

7. **16/00828/LBWN (PERMISSION/REFUSE) 15.04.2016**
SITE: Rose Cottage, 86 Little Ann Road, Little Ann,
ABBOTTS ANN

9 – 18

CASE OFFICER: Oliver Woolf

APPLICATION NO.	16/00828/LBWN
SITE	Rose Cottage, 86 Little Ann Road, Little Ann, SP11 7NW, ABBOTTS ANN
COMMITTEE DATE	26 th July 2016
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1.0 **VIEWING PANEL**

- 1.1 A Members' Viewing Panel was scheduled to take place this afternoon regarding this application. Members' attendance will be advised at the Committee meeting.

2.0 **SUPPORTING INFORMATION**

- 2.1 Since the application was considered at the Northern Area Planning Committee of 02.06.2016, the applicant has provided two photographs of Rose Cottage that show its condition some time in the mid 20th century before its restoration in the 1970s. The applicant advises:

'They show that in the mid 20th century the cottage was allowed to decay and became dilapidated with little more than the walls and frame intact. A restoration project, thought to be 1970's, was completed on a low budget – as an example the cob walls were resurfaced with wire and cement render rather than the traditional lime, with the result that many do not breathe properly, blistering and erupting internally in places. The north eastern tiled porch, WC, and utility room with modern cavity walls were added as part of this work - they are not in the photographs.

- 2.2 The Conservation Officer advises that the photographs appear to show that at the time of the works in the 1970s (before the building was listed in 1985) that in the East gable end there was an old, probably late-C17, ground-floor three-light wooden mullioned window and a probably C19 two-light painted small-paned casement attic window. The photographs also show that these were removed as part of the 1970s works.

- 2.3 However, the photos do not cast any further light on the significance of the internal cob wall that is the subject of this application. This internal wall was likely originally external, as evidence by the presence of an old wooden-framed window. The existence of the similar window in the east end wall until the 1970s can be considered to add further confirmation that, as the cottage clearly had windows of this type, the remaining internal window is much more likely to be *in situ* than not, further confirming the significance of that internal wall.

3.0 **AMENDED RECOMMENDATION**

No change

Photo 1



Photo 2

