

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242829
Address:	Nutbean Farm, Nutbean Lane, Swallowfield, RG7 1XL.		
Proposal:	(Part Retrospective) Full application for proposed multi-purpose storage building, retention of extended yard area and change of use of hay and straw store to stable.		
Heritage Asset:	Nutbean Farm(house) – grade II listed building. Listed Buildings are classed as designated heritage assets under the NPPF (2023) and in the Council’s Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

No objection as from a heritage stance the existing stables and that of the proposed new storage building are located well away from the listed farmhouse for these structure not to be of harm to its setting.

Comments On Proposal

The recently built stables building is situated towards Nutbean Lane is located well away from the listed historic former farmhouse, which is set well back from the lane. As such the changes to the stable and the proposed new storage building adjacent are considered not to be of harm to the setting of the designated heritage asset.

Would suggest should permission be given that an external materials condition is added to ensure the new building matches those of the stables.

Conditions

External materials to match that of the existing stables building.

Date:	06/12/2024	Signed:	Keith Frost Built Heritage Officer
--------------	------------	----------------	---------------------------------------