

**EASTERN AREA PLANNING COMMITTEE
ON 26TH JUNE 2019**

UPDATE REPORT

Item No: (2) **Application No:** 18/03400/FULD **Page No.** 69-92
Site: Saffron House, Cock Lane, Stanford Dingley

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Shaun Tanner and Mr Daniel Kellett

Ward Member(s): Councillor Graham Pask

Update information

Additional consultation responses

One additional third party letter of representation has been received since the publishing of the Committee Report.

A consultee response has been provided from the Councils Archaeological Officer, in response to this consultee response an addition planning condition has been recommended requiring an on-site building recording in accordance with a written scheme of investigation.

Third Party Representations:

Please be aware that the barn in question has a strong possibility of being the last remaining vestige of the historic tannery which operated in Stanford Dingley since Tudor times.

There is evidence in the Berkshire Records office that a barn was recorded (in this position same footprint etc.) on the Bradfield Parish Tithe map of C. 1840. The plot number is 533. The O/S map of 1877 contains further evidence as does the village archive and the census of 1851.

Please make the conservation officer aware of these facts and do not let any harm come to this historic part of our village.

Archaeological Consultee Response

There is no further information on the Historic Environment Record about this barn, or Saffron House. I note that the barn or shelter shed does appear on the First Edition Ordnance Survey mapping of 1878 - I don't have access to a copy of the parish tithe map but it's quite likely the building could be of early 19th century date or older. The suggested link to a tannery is feasible as there was a tan yard opposite on the west side of Cock Lane - I don't know however if the buildings were in the same ownership and the barn could also have been used for sheltering animals or storing equipment.

Mention is made in the objection of a village archive - we would be interested in finding out more this collection and adding any links to it, if any resident wishes to contact me. I am aware that Stanford Dingley has a Parish Design Statement which specifically mentions Saffron House and its setting as well as the 'adjacent weather-boarded barns and other buildings (which) belonged to the original smallholding on this site' - also 'the original elm cladding still remains on one of the barns'. I wonder whether any of the original fabric of the barn can be salvaged for re-use.

Conclusion

The existing building is an unlisted building within the conservation area. However, it is clearly also of historical interest of itself and as such is regarded as a "non-designated heritage asset" as defined by the National Planning Policy Framework (NPPF). As such, the effect on its significance should be taken into account, and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In this instance the benefits of providing a new dwelling in this location, and in accordance with the Development Plan, are considered to outweigh the demolition of this building.