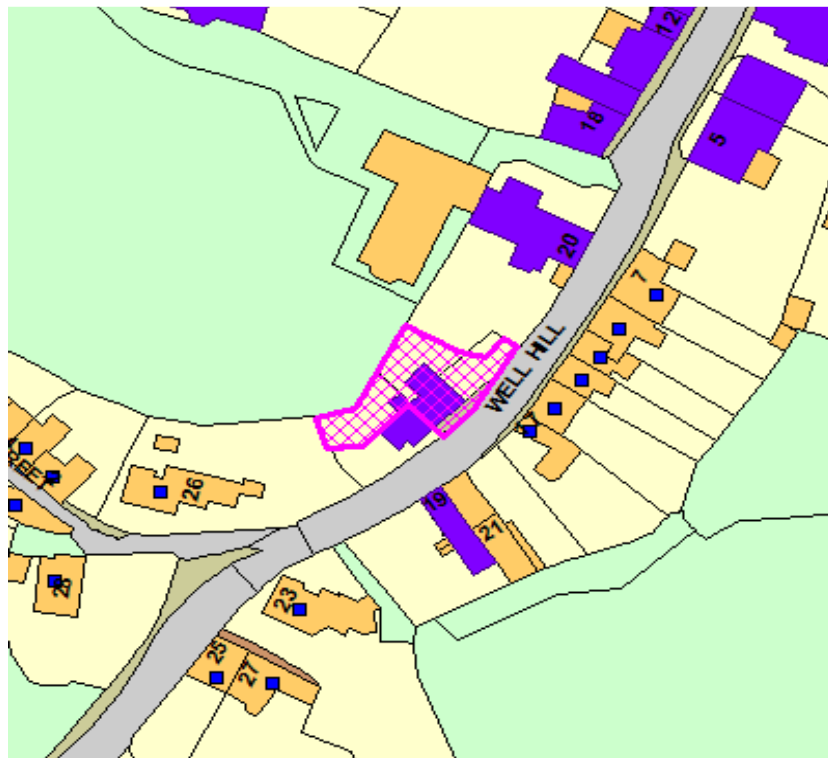




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Item No:	03
Application No.	S.19/0534/LBC
Site Address	22 Well Hill, Minchinhampton, Stroud, Gloucestershire
Town/Parish	Minchinhampton Parish Council
Grid Reference	387114,200556
Application Type	Listed Building Application
Proposal	Removal of the flat roof to the rear extension and replacement with a fully insulated roof, new ground floor entrance side extension and new first floor side extension, new storey and a half glazed extension to side, minor changes to the first floor internal arrangement, landscaping changes to accommodate the new extensions and addition of a replacement steps and handrail to the front elevation entrance. (revised/reduced scheme from s.18/1049/hhold & S.18/1050/LBC) (387114-200556)
Recommendation	Subject to conditions
Call in Request	Cllr N Hurst





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Applicant's Details	Mr T Field Pond Lodge, Bushwood Road, Richmond, TW9 3BG,
Agent's Details	Austin Design Works The Old Warehouse , Old Market, Nailsworth, Gloucestershire, GL6 0DU
Case Officer	Della Gould
Application Validated	11.03.2019
	CONSULTEES
Comments Received	
Constraints	Aston Down Airfield Consultation Zones Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Consult area Conservation Area Kemble Airfield Hazard Listed Building Listed Building Within 50m of Listed Building Neighbourhood Plan Minchinhampton Parish Council Rodborough 3km core catchment zone Settlement Boundaries (LP)
	OFFICER'S REPORT

DESCRIPTION OF BUILDING

Two houses. Late C17; later C18 addition. Random rubble limestone; brick rebuilt and rendered chimney; stone slate roof. Two-storey with attic. Front: earliest part (No 22) to right has full gable with 2-light chamfered mullioned attic casement with hoodmould; 2-window fenestration below, all 2-light with linking hoods. Central doorway with plank door. Blocked doorway to right with timber lintel and small inserted casement. Part to left has 2-window casement fenestration, C20 porch addition to left. Lean-to at south west end. Rear built into steep bank.

PROPOSAL

Removal of the flat roof to the rear extension and replacement with a fully insulated roof, new ground floor entrance side extension and new first floor side extension, new storey and a half glazed extension to side, minor changes to the first floor internal arrangement, landscaping changes to accommodate the new extensions and addition of a replacement steps and handrail to the front elevation entrance. (revised/reduced scheme from S.18/1050/LBC).

The site is steeply sloping with a number of retaining walls and a boundary wall to the road. The proposals will include changes to the land levels and the walls.

REVISED DETAILS

None.



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MATERIALS

Roof: Single ply membrane, Cotswold stone, green roof and lead.

Walls: Cotswold stone

Fenestration: Timber and metal frames

REPRESENTATIONS

Statutory Consultees:

Parish Council: The Parish Council regrets that its original grounds for objection have been overlooked in the previous refusal, related to application S.18/1049, as these are critical to its position. The lack of reference to overlooking, lack of parking, over development, the impact on access for neighbouring properties and the loss of architectural heritage transcend the geological issues. If the local planning authority is able to upgrade the objections concerning the development then they should do so.

Public: A number of objections have been received a summary of which is as follows:

- Potential inconvenience to road users.
- The excavation will disrupt the listed buildings and cause difficulties on the road causing congestion and preventing flow of traffic.
- There is no need for a larger house.
- There is no provision for additional parking.
- Negative impact on the conservation area and visual impact on neighbours.
- Over development of the site.
- There has been no consultation with neighbours and does not address the risk to adjoining listed buildings.
- The heavy goods vehicles will be polluting.
- Not in keeping with the local vernacular and does not enhance the existing structure.
- Method statement is insufficient and has mistakes and does not guarantee that harm will not be done to the adjacent structures.
- The Assessment of Significance is incomplete and the potential for harm or loss cannot be assessed.

HERITAGE CONSIDERATIONS

For the purposes of Regulation 2 of the Planning (Listed Buildings and Conservation Areas) (England) (Amendment) Regulations 2003, the reasons for the Council's decision is summarised below. In considering the Application, the Council has given special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest that it possesses. Where relevant, reference is made to Government policy set out in the National Planning Policy Framework.

PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2).

Section 66(1).

Section 72(1)

National Planning Policy Framework

Paragraphs 189 - 202.



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Historic England Advice Note 2 - Making Changes to Heritage Assets

DESIGN/APPEARANCE/IMPACT ON THE BUILDING

The existing building is one of a pair of late C17 cottages, with later C18 additions. Number 22 is two and a half storey with a flat roof two storey addition to the rear, this having had C20 alterations.

A previous application for listed building consent and planning permission for extensive alterations and extensions were refused in 2018 following concerns about the potential structural impact on adjacent listed structures. This is a much scaled down proposal and is now for internal and external works as follows:

Internal Alterations:

Relocation of first floor bathroom which will involve the subdivision of bedroom two to create a new bathroom. This work will have little impact on the character of the room and will not harm any important historic fabric. Therefore, this will have no detrimental impact on the character or special interest of the listed building.

External Alterations:

Erection of side and rear extension and realignment of garden wall and steps. This proposal will involve the partial re-working of the existing rear extension, garden walls and steps. The existing rear wing is a C18 addition which has had considerable C20 alterations. This rear wing opens into a small courtyard bounded by high retaining walls. To the north east of the cottage are further retaining walls and steps. The proposal includes the erection of an extension to the rear and side of the existing building and for the erection of new retaining walls and steps.

The re-working of the C18 wing will involve the removal of C20 fabric that is not of special interest. The extensions, both to the sides and rear, have been sensitively detailed and scaled in order to compliment the existing building and to be compatible with its existing character. By virtue of their location, simple detailing and scale they will be recessive in character leaving the host building as the dominant form. Furthermore, as they are partly under ground and set well back from the front elevation, this will help to reduce the visual impact of the new extensions when seen in relation to the host building. This will ensure that they do not compete visually with the host building thereby ensuring that its character is preserved. For these reasons it is felt that the extensions will not harm the character and significance of the listed building.

The extension will not conflict with the inherent nature of the existing built form and will not be unduly prominent in the street scene. As a result, it will cause no harm to the character and appearance of the listed building or the conservation area.

The realignment of the existing garden walls and steps will not result in the loss of important historic fabric as these walls are not considered to be of any particular significance. The new wall and steps will continue an established theme within the garden and will not cause any harm to the setting of the listed building or the appearance of the conservation area.

Although the proposed side extension is considered acceptable in scale and design terms, there is concern in relation to the implementation of the proposals and the impact that this work will have on the stability and retention of the adjacent listed building and walls. To address this concern a Method Statement has been provided with the application that shows how this work will be carried out. This has been considered by this Authorities' Building Control Consulting Engineer who has concluded that the design of the retaining wall to the side of the new steps, together with the rear and side of the new



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lobby/WC and bathroom 3, is acceptable and that the method of temporary shoring of the existing walls and earth bank is adequate. This will ensure the preservation of the listed buildings.

It is considered that the impact on the heritage asset would be less than substantial and any harm arising has been weighed against securing a viable use for the building and the provision of any public benefit. The extensions will provide an enhanced level of accommodation that will be of benefit to the building and there will be some public benefit derived from the provision of a quality family home.

The proposal has been considered in line with the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, policies set out in the NPPF, the Stroud District Local Plan 2015, and guidance from Making Changes to Heritage Assets'- Historic England Advice Note 2.

REVIEW OF CONSULTATION RESPONSES

A number of objections have been received regarding these proposals. These are summarised as follows:

- Negative impact on the conservation area and visual impact on neighbours.
The extension is largely to the rear of the existing cottage and is partly sub-terranean. The bulk of the extension will therefore be hidden from view. The visible parts have been carefully considered in order to be a recessive rather than prominent element. The historic character of the existing cottage will thereby be retained and there will be only a minimal impact on the street scene. The rebuilding of the garden walls and steps will largely reflect those currently on site and this landscaping is considered to be in keeping with the character of the conservation area and the setting of the listed building.
- Not in keeping with the local vernacular and does not enhance the existing structure.
This concern is noted and addressed in the report.
- Method statement is insufficient and has mistakes and does not guarantee that harm will not be done to the adjacent structures.
The Method Statement has been assessed by this Council's Consulting Engineer who is content that it is sufficient to ensure the stability and preservation of the adjacent house and walls.
- The Assessment of Significance is incomplete and the potential for harm or loss cannot be assessed.
The assessment of significance is considered to be sufficient to enable a full consideration of the proposals. These are detailed in the report.

RECOMMENDATION

You are recommended to grant Listed Building Consent for these works.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.



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Subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Proposed Elevations of 11/03/2019

Plan number = SD-2-240 Version number = A

Proposed floor plan of 11/03/2019

Plan number = SD-2-202

Proposed floor plan of 11/03/2019

Plan number = SD-2-201 Version number = A

Roof plan of 11/03/2019

Plan number = SD-2-200

Proposed Elevations of 11/03/2019

Plan number = SD-2-241

Section of 11/03/2019

Plan number = SD-2-221

Section of 11/03/2019

Plan number = SD-2-220

Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. Before work on the new extensions begins, it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional structural engineer who will supervise the hereby approved works, This is to ensure that the operations are undertaken with reference to the underlying ground conditions and that any modifications to the proposed works are appropriate. Any proposed changes to the agreed supervision arrangements shall be subject to prior written agreement of the Local Planning Authority.

Reason:

To ensure that special regard is paid to the stability of the listed buildings and to ensure that fabric is protected from damage or collapse during the course of the works.