



Items 5c and d Planning Committee meeting 24 November 2020

Bower Hall , Pentlow

Conversion of barn to a single dwelling with associated car parking.

20/00480/FUL & 20/00481/LBC

I am speaking on behalf of the applicants the Hestletine family who live in Bower Hall.

The report is very well written. It gives a balanced and comprehensive analysis of the merits of the proposals.

You will note that we have sought to work with Officers to address any concerns raised to ensure that the scheme could be supported.

The Parish Council did raise concerns regarding the initial plans submitted. I prepared a letter of response which was sent to them and included an invitation to them to meet to discuss and have explained any of the issues to which they refer. No response was made to this invite. They have also been reconsulted on the amended plans. No further response was made to the scheme and when my clients followed this up, they were advised the Parish did not wish to make any further comments and that their original response still stood.

We simply wish to draw your attention to the fact all the specialist officers and organisations consulted on the scheme raised no objection to the scheme tabled tonight.

The applications relate to the third, Grade II listed former farm outbuilding, on the site. Again, considerable importance and weight has been given in designing the conversion and repair proposals for this building to ensure there will be minimal harm to its heritage significance.

I would like to highlight the heritage benefits resulting from the proposals for this building:

- This barn is currently in use for low key storage and the change of use will find a new optimum use compatible with the adjacent cottage which is in separate ownership.
- The proposals will secure the long-term future for the building, including its repair and conservation.
- The roof materials will be upgraded from metal sheeting to natural slate.
- Modern alterations such as the internal staircase and fenestration will be upgraded.

The proposals will therefore preserve and enhance a further third heritage asset on the site which is an important consideration to balance in your debate on the proposals.

I can confirm we have no objections to the conditions proposed on either of the applications.

I am happy to respond to any questions.

Charmain Hawkins

MTPI BA (Hons) Dip Bldg Cons Dip Surv MRTPI IHBC

Director

23 Nov 2020