

Subject: RE: Stanton Andrews: Halsteads Farm
Date: Wednesday 10 April 2024 at 14:25:20 British Summer Time
From: [REDACTED]
To: [REDACTED]
Attachments: image001.png, image002.png, image003.png

Hi Henry,

Thank you for the sending the amended proposal over for informal review.

Informal assessment

- *Extension width:* I can see that the overall width of the extension & link has been reduced slightly in the revised scheme however the extension as a whole in my opinion still reads as an over dominant addition in terms of its width (issues where identified with respect to the extent of the extension's width in the previous refusal)
- *Extension depth:* It would appear that the depth of the extension has been largely retained from the refused proposal (issues where identified with respect to the extent of the extension's depth in the previous refusal)
- *Extension height:* I can see that a gabled roof design has now been incorporated however the height of the currently proposed extension now exceeds the height of the previously refused flat roof extension which in my opinion exacerbates the bulk and massing of the currently proposed extension
- *Extension alignment:* The South-eastern projection of the extension has been reduced however this part of the extension still projects forward of the farmhouse's South-eastern elevation (issues where identified with respect to the extension's projection forward of the farmhouse in the previous refusal)
- *Roof lights:* Traditional farm buildings are predominantly characterised by their long and unbroken roof slopes – the addition of numerous roof light openings to both roof slopes of the proposed extension would therefore in my opinion read as incongruous with the largely unbroken (save for three existing single roof light openings) roof slopes of the farmhouse and adjoining barn
- *Fenestration:* large glazed openings have been retained for the currently proposed extension (South-eastern elevation / South-western gable end) (issues where identified with respect to large glazed openings in the previous refusal)

Summary

Significant reductions should be considered with respect to the following components of any future proposal for an extension to the property as proposed:

- Extension width
- Extension depth
- Extension height

- Roof light quantity

Consideration should also be given towards the following:

- Extension alignment (to be set behind the South-eastern elevation of the farmhouse)
- Fenestration: avoid the incorporation of large glazed openings

Important information

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted.

Regards,

Ben.

Sent: Tuesday, April 9, 2024 2:49 PM

Subject: FW: Stanton Andrews: Halsteads Farm

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Hi Ben,

Further to our telephone call just now, it is our understanding that you intend to look at the proposal this week and come back to us with an informal response by the end of the week if possible.

We look forward to receiving your response.

Kind Regards,

Henry Cahill | Architectural Assistant
for and on behalf of Stanton Andrews Architects

44 York Street | Clitheroe | BB7 2DL

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Date: Tuesday, 2 April 2024 at 16:05

Subject: Re: Stanton Andrews: Halsteads Farm

Hi Ben,

Please see attached document containing our latest proposals for Halsteads Farm, the scheme has been revisited following the refusals and reasoning set out within the delegated reports.

As advised by yourself, we have addressed the issues raised within each of the delegated reports pertaining to application 23/1049 and 23/1050, namely the 'Impact Upon Listed Building' section within both delegated reports for applications 23/1049 & 23/1050 and the 'Visual Amenity/External Appearance' of the delegated for application 23/1050.

We welcome your feedback and look forward to hearing from you soon.

Kind Regards,

Henry Cahill | Architectural Assistant
for and on behalf of Stanton Andrews Architects

44 York Street | Clitheroe | BB7 2DL

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[REDACTED]
Date: Thursday, 15 February 2024 at 15:02
[REDACTED]

Subject: RE: Stanton Andrews: Halsteads Farm

Hi Henry,

Thank you for your email. Having reviewed the above proposal and all of the supporting information provided we have unfortunately made the decision to refuse the application. The exact reasoning behind the decision to refuse the proposal can be found within the application's delegated reports – these will be uploaded to the web in due course.

Please feel free to contact me if you have any further questions or queries with respect to our decision.

Regards,

Ben.

[REDACTED]
Sent: Friday, February 9, 2024 10:12 AM
[REDACTED]

Subject: Stanton Andrews: Halsteads Farm

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Good morning, Ben,

Halsteads Farm, Rimington Lane Rimington, BB7 4EA

Planning App. ref. 3/2023/1050

LBC App. ref. 3/2023/1049

We are aware that we are approaching the end of the decision period for planning and LBC at Halsteads Farm.

We are very keen to work with yourselves to achieve a mutually agreeable outcome.

Should you require any further information or wish to discuss any matters, please do not hesitate to get in touch.

Kind Regards,

Henry Cahill | Architectural Assistant
for and on behalf of Stanton Andrews Architects

44 York Street | Clitheroe | BB7 2DL

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