is parking, private amenity space and two outbuildings comprising a dilapidated wooden garage and a white painted brick storage building with a slate roof and matching blue/black ridge tiles.



town planning



landscape architecture



architecture

f @RobertDoughtyConsultancy
t @RDC_Ltd
in robert-doughty-consultancy-limited

Robert Doughty Consultancy Limited
Registered in England No. 4084500
VAT Reg No. 364 7780 17

Your ref: PP-07907397
Our ref: 1360 2 LMS MAG

12 June 2019

Planning Manager
South Holland District Council

The wooden garage can be seen below and is a relatively modern addition to the curtilage that is now largely unsafe to use, it is proposed to demolish this building before it falls down. At present there are no plans to replace it.



Wooden garage to be demolished



town planning



landscape architecture



architecture

Your ref: PP-07907397
Our ref: 1360 2 LMS MAG

12 June 2019

Planning Manager
South Holland District Council



Photograph of the left-hand side
(north west elevation) of the brick
outbuilding to be rebuilt



Photograph of the right-hand (north west
elevation) side of the brick outbuilding to
be rebuilt



town planning



landscape architecture

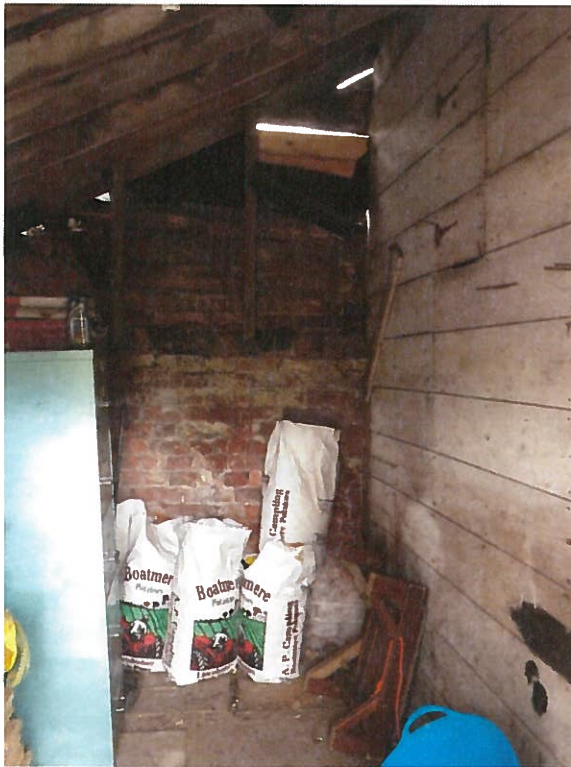


architecture

Your ref: PP-07907397
Our ref: 1360 2 LMS MAG

12 June 2019

Planning Manager
South Holland District Council



Photograph of the interior of the brick building to be rebuilt



Photograph of the interior of the brick outbuilding to be rebuilt



town planning



landscape architecture



architecture

Your ref: PP-07907397
Our ref: 1360 2 LMS MAG

12 June 2019

Planning Manager
South Holland District Council

The white painted brick storage building consists of modern cut roof rafters, internal planked partitions, a part wooden/part brick south eastern gable and relatively modern double wooden doors and door furniture to provide vehicle storage within. Either side of a central double doorway there are two wooden planked personnel doors that lead to two storage areas either side of the central larger storage area. The brick arch over the left-hand personnel door has dropped, the rear gable end is open to the elements in places and, overall, the building is in poor condition. The proposal is to demolish this building and rebuild it like for like in the same position. This work forms part of our client's continuing investment in improving the building since it was purchased. A series of photographs and the floor plan of the building accompany the application. The building will be rebuilt using as many reclaimed materials from the original building as possible including the natural roof slates and cast iron rainwater goods. The exterior will be painted to match the existing dwelling.

In addition to the above, it is proposed to introduce air bricks to the front and side elevation of the dwelling close to the ground to assist in preventing damp, which is part of an ongoing project which started with the replacement of the cement render inside the property. There would be 5 airbricks: one either side of the front and side windows plus an additional one on the left-hand side of the front elevation.

The wooden garage has a detrimental impact on the significance of the heritage asset by virtue of its size, location, design and the materials used in its construction; its dilapidated state adds to this impact. There is no harm arising from the loss of the building.

The brick outbuilding is also in a poor condition and would be prohibitively expensive to repair to any reasonable standard. The building in question may be visible on the 1867 OS plan for the town, but it is not absolutely certain whether it is, as the building is small and the plan is indistinct. The plan is reproduced below by kind permission of the National Library of Scotland. A blue arrow points at what might be the building in question. There is no record of the building being in place before 1867.



town planning



landscape architecture

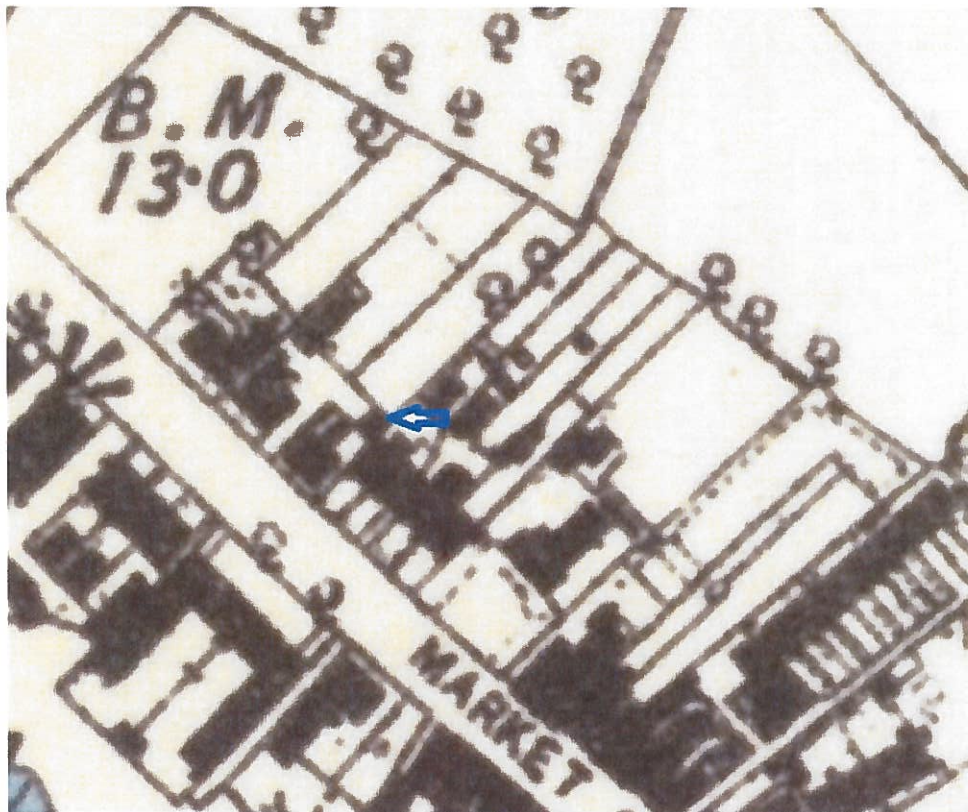


architecture

Your ref: PP-07907397
Our ref: 1360 2 LMS MAG

12 June 2019

Planning Manager
South Holland District Council



Reproduced by permission of the National Library of Scotland

The building currently forms part of the setting of the Listed Building, but, having regard to its present state, it has a detrimental impact on the character of the Listed Building. The demolition and rebuilding of the outbuilding on a like-for-like basis will result in a positive impact and, the less than significant harm arising from the demolition will be outweighed by the wider public benefit of recreating part of the evolution of the curtilage of 34 Market Street.

The introduction of the air bricks will have an almost negligible impact on the character of the Listed Building; it is proposed that these will be same size as the current brick sizes and be painted to match the existing brickwork. There is no harm arising from this part of the proposal in terms of the impact on the heritage asset.



town planning



landscape architecture



architecture

Page 7 of 7

Your ref: PP-07907397
Our ref: 1360 2 LMS MAG

12 June 2019

Planning Manager
South Holland District Council

We trust that you will consider the application favourably, however, should you require any further information please do not hesitate to contact us.

Yours faithfully

Robert Doughty Consultancy Limited

Robert Doughty Consultancy Limited



town planning



landscape architecture



architecture