

Parish: LAVENHAM

Location: The Cabinet Maker's House, 42 High Street

Proposal: Insertion of replacement front door

Applicant: Mr Eborn

Case Officer: Lucy Mondon

Date for Determination: 09/06/10

This matter is referred to the Development Committee as the applicant is a relative of an employee of the Council. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly.

THE SITE

1. The property is located within the Lavenham Conservation Area and fronts Lavenham High Street. The property is rendered beneath a clay peg tile roof. All joinery is white, with the exception of the front door, which is painted yellow.
2. The character of the surrounding area is predominantly that of terraced listed buildings, although the property in question is a modern build and not listed, with simple fenestration and painted joinery.

THE PROPOSAL

3. The application seeks Planning Permission for the insertion of a replacement hardwood six panel front door. The two top panels of the door are intended to be glazed.
4. Planning Permission is required as permitted development rights for alterations to the property were removed (see below).

RELEVANT HISTORY

5. 1977 – Planning Permission granted for the conversion of mill buildings to residential units, subdivision of No. 39 to form two units, and erection of seven houses and thirteen garages (B/77/00764).

NATIONAL GUIDANCE

6. **PPS1** (Delivering Sustainable Development)
7. **PPS5** (Planning and the Historic Environment)

PLANNING POLICIES

8. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

Babergh Local Plan (Alteration No.2) 2006

- **CN01** (Design Standards)
- **CN08** (Development in or near Conservation Areas)

The relevant documents can be viewed via the internet. Please see Page 3 for details.

CONSULTATIONS

9. PC - Recommend approval.
10. The Archaeological Service – No objection.

REPRESENTATIONS

11. None received at the time of writing.

PLANNING CONSIDERATIONS

12. There are two issues to be considered in relation to this application. The first is design and the second is the impact of the proposal upon the Conservation Area. The proposed door is of suitable proportions in terms of scale, height and width in relation to the front elevation of the property and is acceptable in design terms.
13. The surrounding Conservation Area is characterised, in the main, by listed buildings with traditional painted joinery. Many of the properties along the High Street have solid timber front doors, although there are a number of exceptions where glazing has been incorporated, most notably at No's. 38 and 45 High Street which are in close proximity to The Cabinet Maker's House. The design of the door therefore accords with, and would not detract from, the prevailing character of the surrounding area.
14. As the Conservation Area is characterised by painted joinery, it is considered necessary for the replacement door to have a painted finish. The details of the door can be determined by condition.
15. Subject to the aforementioned condition, the design and external appearance of the door is considered to be appropriate within the context of the Conservation Area.

REASONS FOR APPROVAL

16. The proposal, for insertion of a replacement front door, is considered to be in accordance with saved Policies CN01 and CN08 of the Babergh Local Plan Alteration No.2 (2006) by reason of its form, design and materials. The proposed replacement door is not considered to detract from the character of the dwelling or the Conservation Area.

RECOMMENDATION

That planning permission be granted, subject to the following conditions:

- Standard Time Limit Condition
- Details of painted finish.