

APPLICATION NO: 14/5608N

PROPOSAL: Planning application for two, two storey detached residential dwellings.

ADDRESS: Land to South East of Hankelow Manor, Hankelow.

APPLICANT: Hume

OFFICER COMMENT - ASSESSMENT OF THE IMPACT OF THE PROPOSAL ON THE SETTING OF THE LISTED BUILDING (HANKELow HALL)

Whilst this proposal will result in the construction of two houses on a field which adjoins Hall Lane, it needs to be recognized that there is a line of mature trees to the south on the curtilage between the development site and the drive to the Manor, which will provide a visual shield to preserve the existing uninterrupted setting of the Manor's imposing symmetrical entrance frontage with central porch viewed across its large front lawn when approaching along this tree lined drive.

In addition the proposed new houses will be set back a little from the lane to mirror the footprint of many other existing older properties on Hall Lane and Hankelow Green and will not be readily visible from Hall Lane as a result of this and the existence of the trees which line Hall Lane.

The proposed new houses will also have large rear gardens which will reduce their footprint on this field, with the fields behind the development site remaining undeveloped to retain the open setting of the Manor to the rear.

It needs to be recognized however that whilst the initial proposal retained the mature trees on the Hall Lane frontage to the development site which served to retain the tree lined approach to the Manor and the Hall down Hall Lane, it is understood that there is now an amendment which will remove many of these trees which should therefore be resisted to protect this tree lined approach.

The Council's Listed Building Officer advises that the current proposals preserve the listed building and its setting and its architectural and historic interest in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and have limited impact on the setting of the Manor, provided that the visual shield of the existing line of trees between the development site and the Manor, its lawn and drive is retained; the existing mature trees on the Hall Lane frontage are retained; the hedges and trees in the rear field line are retained and re-enforced with further native hedgerow planting and the proposed post and rail fence is low and well integrated into the hedge/ tree line.

It is therefore recommended that an additional condition is attached concerning boundary treatment

RECOMMENDATION

The recommendation of APPROVAL remains but with an additional condition

18. Boundary Treatment (low post and rail fence position and design to be submitted and approved)