

8 August 2011

Mr Philip Ridley  
Head of Planning Services  
Suffolk Coastal District Council  
Melton Hill  
Woodbridge  
Suffolk  
IP12 1AU

For the Attention of Rosie Dinnen, Senior Planner

Dear Mr Ridley

Stone Farm, Station Road, Blaxhall – Conversion of Stables to Annex Ref: C/11/1706

1. I am writing on behalf of the Suffolk Preservation Society ('the Society') regarding the above planning application. The Society is grateful for your consultation in this matter.
2. I can confirm that the Society has no objections in principle regarding the conversion of the building. However, we wish to highlight that the proposal constitutes a change of use to a dwelling, not annex, as the scheme proposes a self contained, two bed unit with a complete suite of independent services. The assessment of the application should therefore be upon this basis. We are concerned to ensure that the building is converted within the existing shell of the existing building and that the existing structure is not rebuilt as this would prejudice the significance of the structure, as an undesignated heritage asset. We note that the submission does not appear to include a structural assessment to demonstrate that the building is capable of conversion nor does it contain details of exactly how the structure would be adapted to comply with current building regulations.
3. In terms of the detailed form of the scheme, we object to the enlargement of historic openings and suggest these should be retained in their existing proportions. Furthermore, we suggest that the existing stable doors should be retained as external shutters to screen the proposed fully-glazed French doors; when the unit is not in use for guests. All joinery should receive a painted finish, not stain. A section 'as proposed' should also be required to confirm that the roof structure will be retained open to view in order to protect the character of the building.

4. Permitted development rights (classes A-H inclusive of Part 1, Schedule 2 of the Order) should also be removed by condition. The removal of all of the buildings indicated in the submission should also be conditioned prior to the first initial beneficial occupation to enhance the setting and appearance of the group.

5. We trust that you find these observations constructive and of assistance to the Council's consideration of the proposals.

Yours sincerely

Simon Cairns  
MRTPI IHBC  
Director

CC: Blaxhall Parish Council, SC SPS Hon Secretary Jo Rogers