

Online Comment

Application H13-0292-25
Location Holly Tree House Fengate Moulton Chapel PE12 0XR
Proposal Proposed replacement dwelling

Name Greg Watkinson
Address Conservation Officer

Date Submitted 23-05-25
For/Against Comments

The host structure is adjacent to the Grade II listed barn, and therefore can be considered to form a significant part of that asset's setting.

Moreover, this building retains some architectural value. Whilst it is clear it has been heavily altered over time, including with some harsh and non-sympathetic alterations, particularly in the form of cementitious coatings and various crude UPVC additions, the basic form and pattern of the building is one of a fairly traditional rural farmhouse with some interesting detail and significant potential for aesthetic improvement. Based upon P22 of the SELLP, I would therefore suggest that the extant property is of some architectural value, and it has not yet been shown that the structure is not capable of repair. Moreover, I am not satisfied that the proposed design is of a high enough quality to justify the loss of the extant structure. It is appreciated that the architect has gone to some lengths to replicate the traditional visage of the southern elevation, referencing the design of the extant. However, the remaining aspects of the other wing of the proposed structure appear relatively unsatisfying, giving the appearance of a relatively standard, somewhat slab-sided modern newbuild property.

I would suggest, given that this site is within the immediate context of a recognised heritage asset, the design should have to be much more sympathetic and in some senses outstanding in order to justify itself.

In summary, I cannot support the application as proposed. I would expect that the applicant should be required to satisfactorily justify the reasoning behind why the original structure cannot be retained, and should the applicant be able to provide such satisfactory justification, the design should be reconsidered, particularly to ensure that the north-pointing 'wing' of the building is better treated to avoid appearing overbearing and featureless, particularly when viewed from the roadside and in the context of the adjacent heritage asset.