

ADDENDUM REPORT

Planning Committee



ITEM NUMBER: 3

SITE: HOOE BARN, HOOE ROAD

PLANNING APPLICATION NUMBER: I3/00265/LBC

APPLICANT: MR AND MRS TRUSCOTT

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The following additional consultation response has been received:

The **Society for the Protection of Ancient Buildings** (SPAB) comments that the impact of the opening in the north elevation may be overpowering as currently designed and it may therefore be beneficial to consider reducing its scale. A reduction in the size of the opening might help to retain the agricultural character of the barn. For the same reason it could also be suggested that the impact of the car parking and the commercial treatment of the area created by the demolition of the garage might adversely affect the setting of the barn if it is not handled sensitively. SPAB recognises that there is a need for inclusive access and parking for disabled visitors, but more could be done to soften the area around the barn so that the barn is clearly read as the main feature of interest on the site. Care will be needed to ensure that the site does not end up with an overly commercial character. The use of materials with a more rugged and agricultural feel could help in this regard. Similarly, where other slit windows exist they should be retained as such. They would suggest that as the animal stalls are an important part of the building's heritage then consideration should be given to ways of imaginatively re-using the stalls elsewhere. Overall, SPAB's main concern is that the barn should not become overtly commercial in terms of its appearance.

The agent, on behalf of the applicant, has prepared a detailed planning statement in response to issues raised in the letters of representation. In summary, it makes the following key points: the listing description for Hooe Barn does not refer to the attached garage; the proposals will introduce a more formal arrangement for parking and traffic movements on site compared to the existing situation; a single community use is unsustainable given the level of funding required to restore the barn; the size of the proposed new window on the north elevation has been reduced from the previous application and has been designed to provide an important link between the outside and inner functions.