

Nigel Catherall

From: Kayleigh Judson
Sent: 28 October 2022 14:05
To: Nigel Catherall
Subject: Consultation BA/2022/0326/FUL

Dear Nigel,
Thank you for consulting me on the above.

The application is for the partial change of use of a building from business to residential and physical alterations including the installation of dormers and rooflights and the re-roofing of an existing outbuilding, in order to facilitate the proposed use.

The application site contains an historic building, The Tannery and is situated within Bungay's Conservation Area. The building is historic and is of architectural merit and would therefore be considered a non-designated heritage asset. The building makes a positive contribution to the character of the conservation area, a designated heritage asset, and is visible from the river and public spaces beyond. Any alterations to historic buildings, particularly within conservation areas, should be considered carefully to ensure the historic character, and in turn the contribution to the quality and historic integrity of an area is not eroded. Re-uses of historic buildings, which is supported by policy DM12, should be achieved whilst having minimal impact on the fabric and character of the building in order to help retain their historic character and features.

It is considered the alterations proposed erode the special qualities of the Tannery. The glazed dormer proposed would introduce an overly domestic and dominant element which detracts from the building's informal character and industrial history. In addition the number of rooflights and additional small dormer add visual clutter to a roof slope which historically has been unobtrusive and subtle in the street/landscape, which also further domesticates the building. Whilst there would be no objection to the raising of the roof and green roofing of the outbuilding on its own, together with the additional proposals to the main building result in a further erosion of the subdued and rural character of the buildings as a whole. The proposal is therefore considered contrary to the NPPF, and policies SP5 and DM12 of the Local Plan and section 72 of the 1990 Act with regard to the special duty to preserve and enhance conservation areas. I can therefore unfortunately advise there is an objection to the application on heritage and design grounds.

Kind regards,
Kayleigh

Kayleigh Judson
Heritage Planning Officer

PLEASE NOTE: The above represents an officer level opinion only and does not prejudice any future decision the Broads Authority may make.