

From: Emily Wade
Sent: 04 July 2025 14:28:50 UTC+01:00
To: "Tracy Perry-Stere" <tracy@jamesclague.co.uk>
Subject: Tanyard Manor DM/25/0915

Dear Tracy

Thank you for your various emails with respect to the above listed building consent application.

To consider these in turn:

19/06/2025

- The further information in respect of the basement is acceptable and I think sufficient to avoid a condition,
- Thank you for the plans w.r.t. the LPG tank and water treatment plant. As per my previous email, these works, as well as the alterations to the retaining wall around the house, require the benefit of planning permission. We do not appear to have received an application for you- can you confirm please when this will be made? Having consulted with my Line Manager, she advises that the two applications (planning permission and listed building consent) should be considered in parallel, which will mean that an extension of time will be required for the listed building consent application to match the target date of the planning application, once this established. We will know this only once the planning application is received and validated. My Line Manager further advises that the Environmental Protection and Contaminated Land Officer will need to be consulted with respect to the tank and water treatment plant- this can also be done once the planning application is received and validated. It may be that a decision can be made regarding both applications prior to the revised target date, but this would be subject to the necessary consultation period, and to the outcome of these consultations and other amendments discussed elsewhere in this email.
- The reinstatement works following the removal of the sauna are considered appropriate- we will require detailed drawings to show these on plan and in section, as part of the listed building consent application. These drawings should be as existing and as proposed, and should indicate the nature of the ceiling structure as existing, and the reinstated joists and ceiling finish in the context of the original, retained fabric. Good to note that the wall framing at least remains intact.
- Noted with respect to the attic floorboards. In that case, a floating floor will be acceptable subject to detail. We would require sectional drawings either as part of the application or by condition, which should show the new floor structure in the context of the existing, retained fabric.
- I'm sorry but I remain of the opinion that the area to the west of the house should be retained as grass/soft landscaping, given the extent of hard-surfacing around the house generally, for the reasons previously set out. The revised plan still shows an extensive terrace. I would recommend that the plans are amended to show this omitted and the lawn retained.
- As above, please can you confirm when the planning application will be received?

30/06/2025

- The submitted Heritage Statement suggests that the first floor bathroom concerned is part of the 17th century range of the building. The fabric and plan form of this part of the

house will therefore be of a high level of interest. Although the Statement does not go into great detail regarding the evolution of the plan form of the Manor, it would appear that this room may be in its original proportions. From what I can see from the photographs available (admittedly not taken for this purpose) there does not appear to be evidence that a partition was previously in place beneath the beam running north south across the centre of the room. As such, in my opinion, unless further evidence can be provided to contradict this assessment (such as a more detailed historic building survey showing that a partition was historically present in this location), to subdivide the room in this manner will detract from the historic plan form and flow of the building. I would therefore suggest that this amendment is not made to the scheme.

I hope this is helpful and I look forward to hearing from you with respect to the planning application and suggested amendments.

Kind regards,

Emily Wade

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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