ELY PLANNING CO.

# COMBINED DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

PROPOSALS FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE GREEN MAN PUB
39 THE AVENUE LEIGHTON BROMSWOLD HUNTINGDON



ELY PLANNING COMPANY CAMBRIDGESHIRE – AGENT

ON BEHALF OF MRS LANGRIDGE

REFERENCE EPC970-24

AUGUST 2024 v3

1. What are the **features** on the existing site

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

This Application seeks planning permission and listed building consent for alterations to a grade 11 listed building currently used as a public house. These alterations are on the ground floor only and include replacement doors and windows. Also included will be the demolition of a brick spine wall to a storeroom positioned at the back of the property.

The site contains the main pub which is linked to a large barn and outbuildings. All the buildings on the site are from the same era.

The external walls are brickwork finished with a white masonry paint. Many of the window openings have brickwork solider arches painted in black masonry paint.

Unusually all the existing windows are constructed from white UPVC, complete with double glazing and intermediate glazing bars. Apart from the ground floor SW Rear Elevation which are white painted timber.

The roof is covered in small clay plain tiles. The tiles were laid cira 1975 and in urgent need of repair / replacement.

The site is predominantly landscaped with concrete pavers and some areas are laid to lawn. Boundaries are closed off with vertical timber feather edged fence panels. At the front of the property is a large gravel drive for customer parking and turning. The drive provides access from both Staunch Hill Road and The Avenue.




**LOCATION PLAN – NTS**

2. Please provide details of how **access** issues have been addressed

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building
- Way-finding and signage
- An assessment of means of escape

Access alterations do not form part of this proposal. Customer parking will remain as existing with access points from The Avenue and Staunch Road.

Access routes inside the property will remain untouched apart from 2 locations. The first is positioned at the rear of the property, a new entrance / exist door will be constructed which will improve exiting from the bar to the rear garden area. Currently there is no exit point around the bar area to the outside rear garden.

The second new entrance / exit door will be constructed in the kitchen. This doorway will utilise the existing window opening to minimise cutting into the original brickwork. The doorway will provide a fire exist and side access doorway. This doorway will allow for food and other items to be taken directly from outside to the kitchen without having to pass through other areas of the pub.

3. Please provide details of the **layout** of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

The overall layout of the ground floor will remain the untouched with the exception off the following.

1. Adjacent to the gent's toilets there is an existing doorway this doorway is to be removed and replaced with a window. The window will make improvements to the existing dark corridor and provide much needed natural light.

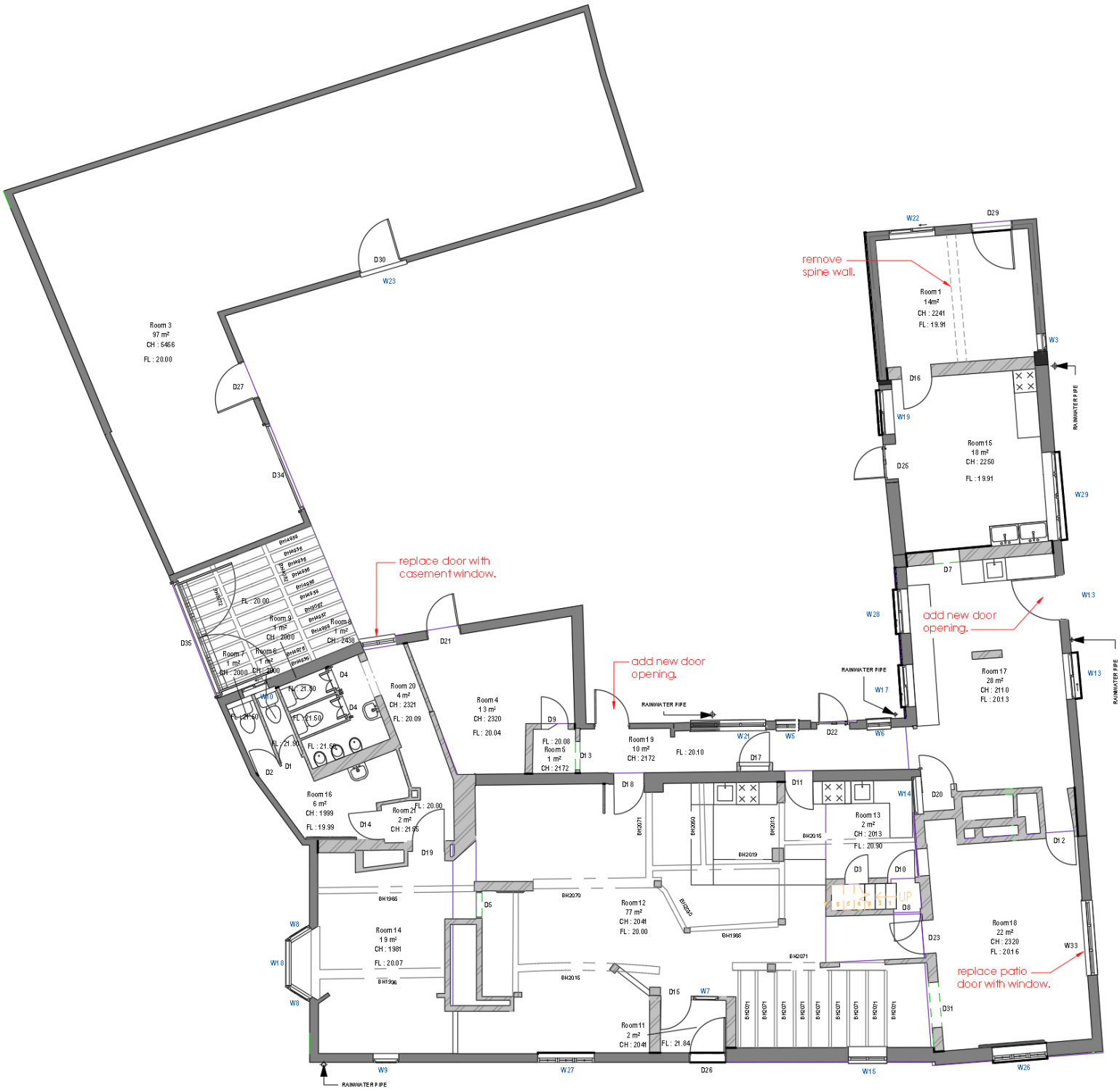
2. A new doorway will be created to the external wall in the corridor behind the bar area. This will provide an improved flow from bar to outside garden area. This door will be made from timber and painted black to match the adjacent door.

3. In the front room adjacent to the staircase a set of patio doors will be replaced with a large window. This window will utilise the existing patio door opening. The removal of the patio doors will mean that additional seating will be possible.

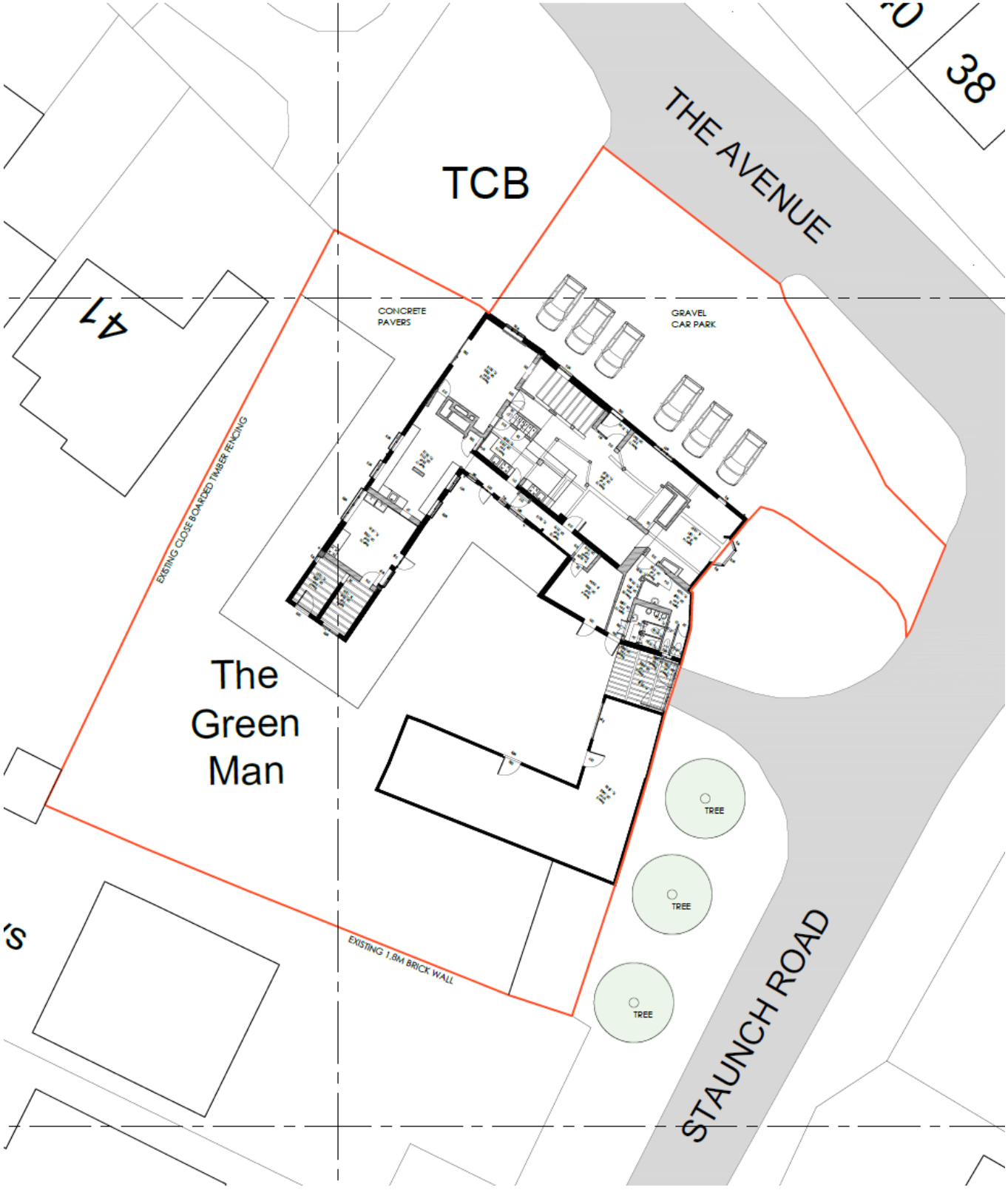
4. A new doorway is planned to the kitchen. The new door will replace an existing kitchen window. The door will create easy access to the side garden and a means of escape from the kitchen. Currently there is no means of escape to the existing kitchen.

5. The rear storeroom has a spine wall dividing its space directly down the centre of the room. Proposals are to remove this spine wall to open the storage space and make best use of the floor space. If steelwork is required further details will be submitted to the planners for approval.

Much of the ground floor will remain as existing. All the alterations are located on external walls utilising existing structural openings where possible. The exception being the internal alteration to the store spine wall.




**PROPOSED GROUND FLOOR PLAN – NTS**



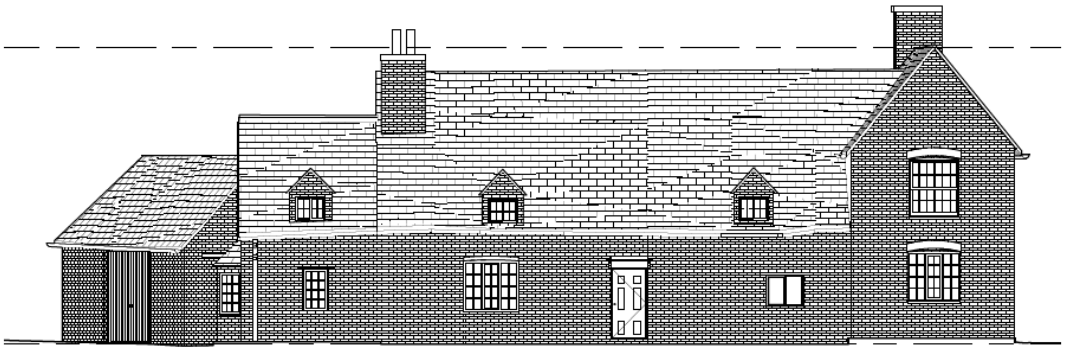

**SITE PLAN – NTS**

4. Please provide details of the **scale/appearance** of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

The Scale, Height and Appearance of the current building will not change from its existing form. There are no additions to the property.

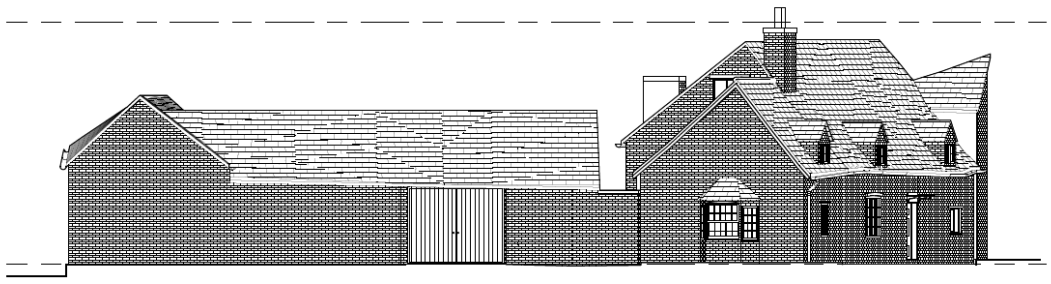
Extracts of both existing and proposed drawings are provided below.



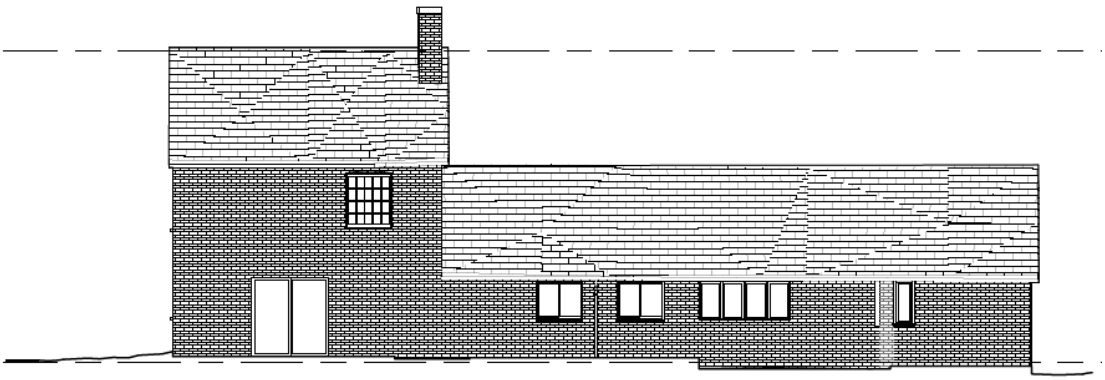
EXISTING NE (FRONT) ELEVATIONS
SCALE 1:100 @ A1



EXISTING SW (REAR) ELEVATIONS
SCALE 1:100 @ A1

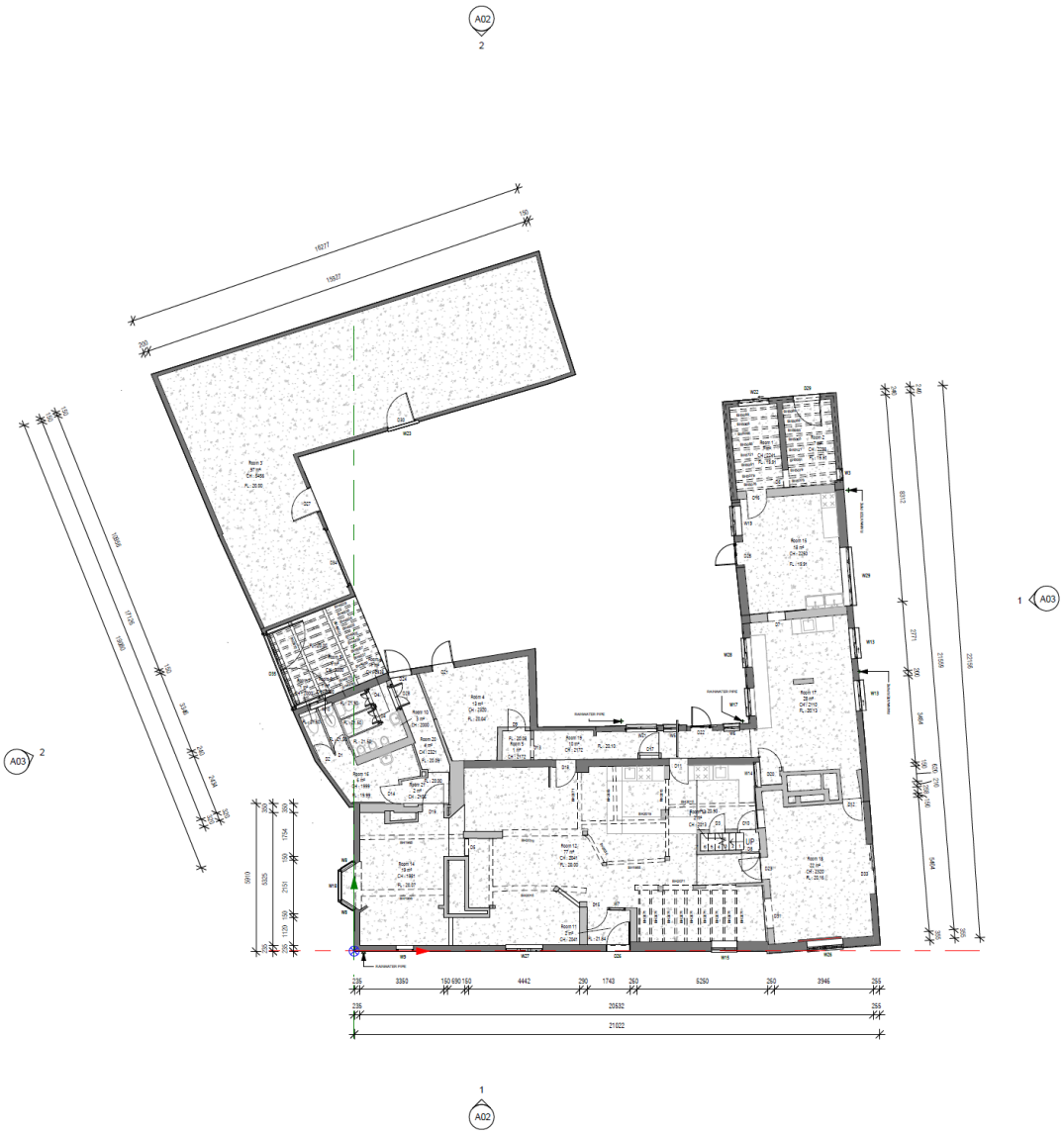


EXISTING SE (SIDE) ELEVATIONS
SCALE 1:100 @ A1



## EXISTING NW (SIDE) ELEVATIONS

SCALE 1:100 @ A1

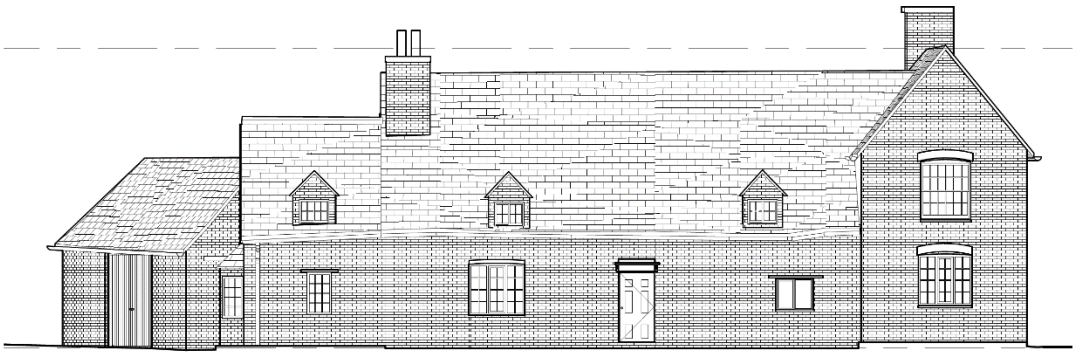



1 GROUND FLOOR PLAN

1 : 100



**PHOTOGRAPH – FRONT OF PROPERTY**



PROPOSED NE (FRONT) ELEVATIONS

SCALE 1:100 @ A1

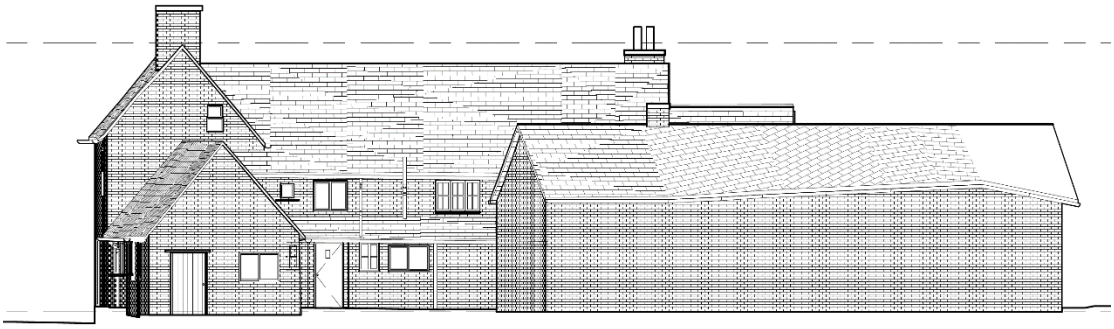



PROPOSED NW (SIDE) ELEVATIONS

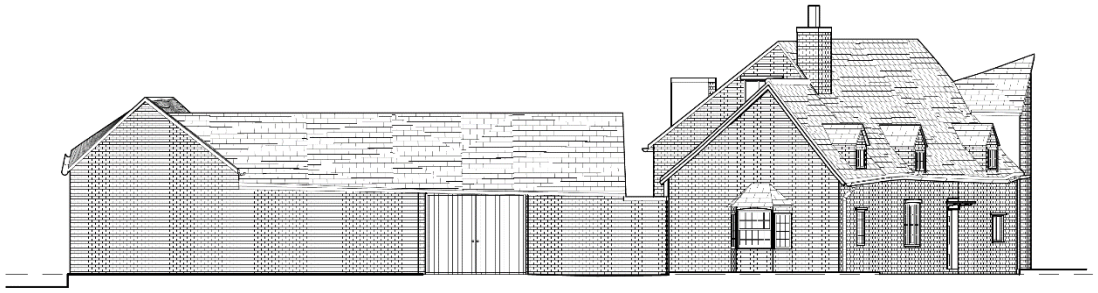
SCALE 1:100 @ A1




PROPOSED SW (REAR) ELEVATIONS
SCALE 1:100 @ A1



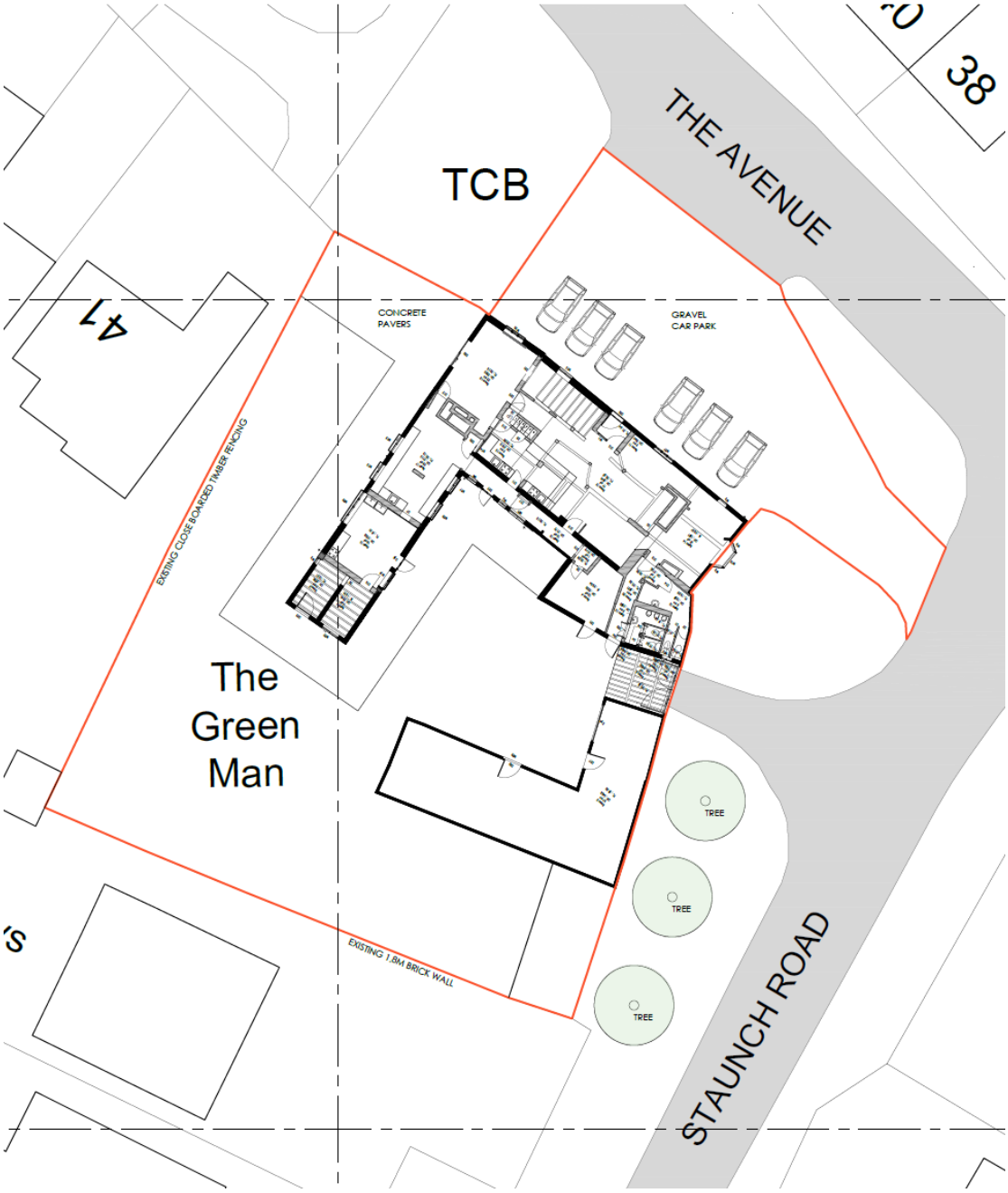
PROPOSED SW (REAR) ELEVATIONS - WITHOUT CLIPPING
SCALE 1:100 @ A1



PROPOSED SE (SIDE) ELEVATIONS
SCALE 1:100 @ A1

5. Please provide details of the **landscaping** in the proposed development

| |
|---|
| The landscaping will not change from the existing hard and soft landscaping. Boundary treatments will also remain the same as they are currently.<br><br>For more details of the current landscaping please see the site plan below. |




**EXISTING & PROPOSED SITE PLAN**

6. Please provide details of how **Heritage Assets** issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

Leighton Bromswold is a small village and civil parish in Cambridgeshire, England. Leighton lies approximately 10 miles west of Huntingdon. Leighton is situated within Huntingdonshire which is a non-metropolitan district of Cambridgeshire as well as being a historic county of England.

The Green Man Public House is a Grade 11 listed building. The official listing from Historic England is below.

**Official list entry**

Heritage Category:

**Listed Building**

Grade: **II**

List Entry Number: **1130112**

Date first listed: **09-Apr-1987**

List Entry Name: **THE GREEN MAN PUBLIC HOUSE**

Statutory Address 1:

**THE GREEN MAN PUBLIC HOUSE, THE AVENUE, LEIGHTON BROMSWOLD**

**The scope of legal protection for listed buildings**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Location**

Statutory Address:

**THE GREEN MAN PUBLIC HOUSE, THE AVENUE, LEIGHTON BROMSWOLD**

The building or site itself may lie within the boundary of more than one authority.

County: **Cambridgeshire**

District: **Huntingdonshire (District Authority)**

Parish: **Leighton**

National Grid Reference:

**TL 11271 75439**

**Details**

TL 1075 22/66

LEIGHTON BROMSWOLD, THE AVENUE (South-west Side), The Green Man PH II

Public house. C17 with later alterations and C19 addition. Timber-framed and roughcast rendered and brick casing painted. Red brick stack to left hand with stone panel and rear stacks. Plain tiled roofs. One storey and attic main range with two roof heights and two storey cross wing to right hand. Panelled door with cornice hood and three ground floor casement windows of various sizes; three gabled dormer windows with casements. One ground floor casement window and one twelve-paned hung sash window in cross wing both with segmental brick arches.

Listing NGR: TL1127175439

Proposed works:

- **Removing the patio doors (North-West) and replacing with encasement window of the same width.**

Drop of window to be approx. 1.05m.
Style of window to be same as existing PVC window, adjacent within the same room.
We believe the patio doors are not original, are unsafe for public use and restrict the use of the room that it serves. Access onto a patio that is adjacent to houses could also be problematic with immediate neighbours, therefore we plan to plant a vegetable garden in that area to reduce noise disturbance to the neighbouring houses. We believe this proposed change will also dramatically improve the aesthetics of the building inside and outside.

- **Remove existing window in private kitchen (North-West) and brickwork below and install standard sized external door.**

Additional brickwork to be treated sympathetically to match surrounding existing brickwork.
Style of door to be half-glazed and to suit neighbouring wooden window.
There is no private access to the private garden. We feel this access is important during opening hours for those that live at the property and will be beneficial to any future owners. This is especially true when there are children living at the property,

to safeguard them against unwanted attention and keep them away from consumers.

The new doorway will allow for food and other items to be taken directly from outside to the kitchen without having to pass through other areas of the pub." The new kitchen doorway won't make any difference as far as food service is concerned, but it will allow access to the private garden from the private kitchen

- **Remove external door between toilets and courtyard (South-West) and replace with window, situated at the top of the doorway.**

Position of current door is situated in the extension that was built in the late C20th.
Drop of window we would like to be approximately 50cm. We would also like it to be placed at the top of the current door opening, to ensure privacy of customers using the toilet is upheld from customers walking past in the courtyard.
Style of window to be complimentary to other windows within the courtyard. New brickwork to match existing surrounding brickwork.
The current doorway really hinders the gent's toilets, to a point where we believe it could be unlawful, in terms of privacy in a public toilet. The thoroughfare is very inconvenient for anybody carrying drinks, which becomes a bottleneck in busy periods, even without the toilet users adding to it.
This small alteration to the toilet block we believe will really improve the customer's privacy, the functionality and the aesthetics of this small area. We also hope that a sympathetically styled window will give much needed natural light into an area that currently has none. A better-placed replacement external door to the courtyard is described below.

- **Install new external doorway into courtyard middle of South-West elevation.**

Style of door to be wooden, half-glazed and decorated sympathetically to any surrounding doors.
We believe that the proposed position of this door would help to keep the toilet areas clear of unnecessary traffic and improve flow into the courtyard garden. Currently, to get to the courtyard, customers must pass the toilets through a narrow corridor. Having the external door in this new position would help the flow of customers from the front door to the outside, without having to go through the restaurant area and straight past the individual toilet doors.
We also believe this, along with the above proposed change, would improve the view of the South-West elevation from the courtyard.

- **Remove dividing wall in garden room (potting sheds) at far end of commercial kitchen.**

In order to use the space effectively, we believe that joining the two small areas will mean the commercial kitchen will be able to function more effectively, as we are looking at creating a dried goods and refrigeration area in this space. This means the kitchen can adhere to hygiene specifications better than currently, as we will have more space to work.
There is already a doorway into the rooms directly from the kitchen.

The Proposal Site:
The Green Man is situated in the centre of the small village of Leighton Bromswold, in the District of Huntingdon. It is surrounded by private residential properties of varying sizes and styles, ranging from approx. C18th – C20th.
The detached public house sits on a T-junction at the top of Staunch Hill. The front of the property faces North-West and runs parallel with the main Avenue, albeit set back by approximately 15 metres.
All surrounding land (North and East) is not on any parks or gardens register and is not registered as Common Land or as a Town & Village Green. It is unregistered land but does have Highways rights over it.

There are no other amenities in the village apart from The Green Man public house.

The village of Leighton Bromswold is approximately 1.5 miles from the A14 and 7 miles from the A1. Huntingdon train station is approximately 10 miles with trains to London in just over an hour, making it a popular residential location for commuters. There are a number of state primary schools in the area (Brington, Spaldwick, Kimbolton Primary Academy), as well as Kimbolton School - a mixed independent school for pupils aged 4-18 years - approximately 5 miles away.

The Nature of the Asset(s) to be Affected by the Proposal
Taken directly from historicengland.org.uk: "Public house. C17 with later alterations and C19 addition. Timber-framed and roughcast rendered and brick casing painted. Red brick stack to left hand with stone panel and rear stacks. Plain tiled roofs. One storey and attic main range with two roof heights and two storey cross wing to right hand. Panelled door with cornice hood and three ground floor

casement windows of various sizes; three gabled dormer windows with casements. One ground floor casement window and one twelve-paned hung sash window in cross wing both with segmental brick arches."

All windows to the North East, East and the patio doors on the North West are white PVC. They were in situ before the building was awarded its Grade II listing.
Previous planning was approved for extension to rear of main property for toilet block corridor and cellar, completed in late C20th.

Significance of the Asset

The property is of high historical importance to the village. It is also a village hub as the only place, apart from the church, for the community to congregate. Our aim is to cherish the pub's history and, in some cases, bring it back closer to its original state. Leighton Bromswold has a rich history (listed in the Domesday Book in 1086), but only a handful of buildings remain that represent its long history. The Green Man is one such building, and we are determined to maintain that as much as possible, whilst keeping the community hub going.

Impact on the Asset

There will be little impact of the heritage asset with the proposed small changes.
The only change that will be visible from the public highway is the patio door proposed change on the North-West of the building. We think that the elevation will be much improved from the dated patio doors that are currently there.
There will be no change to the scale of the building and the internal layout will remain as it is.

Preserve, Enhance and Mitigate

We believe that our proposed changes will improve and enhance the site, practically as well as aesthetically. Our aim is to be as sympathetic to the original building as possible. The history of the building is one of the main reasons why we have chosen to buy it and are therefore keen to preserve it. Any new additions will be chosen in keeping with what is existing and they are not intended to modernise the building.
The small changes will also enable the public house to run in a more effective and efficient way which will therefore help safeguard the future of the business. The public house must function well in order to allow this important community asset to continue for many more years.

Access

The property sits right on the boundary of unregistered land and is flat with no curbs. From outside the plot, there are 3 entrances to the property:
The main front door in the centre of the North elevation, large barn doors on the East elevation and the patio doors on the West elevation, which is accessible through the trees along the North side and across the patio.

There are several other listed buildings within a short distance from The Green Man Pub. The closest being the War Memorial. The memorial is 200m from the Green man in a South Direction. Its official listing is below.

**Official list entry**

Heritage Category:

**Listed Building**

Grade:

**II**

List Entry Number:

**1393663**

Date first listed:

**02-Feb-2010**

List Entry Name:

**LEIGHTON BROMSWOLD WAR MEMORIAL**

Statutory Address 1:

**LEIGHTON BROMSWOLD WAR MEMORIAL, THE AVENUE, LEIGHTON BROMSWOLD**

**The scope of legal protection for listed buildings**

This List entry helps identify the building designated at this address for its special architectural or historic interest.
Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.
For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Location**

Statutory Address:

**LEIGHTON BROMSWOLD WAR MEMORIAL, THE AVENUE, LEIGHTON BROMSWOLD**

The building or site itself may lie within the boundary of more than one authority.

County:

**Cambridgeshire**

District:

**Huntingdonshire (District Authority)**

Parish:

**Leighton**

National Grid Reference:

**TL 11471 75305**

**Reasons for Designation**

The war memorial at Leighton Bromswold is designated at Grade II for the following principal reasons. * The architectural detailing to the plinth and cross are unusual and well-executed. * It is a poignant reminder of the tragic impact of world events upon an individual community, commemorating the nine men from the parish of Leighton Bromswold, Huntingdonshire who lost their lives fighting in the First World War * The memorial has group value with nearby listed structures including the Grade I listed Church of St Mary to the south-east and the Grade II listed No. 4 The Avenue to the north.

**Details**

1847/0/10001

LEIGHTON BROMSWOLD, THE AVENUE, Leighton Bromswold War Memorial

02-FEB-10

II

War memorial, unveiled in 1920, by Pettit of Godmanchester.

MATERIAL Stone cross and plinth.

DESCRIPTION The war memorial takes the form of a cross with chamfered shaft and tracery detail in the angles of the arms. The tall, rectangular plinth has a frieze with flower motif and chamfered corners inset with panels and tracery detailing. The names of nine World War I soldiers are inscribed on the south side of the plinth and painted black. The inscription above reads: IN ABIDING MEMORY/ OF THE UNDERNAMED LEIGHTON/ LADS WHO GAVE THEIR LIVES FOR THEIR COUNTRY IN

THE/GREAT WAR 1914-1918. Beneath the names of the dead is the quote: GREATER LOVE HATH NO MAN/THAN THIS.

HISTORY The memorial was unveiled in 1920 and is the work of a Mr Pettit from Godmanchester. Grant-aided conservation of the memorial has recently been undertaken.

SOURCES UK National Inventory of War Memorials ref.318. www.ukniwm.org.uk. Accessed 01/06/2009.

Located opposite the war memorial is '1 The Avenue' which includes a dwelling and workshop. Their listing is shown below.

**Official list entry**

Heritage Category:

**Listed Building**

Grade:

**II**

List Entry Number:

**1222870**

Date first listed:

**09-Apr-1987**

List Entry Name:

**NO.1 AND ATTACHED WORKSHOP**

Statutory Address 1:

**NO. 1 AND ATTACHED WORKSHOP, THE AVENUE, LEIGHTON BROMSWOLD**

**The scope of legal protection for listed buildings**

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Location**

Statutory Address:

**NO. 1 AND ATTACHED WORKSHOP, THE AVENUE, LEIGHTON BROMSWOLD**

The building or site itself may lie within the boundary of more than one authority.

County:

**Cambridgeshire**

District:

**Huntingdonshire (District Authority)**

Parish:

**Leighton**

National Grid Reference:

**TL 11445 75291**

**Details**

TL 1075 22/65

LEIGHTON BROMSWOLD, THE AVENUE (North-east Side), No 1 and attached workshop

GV II

House and workshop. Early C19. Timber-framed and roughcast rendered, brick plinth. Plain tiled roof. Gable end stacks, with stack to left hand enlarged. Two storeys, Central four-panelled door with moulded wooden architrave and cornice hood supported on shaped brackets. Two ground floor and two smaller first floor horizontal sliding sash windows. Workshop: to left hand. Timber-framed and weatherboarded with ridge pantiled roof. Two storeys. Double boarded doors to left hand and two workshop windows.

Listing NGR: TL1144575291

Also 10mtr away from the war memorial you will find another Grade 11 listed dwelling called 'The Pightle'. Official listing below.

**Official list entry**

Heritage Category:

**Listed Building**

Grade:

**II**

List Entry Number:

**1222935**

Date first listed:

**09-Apr-1987**

List Entry Name:

**THE PIGHTLE**

Statutory Address 1:

**THE PIGHTLE, 3, SHEEP STREET, LEIGHTON BROMSWOLD**

**Location**

Statutory Address:

**THE PIGHTLE, 3, SHEEP STREET, LEIGHTON BROMSWOLD**

The building or site itself may lie within the boundary of more than one authority.

County:

**Cambridgeshire**

District:

**Huntingdonshire (District Authority)**

Parish:

**Leighton**

National Grid Reference:

**TL 11513 75334**

**Details**

TL 1075 22/73

LEIGHTON BROMSWOLD, SHEEP STREET (North-west Side), No. 3 (The Pightle)

GV II

Cottage. Late C17 or C18 and C20 renovation. Timber-framed and plastered. Ridge pantiled roof with local gault brick ridge stack. Two storeys, lobby entry plan. C20 porched entrance. Two first floor and two ground floor casement windows.

Listing NGR: TL1151375334

Also within this small cluster of listed buildings it 4 The Avenue. Official listing below.

**Official list entry**

Heritage Category:

**Listed Building**

Grade:

**II**

List Entry Number:

**1267573**

Date first listed:

**09-Apr-1987**

List Entry Name:

**4, THE AVENUE, LEIGHTON BROMSWOLD**

Statutory Address 1:

**4, THE AVENUE, LEIGHTON BROMSWOLD**

**Location**

Statutory Address:

**4, THE AVENUE, LEIGHTON BROMSWOLD**

The building or site itself may lie within the boundary of more than one authority.

County:

**Cambridgeshire**

District:

**Huntingdonshire (District Authority)**

Parish:

**Leighton**

National Grid Reference:

**TL 11476 75326**

**Details**

TL 1075 22/64

LEIGHTON BROMSWOLD, THE AVENUE (South-west Side), No 4

GV II

Cottage. Late C16 or early C17 with late C17 alterations. Timber-framed and roughcast rendered. Ridge pantiled roof. Red brick ridge stack and gault brick gable end stack to right hand. One storey and attic, three unit lobby entry plan. C20 door, three ground floor casement windows and two gabled dormer windows with casements. Interior: Timber-framed and plastered chimney; back to back hearths inserted in brick with baking oven c.1700. Chamfered ceiling beams. Roof of hedgerow timbers, plastered between the rafters with remains of original thatch.

Listing NGR: TL1147675326

The manor Farm House is also within the cluster. Official listing below.

**Official list entry**

Heritage Category:

**Listed Building**

Grade:

**II**

List Entry Number:

**1267554**

Date first listed:

**21-Jul-1951**

List Entry Name:

**MANOR FARMHOUSE**

Statutory Address 1:

**MANOR FARMHOUSE, CHURCH LANE, LEIGHTON BROMSWOLD**

**Location**

Statutory Address:

**MANOR FARMHOUSE, CHURCH LANE, LEIGHTON BROMSWOLD**

The building or site itself may lie within the boundary of more than one authority.

County:

**Cambridgeshire**

District:

**Huntingdonshire (District Authority)**

Parish:

**Leighton**

National Grid Reference:

**TL 11488 75254**

**Details**

TL 1075 22/70

LEIGHTON BROMSWOLD, CHURCH LANE (South west side), Manor Farmhouse

21.7.51

GV II

Farmhouse. Late C17 with C18 and C19 additions and alterations. Timber-framed and roughcast rendered. Red brick, and lighter red brick with gauged brick dressings; C19 yellow gault brick. C20 ridged plain tile roofs, replacing plain tiles. Two ridge stacks and end stack to right hand. Two storeys and attic; five bays to north-east elevation refronted in C18 red brick; central bay advanced with plain

gabled roof. Brick band between floors raised over flat gauged brick window arches. Main entrance to right hand of central bay with moulded wooden architrave and glazed, panelled C19 door; canted bay window, pedimented and with hung sash windows to left hand. Two casement windows in first and attic floor above with two ground floor and one first floor casement windows to left hand and two ground floor and first floor flush-framed twelve-paned hung sash windows to right hand. Two rear wings (and one to west recently demolished). Interior: Raised and fielded panelled doors with original hinges and shutters to windows. Staircase with moulded hand rail. Original side purlin roof, one bay with wind braces, internal timber-framed partitions.

Listing NGR: TL1148875254

Lastly there is eth village church, a prominent building as you would expect. The Church can be found on Church Lane. Its official listing is below.

**Official list entry**

Heritage Category:

**Listed Building**

Grade:

**I**

List Entry Number:

**1222905**

Date first listed:

**28-Jan-1958**

List Entry Name:

**PARISH CHURCH OF ST MARY**

Statutory Address 1:

**PARISH CHURCH OF ST MARY, CHURCH LANE, LEIGHTON BROMSWOLD**

Corrections and minor amendments

**Location**

Statutory Address:

**PARISH CHURCH OF ST MARY, CHURCH LANE, LEIGHTON BROMSWOLD**

The building or site itself may lie within the boundary of more than one authority.

County:

**Cambridgeshire**

District:

**Huntingdonshire (District Authority)**

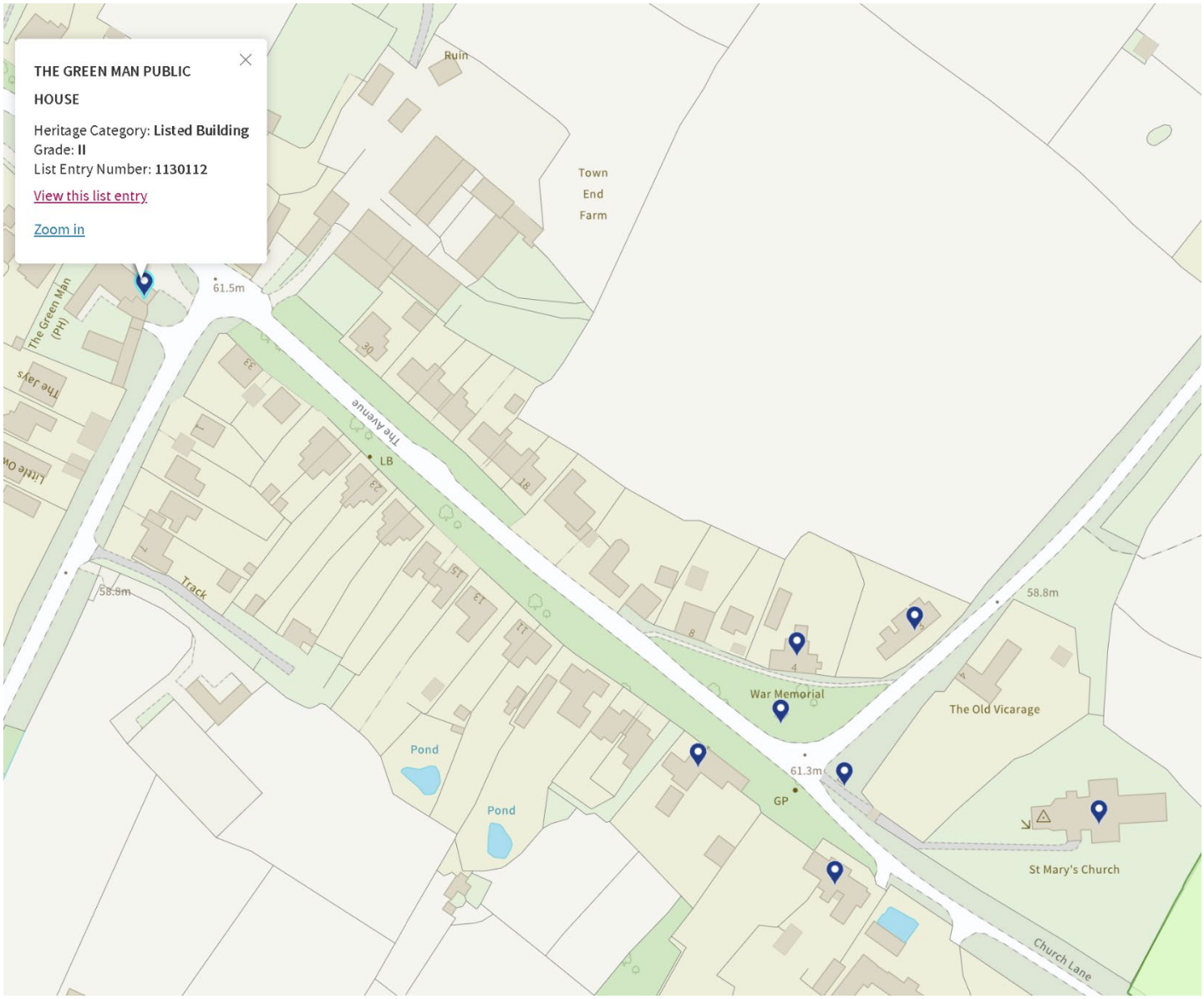
Parish:

**Leighton**

National Grid Reference:

**TL 11571 75273**

Below is a map extracted from Historic England showing the locations on the listed buildings positioned nearby the Green Man Public House.




## 7. **Conclusion**

The minor changes to the Green Man are not significant to the overall property. Changes are predominantly window and door openings. Changes will bring improvements to the public in providing a better, safer circulation space when manoeuvring around the pub. The health and safety of the public will be improved, for example increasing the headroom to the gent's toilets. The alterations will as far as possible respect and utilise the existing structural openings. Where openings require brick infills brickwork taken from other openings will be reused and painted with white masonry paint to match existing.

There will be no impact or harm on the small cluster of listed buildings positioned around the village war memorial. No alterations will be visible from the The Avenue or Staunch Road albeit the removable of the patio doors.

There will be no extensions and alterations to the overall size and massing, including heights of the existing building.

With the above in mind, we are hopeful that the local authority will support our application and provide a positive decision to improving the single asset the village uses.