



**Items 5a and b Planning Committee meeting 24 November 2020**

**Bower Hall , Pentlow**

**Conversion of main barn to a single dwelling and the byre to an ancillary store with related car parking**

**20/00437/FUL and 20/00438/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 two structures which are under consideration are Grade II listed buildings. Considerable importance and weight have been given in designing the conversion and repair schemes to ensure there will be minimal harm to the heritage significance of these buildings.

Finally, I would like to draw to your attention the key heritage benefits resulting from the proposals:

- The proposals will create new optimal and compatible uses for the two buildings, which will secure both their conservation and long- term future. This will facilitate investment in their repair which the current uses cannot sustain.
- It will enable the replacement of the missing fifth bay to the main stable barn (originally a threshing barn) and the removal of the tack room erected where the full height bay should be.
- The buildings were originally thatched but now both have corrugated tin roofs. The proposals seek to replace this with higher quality materials – clay tiles for the main stable barn and a new metal roof on the byre to create a new hierarchy of materials on the site (the main house having approval for new clay tiles to replace the existing shingles)
- The byre is currently in a deteriorating condition in need for repair. This will be refurbished and for clarification will have doors added so it can be used for secure domestic storage, ancillary to the main barn.

The proposals will therefore preserve and enhance these two heritage assets 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

