DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0753-18**	**Applicant:**	**Mr K Bunn**
Proposal:	Details of schedule of external materials, one metre square brickwork panel, windows and doors and external meter boxes, gas flues and soil vent pipes (Conditions 3, 4, 5, 6 and 8 of H11-0140-17)		
Location:	Crown And Woolpack Restaurant 9 High Street Long Sutton		
Terminal Date:	11th January 2019		

Planning Policies

Local Plan July 2016:

SG1 General Sustainable Development

National Guidance

National Planning Policy Framework 2018

NPPF July 2018

Section 16.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

The application seeks approval of details pursuant to conditions attached to the planning permission H11-0140-17 -

"Conversion of existing Coach House into 2 dwellings with side extension to form an additional dwelling."

The coach house has been much altered in terms of its openings and none of the original/traditional external joinery survives. The brick walls are presently painted white. The roof is slate. The rainwater goods where they survive are cast iron.

The building does not have a street frontage. It is underused and is therefore at risk of on-going deterioration. This application for its conversion to residential use is appropriate to the historic use of the site overall, being a coaching inn. It is therefore an appropriate and potentially positive development in terms of securing its future maintenance and repair.

The design detail submitted in respect of the brick panel (bricks to be painted white to match the host building in any event) and windows and doors reflects that which is there presently.

Although not enhancing the significance of the building as a listed building, neither is it considered to be harm.

As the loss of significant fabric is minimal and the changes in terms of the joinery are negligible, the principle of the submitted details is acceptable in listed building terms.

Recommendation: APPROVE.