

DESIGN AND ACCESS/ HERITAGE STATEMENT

RETENTION OF SINGLE STOREY
REAR EXTENSION WITHOUT
COMPLIANCE WITH CONDITION 4
OF 18/02965/FPH AND
18/02966/LBC RELATED TO
BRICKWORK DETAIL

AT

THE MANSE
5 HIGH STREET
BARKWAY
SG8 8EA



CONTENTS

1.0 INTRODUCTION3

2.0 BACKGROUND3

3.0 DESIGN CONSIDERATIONS4

4.0 HERITAGE CONSIDERATIONS5

5.0 CONCLUSIONS6



1.0 INTRODUCTION

- 1.1 Sworders have been instructed by the Applicants, Mr and Mrs Hughes of 5 High Street, Barkway, to apply for householder and Listed Building Consent to retain a constructed single storey rear extension without compliance with a condition requiring details of new brickwork to be submitted and approved prior to works commencing.
- 1.2 The building, also known as The Manse, is a Grade II listed detached dwelling that fronts onto the High Street, within the Barkway Conservation Area.

2.0 BACKGROUND

- 2.1 Permission was granted in February 2019 under references 18/02965/FPH and 18/02966/LBC for a *'single storey rear extension, new roof light windows and erection of garden shed following demolition of existing rear extension and two sheds'*. Both consents were subject to a number of conditions, which were duly discharged and the development complete. However, Condition 4 was not fully complied with.
- 2.2 Condition 4 of both consents was worded as follows:

All new external brickwork shall be laid in Flemish Bond and details of the external paint colour to this brickwork shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved. In the event that the applicant decides not to implement a painted brickwork finish then a sample of panel of facing brickwork including brick type, bond and mortar mix shall be made available for inspection on site and the panel approved in writing by the Local Planning Authority prior to the commencement of the above ground brickwork.
- 2.3 An application was made on 9th April 2019 to discharge this condition (under reference 19/01026/DOC), proposing painted brickwork (specifically Little Greebe-Gauze-Mid 164), and approved on 18th June 2019.



- 2.4 However, during construction, the Applicants became aware of a good price and availability of one of the specific bricks that had been suggested by the Conservation Officer – an Imperial Soft Red. Given that a brick finish was their preference, the Applicants proceeded with construction using the Imperial Soft Reds, without seeking to amend the discharge of Condition 4.
- 2.5 The development is now complete, and the house is in the process of being sold. However, the buyer's lender has raised this as a compliance issue, and asked for the matter to be resolved prior to completion of the sale.
- 2.6 Advice was subsequently sought from the Planning Team, with Alex Howard, Senior Planning Officer, suggesting submission of a householder and Listed Building Consent application to regularise the extension. He also commented informally, in an email to the Applicant on 27th November 2024, that the completed brickwork is a better option than the use of a painted brick as approved.

3.0 DESIGN CONSIDERATIONS

- 3.1 The approved extension is single storey only, continuing the roof pitch of the main house, with low eaves, and a small gable pitched element adjacent to No. 3. The brickwork in question has been used on the east elevation of the rear extension, facing into the garden, as well as the flank elevations. The north elevation of the extension sits immediately adjacent to a rear projection at No. 3, and is therefore not visible. The south elevation of the extension joins the existing flank wall, and is subject to a glimpsed view from the High Street (see photo overleaf). The use of a painted brick on this part of the south elevation would have appeared odd and out of keeping with the house and street scene. The use of matching brickwork, tied in well with the existing brickwork should therefore be viewed as preferable. No other changes are proposed to the consented scheme, and there is no impact on any access arrangements.

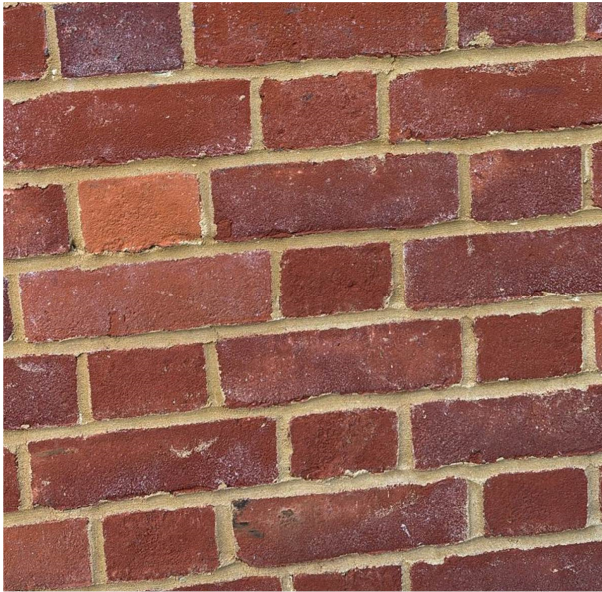
4.0 HERITAGE CONSIDERATIONS

- 4.1 The site comprises a detached two storey Grade II Listed dwelling fronting onto the High Street, and within the Barkway Conservation Area. The listing is described as follows:

House. Early C19. Red brick. Slate roof. 3:1 bays with lobby entrance. 2 storeys. High rendered plinth. Central on 3 bays are steps up to entrance with a half glazed door, doorcase with roundels at angles and flat hood. Recessed glazing bar sashes with gauged brick flat arched heads, blind opening over entrance. Right bay set back slightly with a bricked up second entrance to far right. Boxed eaves. Ridge stack behind entrance. Later extruded right end stack. Weatherboarding in right gable. Roof sweeps down over lower upper storey to rear. Interior not inspected. From 1884 this house became the Manse to the adjacent Congregational Chapel (not listed). Included for group value.



- 4.2 The extension has been sensitively designed to respect the significance of this listed building, and approved in full consultation with the Conservation Officer. The building itself is constructed of red bricks laid in Flemish bond, but there is a mix of external materials within the vicinity of the site, including painted render, flint, and timber cladding. This mix of materials is reflected in the flexibility granted within the consent, allowing either painted brick, or exposed brick to be used on the rear extension. This mix of materials is also reflected in the Barkway Conservation Area Character Statement (July 2019).



4.3 The chosen brick is a high quality, Imperial Soft Red brick that is similar in appearance to the original house, laid in Flemish bond, with a mortar mix believed to comprise a 1:3 lime to sand mix. The work has been completed to a high standard, and ultimately it is deemed that the exposed brickwork is preferable to the use of a painted brick finish. The adjacent photograph shows the finished brickwork.

- 4.4 The development is therefore deemed to cause no harm to the significance or setting of the Grade II Listed building, or the setting of the Barkway Conservation Area, in accordance with Policy SP13 of the adopted Local Plan, and Paragraph 203 of the National Planning Policy Framework (NPPF). Regard has also been had to the statutory duty under S16(20) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that special regard has been had to the desirability of preserving the building and its setting.

5.0 CONCLUSIONS

- 5.1 In conclusion, this application seeks regularisation of a minor detail that was regrettably overlooked during construction. The chosen brick is a high quality and has been laid well, to match the existing brick on the listed building. It is considered that this is a better option than the use of a painted brick as approved, and causes no harm to the setting or significance of any designated heritage assets.
- 5.2 Officers are therefore respectfully requested to approve this application, with no need for conditions given that the works are complete.