

Nayland with Wissington Conservation Society

Registered Charity no. 268104

Planning Control
Babergh District Council
Hadleigh IP7 6SJ

10th March 2014

Dear Sirs,

**B/14/00136 33 Bear Street Nayland CO6 4HX (“the Property”)
Insertion of solar panel and roof lights on south elevation, 2 storey rear extension**

We refer to the above-mentioned application. The Society wishes to express its opposition to the application on the following grounds: -

1 The Property is situated in the Nayland Conservation Area and is sited next to two properties that are Grade II Listed, namely 35 and 37 Bear Street. Architectural historian Leigh Alston in his book “A walk around historic Nayland” states this “pair of small cottages is the fourth of Nayland’s remarkable semi-detached medieval renters.....Houses of this type are important survivals from the medieval world and offer rare opportunities to understand the lifestyles of ordinary artisans.”

Accordingly the Society takes the view that the front elevation of 33 and 31 Bear Street should so far as possible remain unaltered. The proposal to place skylights and solar panels on the roof of the front elevation to the Property in such a sensitive and historically important area is wholly inappropriate.

2 The Property and the adjoining premises at 31 Bear Street are jointly presented in the Nayland with Wissington Local List 2004 (indeed they are the first property to appear in the list. A copy of the entry it attached). At the moment they present a mirror image to the front elevation that adds a significant amount to the historic street scene within the Conservation Area.

The proposed changes to the roof of the Property will mark a major deviation to the joint front elevation and in our opinion justify the refusal of this application.

3 Quite apart from the impact of such inappropriate treatment to the front elevation, the Society also has grave misgivings concerning the substantial over- intensification of use of the proposed development to the rear of the Property. It is noted that the original Victorian symmetry to the rear of 31 and 33 Bear Street will be totally destroyed by the substantial extension at ground and first floor level. In addition the impact by reason of loss of light and amenity upon both 31 and 35 Bear Street will be significant. In particular the listed property, 35 Bear Street, will be immensely affected by the considerable extension of the Property in a northerly direction at both ground and first floor level.

4 It is noted from the Design and Access statement that part of the rationale in support of the application relates to the current condition of the two-storey rear annexe, which it is acknowledged is part of the original construction. The Society submits that the items of disrepair identified are not a relevant reason to support this application and in any event the items identified should be readily repairable.

In conclusion the Society takes the view that this application is wholly out of character with the existing property; it constitutes over-development of the site and would have a detrimental impact on neighbouring properties and the Conservation Area and respectfully asks that the application should be refused.

Yours faithfully,

Hon. Secretary

Attached:
Nayland with Wissington Local List 2004 Page 1.