

Dear Anna,

Re: DM/24/2263 – The Lake House

Please find attached some additional comments in relation to the impact of the proposed development on Ley House. This information is provided in response to your email however we hope that it will not instigate further rounds of consultations and delays.

You will note that we have already provided an assessment of the impact of the original proposal on Ley House within the Heritage Assessment. Since the original submission the proposal has been significantly reduced in size and scale. We have consistently indicated that we do not believe that the proposal would have any adverse impact on the setting of any listed buildings given the distances and intervening landscape feature. Indeed we note that when the application was originally registered no reference was made to any listed buildings, with this issue only being raised some time into the applications consideration.

We are of the opinion that The Lake House is not considered to be part of the setting of Ley House given the distances between the two buildings, over 250metres away, and the degree of intervening trees and fields. The following plans and aerial photos clearly shows the degree of tree cover around Ley House and the size of the fields.



The following photo which was taken from the Annex looking over the roof of the link /across the front of the existing dwelling shows that the land rises to the west, towards Ley House, and shows the degree of intervening tree (copse of trees) screening such that there is very limited intervisibility (if any at all) between the application site and Ley House.



*Google map extract – showing angle of photograph Lake House to Ley House (a total distance of 250metres)*

The supporting Heritage Statement which was submitted with the application, assessed the potential impact on Ley House. As indicated in that statement, Ley House is surrounded by a private garden with tree coverage around the boundary, further to its east there is a large group of trees and hedgerows.

The field to the east of Ley House is large and viewpoints from the public footpath to the north and south of the Listed Building show extremely limited views towards the Lake House over 250 metres away, as evidenced by the following photos. Whilst we acknowledge that the footpath is to the west of Ley House and therefore Ley House is slightly closer to the application site, the photos make clear the degree of tree screening and the distances involved.



Photo 2: Taken facing to the east from the public footpath at the north of Ley House, showing view towards Lake House.



Photo 3: Taken facing to the east from the public footpath at the south of Ley House, showing view towards mill pond and heavily enclosed boundaries of Ley House garden.

We trust that this is useful and look forward to receiving your formal decision notice shortly.

Kind regards,

Jo Dawes