

18/02842/FUL

Applicant Mr Rex Walker

Location Paradise Farm, The Rushes, Gotham

Proposal Insert 2no. Velux conservation windows in north facing roof slope, insert bifold doors and gable window in east facing gable, and insert first floor window in east facing elevation.

Ward Gotham

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Additional information

RECEIVED FROM: Applicant's agent

SUMMARY OF MAIN POINTS:

The applicant's agent provided additional information in respect of the conversion of the dovecote and requested that this be considered prior to determination to avoid the need for a building recording condition. The additional information included a detailed drawing of the dovecote conversion (Ref. TC/1801/3A) and a number of photographs. The main points to note are set out below:

- The dovecote conversion has been designed in such a way to cause minimum disruption to the remaining features. The converted part will be raised above the level of most of the nesting boxes and above an old timber beam which appears to be the remains of an old truss. There will be steps up from the existing bedroom to access this level.
- Five rows of nesting boxes will be removed from the gable wall and only one row from the other two walls. All the others can remain as the floor will be supported on two new steel beams. There may be a small amount of damage where the beams are built into the walls but the nesting boxes can be repaired once these are in place.
- There will be a void containing the remaining nesting boxes below the new floor and there will be external access to this void via the original dovecote access hatch in the wall. Should anyone wish to see the nesting boxes in the future they can access the remains of the dovecote via this hatch.
- The dovecotes in the existing sitting room on the ground floor will also remain.

PLANNING OFFICERS COMMENTS:

The Council's Conservation & Design Officer provided the following comments on the additional information submitted:

- This additional information shows that some elements of the brick nesting boxes within the dovecote would be retained within a sub-floor void, although this space would then be largely inaccessible.
- The photographs and plans are useful as part of a record but the usefulness would be vastly improved if the positions from which the photographs were taken, and the directions they were taken in, were annotated onto the plans. In addition a scaled drawing of a cluster of 4 nesting boxes (2x2) would further help to define the scale of these features.
- Provided this information can be supplied in advance of the planning committee meeting, allowing sufficient time for the Conservation and Design Officer to consider the information, it may be possible to agree to the removal of this condition.

Following receipt of additional information, the Conservation and Design Officer advises that the information submitted is sufficient for the purposes of the recording of this feature of the non-designated heritage asset and obviates the need for the condition. Therefore, the recommendation in the agenda is amended to omit condition 4.