

Consultation Response Form

Reference Number:	S/1782/19/FL
Proposal:	Demolition of existing outbuilding and construction of 3 bed detached dwelling, retention of existing public house, and alterations to the internal layout at ground and first floor
Site Address:	9 Bar Lane, Stapleford
Conservation Officer:	Susan Smith
Case Planning Officer:	Aaron Sands
Date:	05.12.19

Comments:

The revised plans now show a lowered ridge to the main elevation of the proposed new building which, combined with the building line set back from The Tree, makes it more subservient in the street scene than the previous proposal. The reduction in scale lessens the impact of the building on the listed buildings, nos. 5 and 7 Bar Lane.

The ridge of the rear outrigger has not been lowered to below that of the main elevation as suggested in the previous Conservation comments. However, on balance, I consider that the revised proposal will not affect the setting of the listed buildings due to the alterations to the height of the building, and the fact that it is not immediately adjacent to them.

Conditions:

LBC 25 - Sample Brickwork Panel

No brickwork shall be erected on site until the choice of brick, bond, mortar mix design and pointing technique have been submitted in writing to the Local Planning Authority, and a sample panel prepared on site and agreed in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with approved details.

Reason – To ensure the use of appropriate details in accordance with Policy NH/14 of the adopted South Cambridgeshire District Council Local Plan (2018).

LBC 37 - Sample Roof Tiles

Before works commence, a sample of the proposed roof tiles shall be submitted to and approved in writing by the Local Planning Authority/provided on site for the prior written approval of the Local Planning Authority and thereafter constructed only in accordance with the approved details.

Reason – To ensure the use of appropriate details in accordance with Policy NH/14 of the adopted South Cambridgeshire District Council Local Plan (2018).