

20251250 Boughurst Farm, Leywood Road

Thank you for notifying the SPAB of the revised application concerning this 15th-century Grade II listed building.

We note that the applicant has amended the roof profile in response to our comments of 12 January 2026; however, this change does not sufficiently reduce the overbearing scale of the proposed extension. And as none of our other concerns have been addressed, we are still unable to support the application.

For ease of reference, our principal concerns remain:

- **Scale and dominance:** The extension remains overly prominent and insufficiently subservient to the 15th-century hall house.
- **Plan form and access:** The proposed first-floor connection from the proposed extension results in unnecessary bulk; retaining the 19th-century stair would avoid unnecessary loss of historic fabric.
- **Windows:** Relocation and replacement of windows would result in avoidable loss of historic fabric and harm to historic character, with no supporting justification.
- **Internal alterations:** Partial loss of a timber stud wall is proposed without explanation for the resulting harm.

For the reasons outlined above, the proposals fail to meet the requirements of NPPF paragraphs 207, 212, and 213, which require proper assessment of significance, great weight to conservation, and clear and convincing justification for any harm to a designated heritage asset.

We therefore recommend that permission be refused.

We hope these comments are helpful