

Application for Determination

Parish	Geldeston		
Reference	BA/2012/0277/LBC	Target date	01/01/2013
Location	Manor House Farm, Dunburgh Road, Geldeston, Beccles		
Proposal	Retrospective application for internal and external alterations to a Grade II Listed Building comprising: <ul style="list-style-type: none">• remove cement render and restore flint work;• replacement of all softwood windows with oak;• removal of tie plates in west gable and replacement of window;• replacement brick pier in kitchen;• replacement fireplace, chimney and floor joists;• replacement of floor in porch and insertion of doors; and• removal of plaster and replace with lime render		

It is also proposed to remove further render and replace a window in the west gable.

Applicant	Mr John Hastings-Payne
Recommendation	Approve subject to conditions
Reason referred to Committee	Retrospective application covering works to Listed Building

1 Description of Site and Proposals

- 1.1 Manor House Farm is a Grade II Listed detached Farmhouse dating from the early 17th Century. The site is situated to the south end of a rural village, Geldeston. The house is two storeys high and constructed in brick and flint, which is partly rendered, under a steeply pitched pantile roof. The dwelling is four bays wide with a brick axial stack to the east and a gable brick stack on the west gable end. Two large two-storey porches exist on the south elevation. A full list description can be seen at Appendix 2.
- 1.2 The dwelling sits within extensive grounds facing the River Waveney to the south. The rear elevation faces Dunburgh Road to the north. Neighbouring dwellings sit to either side of the dwelling, at some distance. Agricultural land surrounds.

1.3 The application is mainly retrospective and covers internal and external alterations to Manor House Farm as follows:

- remove render and restore flint work;
- replacement of all softwood windows with oak;
- removal of tie plates in west gable and replacement of window;
- replacement brick pier in kitchen;
- replacement fireplace, chimney and floor joists;
- replacement of floor in porch and insertion of doors; and
- removal of plaster and replace with lime render.

It is also proposed to remove further render and replace a window in the west gable.

2 Site History

None.

3 Consultation

Broads Society - No objection.

Parish Council - No response.

District Member - No response.

Ancient Monuments Society - No response.

Georgian Group- No response.

Society for the Protection of Ancient Buildings - No response.

Victorian Society - No response.

Twentieth Century Society - No response.

Council for British Archaeology - No response.

4 Representation

4.1 None.

5 Policies

5.1 Core Strategy (2007)
[Core Strategy \(Adopted Sept 2007\).pdf](#)

CS1- Protection of Environmental and Cultural Assets
CS5- Key Buildings and Structures

- 5.2 Development Management Plan DPD (2011)
[DMP DPD - Adoption version.pdf](#)

DP4- Design
DP5- Historic Environment
DP28- Neighbouring Amenity

- 5.3 Material Planning Consideration- National Planning Policy Framework (2012)
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

6 Assessment

- 6.1 The main issues to consider in the determination of this application are the impact on the character and integrity of the Listed Building and impact on neighbouring amenity.
- 6.2 The retrospective nature of this application is regrettable. Listed buildings are a valuable and finite resource. The alteration of them without consent being in place, at the very least, results in the potential loss of fabric without the correct and professional assessment of it. The above notwithstanding, the application was supported by a thorough and complete Heritage Assessment which gives a reasoned and full justification for the works carried out and proposed.
- 6.3 The National Planning Policy Framework (NPPF) places great emphasis on the conservation of Designated Heritage Assets, which includes listed buildings. Although there has been fairly significant alterations undertaken at Manor House Farm, particularly in terms of the replacement windows, it is acknowledged that this work has contributed to the wider objective of securing the longevity of the building by replacing items that had become dilapidated or were causing damage. It is therefore concluded that whilst the carrying out of the works without the necessary consents cannot be condoned, the proposals do accord with the wider sustainability objective of the NPPF.
- 6.4 Both DP5 and the NPPF outline that when considering applications seeking alterations to Designated Heritage Assets the LPA must first consider the significance of the Heritage Asset, before then considering the contribution each item proposed for change makes to the overall significance of the Asset to help assess the appropriateness of any alteration.
- 6.5 It is acknowledged that the most significant alteration to the building has been the replacement of the windows. In terms of their contribution to the overall significance of the Listed Building, it is acknowledged that the previous windows, which were of a mixture of styles, were of a generally low grade and in most instances considered to be of little or no historic interest (with the exception of the kitchen window which is explained in further detail below). The replacement windows are of a single

fenestration pattern, in high quality materials (hardwood). The use of double glazing, to improve performance, has been mitigated by the use of balanced casements with no glazing bars. It is therefore considered on balance that the replacement windows have limited impact on the significance of the Heritage Asset and are therefore considered acceptable.

- 6.6 In terms of the cement render removal and the repointing of the flint work, this element would be considered as positive restoration. The existing, and recently removed, cement render, is a modern finish and has caused damage to the Listed Building by being responsible for severe damp problems as a result of the building not being able to breathe. The removal of the cement render and the restoration of the flint work is considered to be a positive alteration and is welcomed. At some locations the removal has uncovered historic features such as pigeon holes and beeholes and it is therefore considered that this element of the work contributes to the wider significance of the Asset. The exception to this is the area of render at the bay containing the kitchen window and this will be explained in further detail below. The proposal also originally included the removal of the render to the second floor of the south facing porch, however this removal was considered inappropriate and this element has now been removed from the proposal. Subject to the render removal being restricted to areas which are architecturally and historically appropriate this element of the proposal is considered acceptable.
- 6.7 It is considered that the other internal alterations, comprising removal of tie plates in west gable and replacement of window, replacement brick pier in kitchen, fireplace, chimney and floor joists and floor in porch, insertion of doors and removal of plaster and replace with lime render have been achieved with high quality materials and on balance have a negligible impact on the significance of the Heritage Asset. These are therefore acceptable.
- 6.8 Given the above, it is considered that overall (but with the exception of the matters below), the impact of the works on the character and appearance of the building is considered to be negligible. The exceptions, which are the areas of concern, are replacement of the mullioned window and the extent of the render removal.
- 6.9 In terms of the mullioned window, the applicants have replaced a single glazed mullioned window, which was alleged to be in a serious state of dilapidation, with a double glazed replacement. Although the replacement, of the original, which was beyond repair, is considered in itself acceptable, it is considered that a like for like replacement which is correctly proportioned would be more appropriate. The window should be replaced with an authentically detailed ovolo mullioned oak single glazed window with the detail matching the photographic evidence of the one removed.
- 6.10 In terms of the render removal, the submitted Heritage Statement makes the observation that the area of wall to the roadside, on the north elevation

by the kitchen appears as though it were always rendered and this is agreed. The bay also begins with a vertical joint which not only indicates a possible earlier phase in the construction of the dwelling it also further evidences a likely change in external treatment. It is therefore considered that the wholesale removal of the render of this elevation would be inappropriate. It would therefore be considered appropriate to replace this section of cement render with a lime render.

- 6.11 The information required in support of these matters has not yet been submitted and it is therefore recommended that both the detail of the kitchen window and render removal be covered by planning condition to ensure the appropriate treatment is achieved. The applicants are in agreement with this approach.
- 6.12 Whilst the retrospective nature of the works is regrettable, it is acknowledged that these have been carried out on a Listed Building which was in a poor condition, with evidence of structural defects, severe damp, and that it had not been appropriately maintained and repaired. It is considered that the repair and alteration, both implemented and proposed, in the main, have had and will have a beneficial effect upon the significance of the building by virtue of removing harmful and inappropriate works and later interventions and replacing these with sound work that will safeguard the future of this important historic building.
- 6.13 Given the distance to the neighbouring dwelling, over 30m, and the nature of the proposal it is not considered that there would be an adverse impact on neighbouring amenity.

7 Conclusion

- 7.1 Although there has been a significant level of alteration it is considered on balance that these alterations, in the main, have a negligible impact on the character of the Listed Building and overall significance of the Asset. Through the removal of items which were inappropriate and causing damage it is considered that the alterations, in the main, both implemented and proposed, would help secure the longevity of the Listed Building which is supported. The proposal is therefore considered acceptable subject to the conditions outlined below.

8 Recommendation

- 8.1 Approve subject to the following conditions:
- Time limit.
 - In accordance with plans submitted.
 - Extent of render removal to be agreed.
 - Details of ground floor kitchen window to be agreed.
 - Any damage to the fabric resulting from the carrying out of the works shall be made good.
 - Any new materials to be agreed.

9 Reasons for Recommendation

- 9.1 The proposal is considered to accord with the Local Development Plan and in particular policies CS5 of the Core Strategy (2007) and DP4, DP5 and DP28 of the Development Management Policies DPD (2011) and the National Planning Policy Framework (2012) which is a material planning consideration.

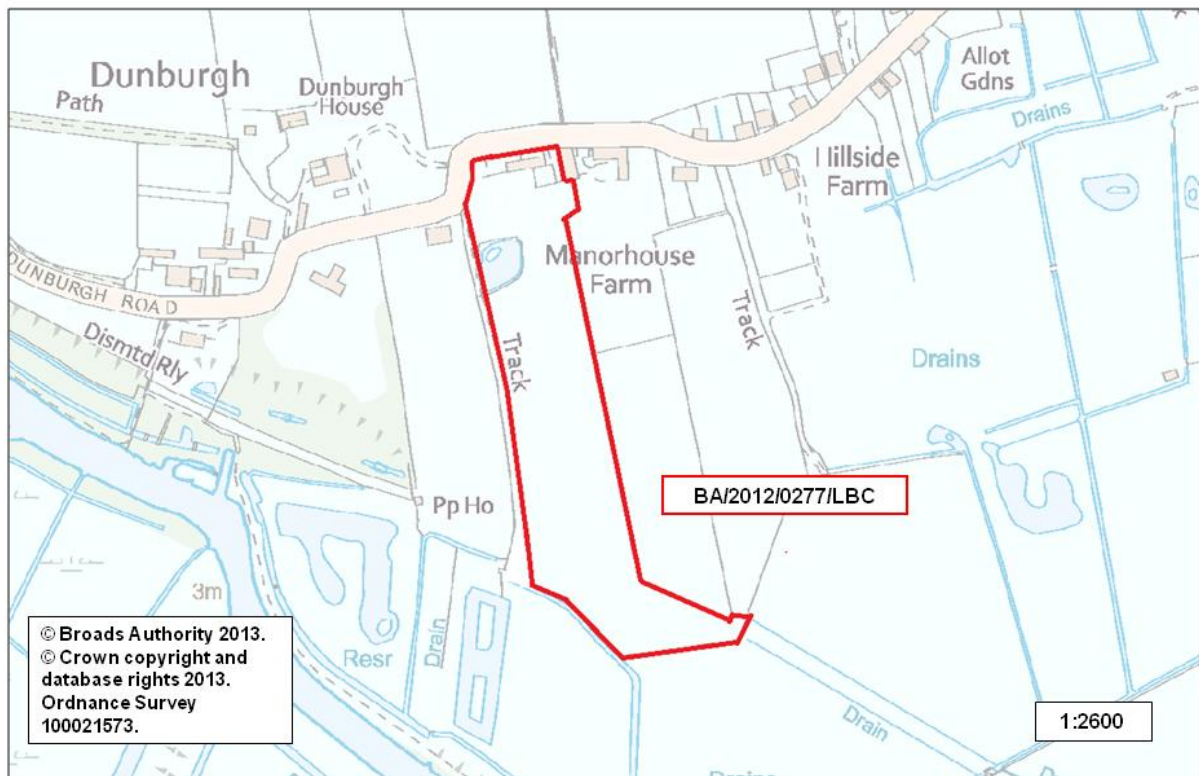
Background papers: BA/2011/0056/UNLBP1 and BA/2012/0277/LBC

Author: Kayleigh Wood
Date of Report: 16 January 2013

List of Appendices: APPENDIX 1: Site Location Plan
APPENDIX 2: List Description

APPENDIX 1

BA/2012/0277/LBC - Manor House Farm, Dunburgh Road, Geldeston
Part retrospective application for the replacement of all windows, replacement brick pier in kitchen, replacement fireplace, chimney and floor joists. Replacement of floor in porch. Removal of plaster and brick blocking and replace with flint work. Remove timber tie plates in west gable and insertion of new window. Removal of render above porch.



APPENDIX 2

Name: MANOR HOUSE FARMHOUSE

List entry Number: 1304445

Location

MANOR HOUSE FARMHOUSE, DUNBURGH ROAD

Grade: II

Date first listed: 25-Sep-1951

Date of most recent amendment: Not applicable to this List entry.

GELDESTON DUNBURGH ROAD TM 49 SW 8/45 Manor House Farmhouse 25-9-51 - II

Farmhouse. Early C17 and later. Brick, flint with brick dressings, partly rendered and colourwashed. Steeply-pitched pantile roof. Two storeys and attics. Elevation to road rendered and colourwashed: 2 and 3-light casements with transoms and glazing bars in altered openings. Ground floor left-hand side, a 5-light ovolo-moulded mullion window with staybars and one iron casement in segmental arched opening. Single and double square brick niches at first floor level. South elevation has irregular fenestration of C19 and C20 casements of 2 and 3 lights. Two first floor sashes with glazing bars. Two gabled projections, that to the left, a 2-storey porch with 4-centred moulded brick entrance arch set in a square headed recess. Above the arch, an inverted triangular niche with coat of arms. Porch interior has blind niches with 4-centred heads in east and west walls. Entrance door with vertical studded battens; moulded doorframe with barred and stepped stops to moulding. Porch upper floor with slight overhang; walls rendered and colourwashed. East end of house with much flintwork; gabled 2-storey stair turret with 2-light segmental-headed casement with glazing bars; circular east and west windows with moulded brick surrounds. East wall has blocked window with chamfered reveal and blocked doorway with 4-centred head. Parapeted gables, internal chimney stack on north gable. 2 blocked attic windows in west gable. Axial stack off-centre to south. East gable parapet has tumbling-in; lower hipped 2-storey block to east in knapped flint with brick dressings.

Listing NGR: TM4047191497

(Source: English Heritage 2012)