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To: Planning Comments (HPBC)
Subject: Submission in objection to application HPK/2023/0198

Categories:

The most relevant policy when it comes to deciding on this application is that relating to heritage assets and conservation areas (EQ7). I am not convinced that the application - which benefits from having the work in situ to make a real-world rather than hypothetical judgement - has met the requirement to "**demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.**"

The extent of the applicant's argument is that it is less visible due to being stained dark, the fence will be higher at the back, and the new structure "tucked down". It is clear from the photographs that at the front elevation to Church Street, the development is completely out of keeping. The low-level area behind the pavement, used for seating, is now dominated by the overbearing structure, whose woodwork distracts massively from the attractive masonry front walling that is a key characteristic of the designated Conservation Area. The materials are out of keeping, the structure is not freestanding and temporary but leaning on the building, and harm has been caused to the view of the main front of the heritage asset in how large, modern and apparently pointless it appears.