

Teresa Turner

From: James Bate
Sent: 11 September 2019 09:23
To: Teresa Turner
Subject: RE: DMPA/2019/0868 and DMPA/2019/0866 - The Limes, 86 Main Street

Teresa,

I have considered these associated planning & LBC applications affecting the grade II listed Limes Cottage which is also located within the Etwall Conservation Area.

The property is a residential conversion of what is described as a likely stable and hay loft associated with The Limes at 86 Main Street. The proposal include external and internal alterations and the addition of a flue.

The building has few internal features of interest which could be described as original, however the principal ceiling beams are original. These would be retained as part of the alterations works and would not be adversely affected. The interior no longer makes any significant contribution to the significance of the principal listed building and the ability to understand or appreciate that significance.

The external works involve replacement rooflights on the rear facing roofslope, the existing themselves being of no great age or architectural significance. The existing front door is a part glazed modern door and the replacement would be more solid with a more traditional appearance better suiting the ancillary character of the building as well as being less overtly domestic.

Some first floor windows would receive external timber shutters, these would be appropriate to the building if its assumed role as a stable is correct as the external doors would suit the character of hay loft doors, their addition certainly could not be interpreted as harmful to the special significance of the building.

The introduction of a solid fuel stove would promote air-flow within the building supporting the traditional nature of the fabric and the desirability of breathability and air flow. As such the addition of a flue would have a positive impact upon the fabric of the building, the style is as a simple metal flue tube which would be in accordance with recommended best practise for the addition of flues to agricultural conversions (Best Practice Guidelines for Adaptive Reuse: Adapting Traditional Farm Buildings).

An amended set of plans have been provided which alter the proposed rear double doors and the lintel above, retaining the span of the existing lintel and recessing the infill brickwork beneath to retain an impression of the former opening width which the lintel must have served. I consider this change to have addressed the one minor issue with the initial proposal and consider this change to now be positive in terms of the legibility of the historic character of the building.

I am therefore satisfied that the proposals 'preserve' the special architectural significance of The Limes as a listed building and the contribution to that significance and understanding of it made by the associated Croft Cottage as a curtilage building, thus achieving the 'desirable' objective described within sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as preserving the contribution which the property makes to the special architectural and historic character and appearance of the conservation area as is also described as being a 'desirable' objective within section 72 of the aforementioned 1990 Act.

I would recommend conditions securing details of materials for the brickwork repairs and the replacement stone lintel and joinery details for the proposed replacement windows and doors, although the overall form as shown on the elevations is not of cause for concern.

Yours,

James Bate

Conservation Officer

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