

Shared Heritage Services Team response

APP/20/00974

4/3/21

Langstone Lodge, 1 Langstone High Street

UPDATED RESPONSE FOLLOWING THE SUBMISSION OF AMENDED PLANS

NB – APPLICATION SITE, PROPOSAL AND LEGELISATOIN ARE SET OUT IN THE ORIGINAL RESPONSE DATED 2/12/21

Further to the previous response (2/12/20), amended plans have now been submitted which show a reduced garage building (now 6no. bays instead of 9no. bays). The building has also changed from an 'L' shape to a straight layout and includes a small tower section. The building would be located to the north west of the main house and positioned approx. 5-6m from the western boundary wall.

Assessment:

As the form of the building has been changed, and the elevation facing the boundary wall has now been reduced from 17m to 8m, the visual impact of the building is significantly reduced and as such, would now not be overly dominating from the view of the conservation area.

The proposal would therefore now meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The design approach and proposed materials, subject to the approval of satisfactory samples / details is supported.

Conclusion – NO OBJECTION subject to the following condition:

1. Materials samples and / or details of external materials to be provided and agreed prior to construction.

Rachael McMurray

2/12/2020