do-not-
reply@ambervalley.gov.uk

From:do-not-reply@ambervalley.gov.uk
Sent:5 Aug 2021 07:40:20 +0100
To:Development
Subject:Online submission - comment on a planning application

Submitted via www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/comment-form

Application details:AVA/2021/0641

Retrospective planning application for rear kitchen/dining room extension, outdoor bar structure and garden room pods and window alteration to South West elevation.**Title:**Mrs**Do you want the comment you are about to submit to be shown on our website?**

[redacted]

address:kirklangleyparishcouncil@gmail.com**Name of organisation (if applicable):**Kirk Langley Parish Council**Do you wish to object?**Yes**Grounds for objection:**In relation to the retrospective application, objection is taken to the removal of the doorway from the front of the building and the use of black painted timber cladding to the kitchen extension.

No objection is taken to the other matters which are the subject of this retrospective planning application, but comment is made concerning potential road safety implications and loss of amenity for nearby residents due to noise.

Removal of the doorway
The removal of the doorway has changed the appearance of this historic building, giving it a modern look which belies its considerable age. The Kirk Langley Neighbourhood Plan (KLNP) makes reference to the building in this way (page 13)
"The Conservation Area report refers only to dwellings within or adjacent to the Conservation Area boundary but there are many others which are not listed but nevertheless contribute to the character of the area. The settlement of Langley Common, for example, contains a number of old farm cottages and farmhouses; the oldest of which dates from 1770. The public house at Langley Common is believed to be even older".

The Blue Bell Inn is an important and distinctive building within the settlement of Langley Common. Annex 5 of the Made Kirk Langley NP describes it as follows:

"The Blue Bell PH anchors the Pimms Road/Adams Road settlement to the rest of Langley Common. The dwellings are accessed from Adams Road which runs alongside the PH. This is a tarmaced road, without pavements and bordered with hedges on each

side".

The settlement has a total of 8 dwellings, plus the public house. None of the dwellings are visible from the road and are secluded, with relatively large gardens and many mature native trees and hedge boundaries forming a natural barrier.

It is in this area that the oldest dwellings in Langley Common can be found, dating from 1789 and 1770.

The Blue Bell PH is perhaps the oldest building in Langley Common and like many of its neighbours, has undergone changes over the years. In common with a significant number of old cottages in Langley Common, the Blue Bell has painted brick in part. This is a relatively modern adaptation as the older photograph shows."

The older changes to the building referred to created small extensions to the side and rear but largely maintained the traditional frontage. The removal of the doorway marks a significant alteration of the appearance of the building, removing it further from its traditional origins. The public house is an important part of the heritage of this area and is in a prominent position on Moor Lane/Adams Road. The recent alteration to the Moor Lane aspect not only fails to reflect the heritage of the building but also detracts from the heritage of the wider area.
The Planning and Design Access (PDA) statement submitted in support of the application for retrospective planning permission states as follows: "the appearance of the pub will be substantially enhanced by the new refurbishment whilst still maintaining its existing character". Whilst the appearance of the side elevation has been agreeably modernised, the replacement of the door by another window on the front elevation has essentially removed character from the building.
The timber cladding to the kitchen extension
The black-painted timber cladding for the kitchen extension does not tie in with the local vernacular, as described in Annex 5 of the KLNP. It presents a dominant and rather jarring feature upon the approach to Langley Common. This decision to use locally uncommon materials contrasts with this statement in the PDA where the new bar "has been constructed in reclaimed brick and has a hipped roof which has been covered with plain clay Staffordshire Blue roof tiles in keeping with the area". It is unclear therefore why a decision has been taken to use timber cladding, when the vernacular for this area is predominantly red brick but with a significant use of white render.
Road safety Comment
It is unclear why the doorway leading onto Moor Lane has been removed. The removed doorway used to lead into a bar area, which has been retained. The effect of the new change is to channel all customers through the one door to the side of the premises and through the beer garden. This is not without its problems because all customers will now enter and depart the premises from Adams Lane. This is the access road to the small settlement at Adams Lane/Pimms Road. This alteration, coupled with the increase to the number of customers, will create more pedestrian movement on Adams Lane and hence an increased safety risk. Before the alterations were made, customers could also enter and leave the building from the pavement on Moor Lane, which is a safer route. There were

also fewer numbers. The design of the new side entrance leaves no space between the doorway and the roadway of Adams Lane. It will be easy for customers, including children, to walk out of the doorway and straight onto the road, without being aware of the dangers. Have the road safety issues been fully considered?

The relevant KLNP policy relating to business premises is as follows:

Policy BUS2
"Further development of existing businesses on land already in commercial or agricultural use and proposals for new business development will be supported where it can be shown that the scale, design and form of the proposal is in keeping with rural setting and would not adversely impact on the tranquillity of the area.
.. It should not harm landscape character or residential amenity, nor have a detrimental effect on the operation and safety of the country lanes and local road network."

Is the car park now large enough to cater for the increase in the number of customers? The additional buildings at the rear of the premises will no doubt increase the capacity of the restaurant facility. If this increases the likelihood of parking on Moor Lane this will also conflict with policy BUS 2 because of the road safety implications this creates.

Noise comment
The external development of the premises, now augmented by the outside bar and dining pods, will have an impact on the amenity of neighbouring properties. Suitable planning conditions are sought to control noise by limiting the operation of the external bar and other outside facilities. This should be aimed at preventing noise after 10pm.**General comments:**In relation to the retrospective application, objection is taken to the removal of the doorway from the front of the building and the use of black painted timber cladding to the kitchen extension.

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