

AGENDA ITEM 9: SCHEDULE OF PLANNING APPLICATIONS

Item. 9a: pages 16-23

Location: BANHAM: The Appleyard, Kenninghall Road

Proposal: Alterations to convenience store.

REFERENCE: 3PL/2021/0153/F

Applicant: Goymour Properties

Author: Naomi Minto

CONSULTATIONS

Since completion of the Officer Report, the Local Planning Authority has received formal comments from Norfolk County Council Historic Environment Service. They have advised that the proposed development affects a heritage asset comprising a probable C.17th Century timber-framed threshing barn, shown on historic mapping (e.g. the C.1840 Banham Tithe Map). The proposed works will alter and affect the significance of the heritage asset, which is worthy of recording.

The Historic Environment Service has further commented that if planning permission is granted, it should be subject to condition for a programme of archaeological work, in accordance with the National planning Policy Framework and Ministry of Housing, Communities and Local Government (2021), paragraph 205. The following condition is therefore recommended;

“No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording, the results of which have been submitted by the applicant and approved in writing by the local planning authority.”

ASSESSMENT

The Historic Environment Service provide comments in respect of the archaeological importance of a site. Whilst they have raised no objection to the proposed works, subject to condition, it is acknowledged that the Council’s Historic Buildings Officer, who provides advice in respect of heritage assets, such as this building, has objected to the loss of the existing historic building, concluding that the repair and adaptive reuse of the existing building is technically possible. It is also acknowledged that the independent assessor who reviewed the submitted viability assessment concluded that the existing building could be converted and would not adversely impact the economic viability of the existing business.

In light of the above considerations, whilst the Local Planning Authority is supportive of the applicant expanding the existing business, it remains concerned in respect of the loss of this C.17th century historic building, which is in a prominent location in Banham.

RECOMMENDATION

The application continues to be recommended for refusal on the grounds set out within the Officer Report and this Supplementary Report.