

## Combroke Parish Council

### Consultation for Planning Application 21/03877/LBC

**Proposal:** Removal of existing 20<sup>th</sup> Century front porch. Replacement with new oak framed porch, to include retained stained glass panels, under thatch roof. Alterations of front steps replacing concrete for stone treads. Replacement of front door.

**At:** Peregrine Cottage, Combrook, Warwick, CV35 9HP

### Representation

#### Summary

Combrook Parish Council has no objection to this application and will defer to the opinion of the Case Officer and the Conservation Officer as to the suitability of the details of the proposed replacement in this setting.

#### Detail

The Parish Council welcomes this application to replace a dilapidated and prominent feature of this building with elements of a more suitable and more durable nature.

Peregrine Cottage is one of 4 listed properties in a terrace which has evolved since the 18<sup>th</sup> century so that each has a separate identity and there is no single unifying style. All have had front porches added at various times and all are different in terms of design and materials used.

When Peregrine Cottage was listed it had an open fronted porch constructed of local white lias stone with glazed side panels and a thatched roof. The side panels are stained glass providing an interesting feature that has been present for over half a century and familiar to the village community. It is considered important to retain all aspects of the basic type of construction, as proposed.

The proposed changes to the detail of the thatched roof of the porch, the reconstruction of the steps, and the replacement of the front door all involve better functional design and higher quality materials. In view of the variety of styles present in the other properties in the terrace it is not obvious what details are most appropriate here. The Parish Council has no objection to any of the details submitted but would defer to the expert opinion of officers.

18<sup>th</sup> January 2022