

Public Document Pack



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB
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Monday, 18 July 2022

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 26 JULY 2022** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **6.00 pm**

Kathy O'Leary
Chief Executive

Please Note: The meeting is being held in the Council Chamber at Stroud District Council and will be streamed live on the Council's [YouTube Channel](#). A recording of the meeting will be published onto the [Council's website](#). The whole of the meeting will be recorded except where there are confidential or exempt items, which may need to be considered in the absence of press and public.

If you wish to attend this meeting, please contact democratic.services@stroud.gov.uk. This is to ensure adequate seating is available in the Council Chamber.

AGENDA

1. **APOLOGIES**
To receive apologies of absence.
2. **DECLARATIONS OF INTEREST**
To receive Declarations of Interest in relation to planning matters.
3. **MINUTES (Pages 3 - 8)**
To approve the minutes of the meeting held on 14 June 2022.
4. **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING (Pages 9 - 14)**
(Note: For access to information purposes, the background papers for the applications listed in the above schedule are the application itself and subsequent papers as listed in the relevant file.)
 - 4.1 **PARKFIELD, HIGHFIELD WAY, FRANCE LYNCH, STROUD S.22/0363/HHOLD**
(Pages 15 - 24)
Proposed two storey extension with single storey link and a detached oak framed garage with associated new driveway and access.

4.2 PARKFIELD, HIGHFIELD WAY, FRANCE LYNCH, STROUD S.22/0364/LBC

(Pages 25 - 38)

Internal alterations, including the insertion of stairs and reconfiguration of plan form, the addition of a two-storey extension with single storey link and alterations to the boundary wall.

Members of Development Control Committee

Councillor Martin Baxendale (Chair)

Councillor Chris Brine
Councillor Martin Brown
Councillor Jason Bullingham
Councillor Victoria Gray
Councillor Haydn Jones

Councillor Helen Fenton (Vice-Chair)

Councillor Jenny Miles
Councillor Loraine Patrick
Councillor Mark Ryder
Councillor Lucas Schoemaker
Councillor Ashley Smith



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DEVELOPMENT CONTROL COMMITTEE

14 June 2022

6.00 - 6.53 pm

Council Chamber

Minutes

Membership

Councillor Martin Baxendale (Chair)

Councillor Chris Brine
Councillor Martin Brown
Councillor Jenny Miles
Councillor Jason Bullingham
Councillor Haydn Jones

*= Absent

Councillor Helen Fenton (Vice-Chair)

Councillor Loraine Patrick
Councillor Mark Ryder
Councillor Ashley Smith *
Councillor Victoria Gray *
Councillor Lucas Schoemaker *

Officers in Attendance

Head of Development Management
Principal Planning Lawyer, One Legal

Majors & Environment Team Manager

DCC.060 Apologies

Apologies for absence were received from Councillors Bullingham, Gray, Jones Smith, and Schoemaker.

DCC.061 Declarations of Interest

There were none.

DCC.062 Minutes

It was agreed to remove an error on page 3 of the reports pack where it listed the other members in attendance of which there were none.

RESOLVED That the minutes of the meeting held on 3 May 2022 were approved as a correct record.

DCC.063 Planning Schedule and Procedure for Public Speaking

Representations were received and taken into account by the Committee in respect of Applications:

1	S.21/2814/DISCON	2	S.21/2815/REM	3	S.21/1523/VAR
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DCC.064 Parcel H13, H14 & H15 Land West of Stonehouse, Grove Lane, Westend, Stonehouse S.21/2814/DISCON

The Majors and Environment Team Manager introduced the application and explained that it was for the discharge of a condition for part of the land west of Stonehouse. It included parcels H13, H14, H15 and also part of the public open space and sports pitches. He showed the Committee the plans for the site and highlighted the main spine road, the 3 residential areas and the secondary roads. He further explained that the proposed designs allowed for a green character throughout the parcels which became more abundant around the north edge of the development. The public open space proposal had changed to include only 1 changing facility building.

Councillor Brine proposed and Councillor Patrick seconded.

After being put to a vote, the Motion was carried unanimously.

RESOLVED To PERMIT the application.

DCC.065 Phase 4B Land West of Stonehouse, Great Oldbury Drive, Great Oldbury, Gloucestershire S.21/2815/REM

The Majors and Environment Team Manager introduced the application and explained that it was a reserved matters application for one of the areas discussed in Agenda item 4.1, the application was solely for the primary infrastructure. He showed the Committee the plans for the road and highlighted the cycle route and the where the nearest bus provisions would be.

In response to Councillor Browns question the Majors and Environment Team Manager explained that Gloucestershire County Council (GCC) Highways had commented that they were happy with the design with regards to safety. However, GCC were seeking more detail which should be part of the section 38 adoption process and thus, did not relate to the planning application. That was the reason why a deferral was not deemed necessary.

In response to a further question on the subject the Principal Planning Lawyer explained that the section 38 issues would be included in an agreement between GCC Highways and the developer. That agreement would specify what conditions and works GCC Highways would like to see completed as part of the highway construction and they would need to be completed by the developer prior to adoption of the highway by GCC.

Councillor Ryder proposed and Councillor Patrick seconded.

Councillor Ryder expressed his disappointment that the cycle path did not meet up with the bridleway as seen on the sites panel.

After being put to a vote, the Motion was carried unanimously.

RESOLVED To PERMIT the application

DCC.066 **Land at, Pike Lane, Nailsworth, Gloucestershire S.21/1523/VAR**

The Majors and Environment Team Manager introduced the application and explained that it was for 17 dwellings across 2 sites. The proposal was granted outline permission in 2015 and the details were further approved in 2017. This application was to vary some of the details approved previously. The Majors and Environment Team Manager showed the plans for the site against the original plans and summarised the differences which included:

Plot 1

- Small increase to the height of the building
- The way they had constructed the end wall had been changed
- The Chimneys had been removed
- Additional space provided on ground floor

Plot 8

- Additional floor in the roof space which would make the building 2.5m taller than original plan
- Slight change to the treatment of elevation
- Internal alterations

Ms Norman, Parish Councillor, spoke on behalf of the Nailsworth Parish Council against the application. She asked the committee to refuse the application for the following reasons:

- The application was opposed by over 1000 people and later won by appeal.
- The development was given permission due to the design quality and cohesion which these proposed variations would degrade.
- Increasing the height would make the development more inappropriate within the setting.
- It was made apparent at a consultation for the revised local plan that the approval of the original application was regretted. Whilst this could not be changed, it was still possible to resist further changes that would further impact the site.
- The Nailsworth Design Statement was a material consideration. Policy 59 stated that Newmarket Valley should be preserved in a natural state. The development would undermine that and the new proposed changes would make it more intrusive.
- There was nothing in the Officers report to show that the changes would improve the design only make it worse such as "The loss of the chimney is a shame".
- Permission would not be given now for this site due to the new local plan so why allow a worse design to increase developer profits.

Mr Cobham, on behalf of the applicant, spoke in favour of the application. He asked the Committee to support the application for the following reasons:

- Due to the impact of the Covid-19 pandemic, work on site had been delayed. During that period, the designs were re-evaluated and the following improvements made.
- The updates did not undermine the bespoke and high quality approach seen across the development, whilst maintaining the use of the natural stone, natural roofing materials and aluminium windows.
- The amendments to the design of block 1 had resulted in a design that was more in keeping with the surrounding housing and the removal of the chimney was guided by the sustainability approach in order to achieve greater air tightness. They had also removed any wood burners as they did not comply with their zero carbon commitment.
- Following feedback from Officers the overall height of plot 8 was reduced.

Agenda Item 3

2021/22

- The plot was positioned away from other dwellings but still situated within the collective which included buildings varying in scale and several properties greater in height than the application proposed.
- Newlands homes had committed to delivering the site with zero carbon which would include greater insulation, solar panels, air source heat pumps and electric car charging.
- This site could be a flagship for high quality design and improving levels of sustainability within the district.

The Majors and Environment Team Manager gave the following answers in response to questions:

- It was believed that with the proposed changes, plot 8 would not be the largest dwelling on the site however it would be the tallest if all the dwellings were compared on a level surface.
- The outline application, originally refused by Stroud District Council (SDC), was for 17 dwellings, open space and an orchard with no further details. After being granted at the appeal the detail came to SDC at a later date and was approved.
- The oak tree was not to provide screening from the properties therefore would not be affected by the seasons.

Councillor Patrick questioned whether there were any windows on the side of the property on plot 8 which would be facing and potentially impacting the property behind it. It was confirmed that there was 1 window and 1 door proposed.

Councillor Brown questioned whether this new proposal for plot 8 would affect the views for the properties behind it. It was agreed that this would be the case. Councillor Brown further questioned whether they could make separate decisions for both plots. The Majors and Environment Team Manager stated that this would be possible however it would be easier to either approve or refuse the changes as a whole.

Councillor Brine Proposed to refuse the application, Councillor Patrick seconded.

Councillor Ryder expressed concerns that plot 8 seemed to be overdeveloped, with such a beautiful site, the proposals would be detrimental to the site.

Councillor Brine echoed Councillor Ryders concerns that the changes were too much, the design, size and height of the building had been changed completely and were too far from the original design.

Councillor Patrick stated that the proposal for plot 8 was too tall and it was unfortunate that it was submitted alongside the changes to plot 1.

The Chair echoed the concerns of the Committee and agreed that it did not improve the look of the development and did not fit in with the rest of the development. He further expressed that the Committee did not have any issues with plot 1 however felt that plot 8 would have a harmful effect on the rest of the development due to the proposed mass and height of the building. It was not felt that the changes proposed were in order to improve the look of the building but in order to achieve better views for the purchaser.

After being put to a vote, the Motion was carried unanimously.

RESOLVED To REFUSE the application.

DCC.067 Future determination of applications relating to Outline Planning Permission S.14/0810/OUT - Land West of Stonehouse

The Chair introduced the report and explained that this was an outcome of the first meeting of the Development Management Advisory Panel (D-MAP). He explained that all of the reserved matters applications which related to S.14/0810/OUT would automatically come to the Development Control Committee for approval. However, the majority of these were now minor issues and it was felt that it was no longer required to be approved by the whole Committee. He further explained that Officers would make the final decisions with the caveat that should an application arise that Officers and the Chair feel required the Committees approval, then they can decide to put it forward for the Committee.

Councillor Brine expressed his support for this proposal.

Councillor Brown expressed concerns with landscaping and biodiversity issues which surrounded the site but otherwise expressed support for the proposal.

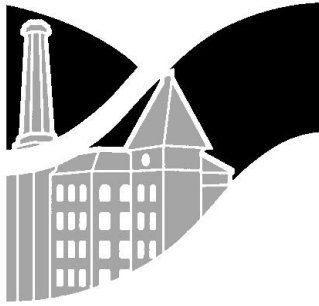
After being put to a vote, the Motion was carried unanimously.

RESOLVED That all future applications related to outline planning permission S.14/0810/OUT be determined under the officer scheme of delegation unless called-into committee under the current application call in procedure as set out in the Constitution.

The meeting closed at 6.53 pm

Chair

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Stroud District Council

Planning Schedule

26th July 2022

In cases where a Site Inspection has taken place, this is because Members felt they would be better informed to make a decision on the application at the next Committee. Accordingly, the view expressed by the Site Panel is a factor to be taken into consideration on the application and a final decision is only made after Members have fully debated the issues arising.

Planning Schedule 26/07/2022

DEVELOPMENT CONTROL COMMITTEE

Procedure for Public Speaking

The Council encourages public speaking at meetings of the Development Control Committee (DCC). This procedure sets out the scheme in place to allow members of the public to address the Committee at the following meetings:

1. Scheduled DCC meetings

2. Special meetings of DCC

Introduction

Public speaking slots are available for those items contained within the schedule of applications. Unfortunately, it is not permitted on any other items on the Agenda.

The purpose of public speaking is to emphasise comments and evidence already submitted through the planning application consultation process. Therefore, you must have submitted written comments on an application if you wish to speak to it at Committee. If this is not the case, you should refer your request to speak to the Committee Chairman in good time before the meeting, who will decide if it is appropriate for you to speak.

Those wishing to speak should refrain from bringing photographs or other documents for the Committee to view. Public speaking is not designed as an opportunity to introduce new information and unfortunately, such documentation will not be accepted.

Scheduled DCC meetings are those which are set as part of the Council's civic timetable. Special DCC meetings are irregular additional meetings organised on an ad-hoc basis for very large or complex applications.

Before the meeting

You must register your wish to speak at the meeting. You are required to notify both our Democratic Services Team democratic.services@stroud.gov.uk and our Planning Team planning@stroud.gov.uk by 12 noon 1 clear working day before the day of the meeting, exceptionally, the council will consider late representations if appropriate.

At the meeting

If you have registered to speak at the meeting, please try to arrive at the Council Chamber 10 minutes before the Committee starts so that you can liaise with the democratic services officer and other speakers who have also requested to speak in the same slot. Where more than one person wishes to speak, you may wish to either appoint one spokesperson or share the slot equally.

Planning Schedule 26/07/2022

1. Scheduled DCC Meetings

There are three available public speaking slots for each schedule item, all of which are allowed a total of **four minutes** each: -

- ✓ Town or Parish representative
- ✓ Objectors to the application and
- ✓ Supporters of the application (this slot includes the applicant/agent).

Please note: to ensure fairness and parity, the four-minute timeslot is strictly adhered to and the Chairman will ask the speaker to stop as soon as this period has expired.

Those taking part in public speaking should be aware of the following:

- ✓ They will be recorded and broadcast as part of the Council's webcasting of its meetings.
- ✓ Webcasts will be available for viewing on the Council's website and may also be used for subsequent proceedings e.g. at a planning appeal.
- ✓ Names of speakers will also be recorded in the Committee Minutes which will be published on the website.

The order for each item on the schedule is

1. Introduction of item by the Chair
2. Brief presentation and update by the planning case officer.
3. The Ward Member(s)
4. Public Speaking
 - a. Parish Council
 - b. Those who oppose the application
 - c. Those who support the application
5. Committee Member questions of officers
6. Committee Members motion tabled and seconded
7. Committee Members debate the application
8. Committee Members vote on the application

Planning Schedule 26/07/2022

2. Special DCC meetings

There are three available public speaking slots for each schedule item, all of which are allowed a total of up to **eight minutes** each: -

- ✓ Town or Parish representative
- ✓ Objectors to the application and
- ✓ Supporters of the application (this slot includes the applicant/agent).

Please note: to ensure fairness and parity, the eight-minute timeslot will be strictly adhered to and the Chairman will ask the speaker to stop after this time period has expired.

Those taking part in public speaking should be aware of the following:

- ✓ They will be recorded and broadcast as part of the Council's webcasting of its meetings.
- ✓ Webcasts will be available for viewing on the Council's website and may also be used for subsequent proceedings e.g. at a planning appeal.
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Planning Schedule 26/07/2022

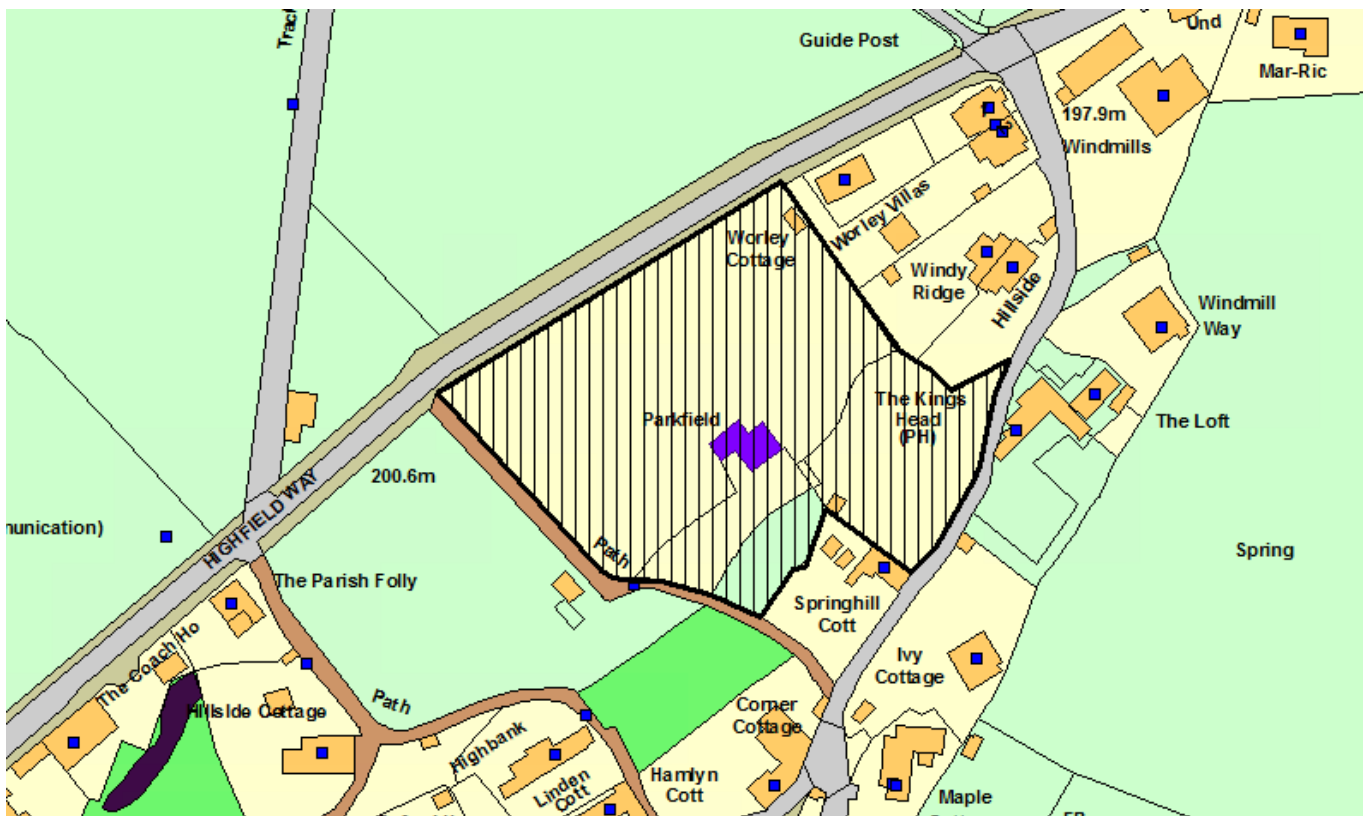
Parish	Application	Item
Chalford Parish Council	Parkfield, Highfield Way, France Lynch. S.22/0363/HHOLD - Proposed two storey extension with single storey link and a detached oak framed garage with associated new driveway and access.	01
Chalford Parish Council	Parkfield, Highfield Way, France Lynch. S.22/0364/LBC - Internal alterations, including the insertion of stairs and reconfiguration of plan form, the addition of a two-storey extension with single storey link and alterations to the boundary wall.	02

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Development Control Committee Schedule 26/07/2022

Item No:	01
Application No.	S.22/0363/HHOLD
Site Address	Parkfield, Highfield Way, France Lynch, Stroud
Town/Parish	Chalford Parish Council
Grid Reference	390344,203603
Application Type	Householder Application
Proposal	Proposed two storey extension with single storey link and a detached oak framed garage with associated new driveway and access
Recommendation	Refusal
Call in Request	Councillor Tricia Watson



Agenda Item 4.1

	<h3>Development Control Committee Schedule</h3> <h3>26/07/2022</h3>
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Applicant's Details	A & K Brazneill 2 Worley Villas, Lynch Road, France Lynch, Stroud, GL6 8LZ
Agent's Details	Peter Holmes Potter Church And Holmes Architects, Knowle Cottage, Cranham, GL4 8JA,
Case Officer	Tom Fearn
Application Validated	17.02.2022
	CONSULTEES
Comments Received	Contaminated Land Officer (E) Conservation North Team Development Coordination (E) Chalford Parish Council Biodiversity Officer Public Rights Of Way Officer SDC Water Resources Engineer
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 Within 50m of Listed Building Neighbourhood Plan Chalford Parish Council Settlement Boundaries (LP) Village Design Statement
	OFFICER'S REPORT

MAIN ISSUES

- o Design and appearance
- o Heritage Impact
- o Highways

DESCRIPTION OF SITE

The site consists of a standalone, detached stone dwelling which sits in a large parcel of land off Highfield Way in France Lynch, Gloucestershire. The exact age of the property is unknown but was likely a weavers cottage dated from some point in the 18th century. It is clearly a historic dwelling that is prominent within the wider landscape and has therefore recently been listed with Grade II status. It is located within the Cotswolds AONB and the boundary of the France Lynch conservation area is located to the south. The house itself and the land to the south of it are located within the settlement development limit, however much of the associated land surrounding it is not.



Development Control Committee Schedule 26/07/2022

PROPOSAL

The application proposes extensions and alterations to the property including a single storey link element to the rear, leading to an additional two storey extension. Also proposed is a new driveway into the site and a detached garage.

Procedural Matter

The proposal was outlined by the agent and advertised as alterations and extensions. However, the proposal also includes the creation of a new access and driveway and the erection of a detached oak framed garage. Whilst no elevation drawings of the garage have been submitted the merits of these parts of the proposal have been assessed and it is considered that no one with an interest has been disadvantaged. The description of development has therefore been updated to: proposed two storey extension with single storey link and a detached oak framed garage with associated new driveway and access.

REVISED DETAILS

A revised ground floor plan has been provided which makes changes to proposed works to internal partition walls.

Additional access plan showing the visibility splays.

MATERIALS

Walls: Natural stone.

Roof: Natural Stone Slate, Reconstituted stone slate, standing seam zinc.

Windows: painted timber.

Doors: painted timber & oiled hardwood. Prefinished aluminium (bifolding doors).

REPRESENTATIONS

Statutory Consultees:

Chalford Parish Council:

Chalford Parish Council support this plan in principle. We welcome the separation of the existing listed building and the new modern extension, and the sympathetic use of materials is appreciated. There is a question as to the scale of the extension relative to the existing listed building and refer this to the Conservation Officer to ascertain the extent to which this design meets the guidance for extending a listed building.

Councillor Watson

Height, scale, form and design of proposed extension as per Local Plan policy HC8. I hope that the recent listing of this derelict building and associated conservation considerations doesn't prevent bringing it back into use as a family home, using a proposed design which in my and close site neighbour's views will retain the look and feel of the area and externally visually, appears sensitive to the style of the current building. It is a large plot of land so while the extension may at face value be considered large compared to the current property, it has been deliberately designed as a separate add-on and sits very comfortably in the plot. An important concern locally is that the current owners may choose to sell the whole plot if restrictions imposed on the build are too great for their family needs, which could well end up with a larger development of multiple dwellings which would have far greater negative impact on that quiet corner of the village. Alternatively, if planning restrictions are unbending, the property would fall into further disrepair at loss to everyone. I sincerely hope that the



Development Control Committee Schedule 26/07/2022

application can be looked on sympathetically to support many villagers preference to bring a family home back into use in a sympathetic style on lovely plot with great views, alongside the heritage considerations.

SDC Conservation specialist

The site is the Grade II listed Parkfield. Where Listed buildings or their settings are affected by development proposals, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decision-maker to have special regard to desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. Due to its scale, siting and design, the proposed extension would cause unacceptable harm to the low-key, simple character of the listed building. Any extension is unlikely to be achievable on this site.

No clear details of the garage have been received, however, it is considered that in tandem with the proposed extension, it would represent an unacceptable intrusion into the setting of the listed building through the close addition of further built form. Further cumulative harm would be caused by the extent of the driveway in front of the garage.

In Framework terms, the harm would be less than substantial, however there are no public benefits that would outweigh the harm to the heritage asset, therefore this application should be refused.

GCC PROW

This application does not appear to affect the nearby public right of way, MCH96 which runs parallel with the SW boundary of the property, as long as this route remains unaffected, we offer no objections. Please note: 1) No change to the surface of the public right of way can be approved without consultation with the County Council and there must be no interference with the public right of way, either during development or once it has been completed, unless:- a) The development will temporarily affect the public right of way; then the developer must apply and pay for a temporary closure of the route to us in Public Rights of Way (preferably providing a suitable alternative route); if any utilities are going to cross or run along a PROW then a section 50 license needs be sought and granted - via GCC Streetworks department. Information regarding section 50 Licenses and an application form can be found at: <https://www.gloucestershire.gov.uk/highways/highways-licences-permits-and-permissions/> b) If the development will permanently affect the public right of way, then the developer must apply for a diversion of the route by the Planning Authority under the Town and Country Planning Act 1990 as part of the planning application process. No development should take place affecting the route of the path prior to the confirmation of a TCPA path diversion order. 2) Additionally:- a) There must be no encroachment on the width of the public right of way. b) No building materials may be stored on the public right of way. c) Vehicle movements during construction should not unreasonably interfere with the use of the public right of way by walkers, etc., and the developer or applicant is responsible for safeguarding the public use of the way at all times. d) No additional temporary or permanent barriers (e.g. gates, stiles, wildlife fencing) may be placed across the public right of way and no additional gradients or structures (e.g. steps or bridges) are to be introduced on any existing or proposed public rights of way without the consent of the county council. It is important to note the Definitive Map is a minimum record of public rights of way and does not preclude the possibility that public rights exist which have not been recorded or that higher rights exist on routes shown as public footpaths and bridleways.



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GCC Highways:

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 recommends that this application be deferred. The Highway Authority requires details of the existing and proposed access alterations in order to ascertain whether the relocation would worsen existing levels of achievable visibility. It is therefore necessary for the applicant to review the proposal in light of the above comments and submit an addendum addressing these points. It is also brought to the applicants attention that Manual for Gloucestershire Streets (July 2020) Addendum (October 2021) is available which includes details which may assist the preparation of additional supporting information and plans. The Highway Authority therefore submits a response of deferral until the required information has been provided and considered.

Please note: further information has been provided by the agent and further comments have been requested from GCC Highways, but not yet received. This will be update in late pages/at the meeting.

SDC Contaminated land Officer:

Thank you for consulting me on the above application. The property lies within 250 metres of a former quarry (unknown if filled). As such, please attach the landfill informative to any permission granted.

SDC Water Resources Engineer

No observations.

SDC Biodiversity Officer:

Comments relate to the following document:

Preliminary Ecological Appraisal & Bat Dusk Emergence Surveys Report, Wild Service, dated August 2021

Recommendations:

Acceptable subject to the following conditions:

All works shall be carried out in full accordance with the recommendations contained in the Preliminary Ecological Appraisal & Bat Dusk Emergence Surveys Report, Wild Service, dated August 2021 already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: To protect and enhance the site for biodiversity in accordance with paragraph 179 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Within 3 months of commencement, a specification (including methodology and programme of implementation) for the enhancement of biodiversity through the provision of bird and bat boxes, shall be submitted to and approved in writing by the Local Planning Authority. The



Development Control Committee Schedule 26/07/2022

development shall be carried out in accordance with the approved specification and programme of implementation and be retained thereafter.

REASON: To protect and enhance the site for biodiversity in accordance with paragraph 179 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Comments:

The submitted report has ascertained the absence of roosting bats however, during the bat activity surveys, a crow was recorded flying down the chimney on the south-east gable of the dwelling therefore, the report has outlined appropriate mitigation which should be adhered to. In addition, the report has outlined appropriate mitigation for badgers, hedgehogs, reptiles and great crested newts in the unlikely event a protected species enters the site during the construction phase.

The planning system should aim to deliver overall net gains for biodiversity where possible as laid out in the National Planning Policy Framework and other planning policy documents. Simple biodiversity enhancements could be incorporated into the development proposal in the form of bat and bird boxes, the report submitted did offer advice in regards to these enhancement features. Both features would be suitable additions to the proposed development, the wider landscape provides suitable navigational and foraging habitat for both species therefore, these features will aid in connecting the site to the wider ecological network.

Public:

Four comments supporting the scheme have been received.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1).

Section 72(1).

Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website:

https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf

Local Plan policies considered for this application include:

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.



Development Control Committee Schedule 26/07/2022

ES7 - Landscape character.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

Policy HC8 allows extensions to dwellings and the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria. Therefore, the principle of development for an extension to this property, as well as an outbuilding to serve it is deemed acceptable.

DESIGN/APPEARANCE/IMPACT ON THE AREA

The proposed extension to the dwelling is very large and would more than double the floor area of the dwelling, with a large single storey element to the rear which would link to a further two storey extension. An existing historic lean-to element to the eastern elevation of the dwelling would be removed to facilitate the proposed additions.

The proposed additions must be considered against Policy HC8 of the Local Plan, which sets out guidance for the extension of existing residential dwellings. It is noted that the dwelling sits within extensive grounds and could accommodate the additional footprint without appearing cramped or overdeveloped. When viewed within the eastern elevation the proposal would appear subservient to the main dwelling, due to its ridge height being set lower. However, problems would arise when the house is viewed from the north or south aspects, with the size and projection of the extension completely changing the character of the dwelling. It is not considered that a proposal of this size would be in keeping with the character or appearance of the host dwelling, but would instead cause it harm and fundamentally change the appearance of the site in general. Due to the siting of the dwelling, within a large, open plot it is highly visible within the landscape when viewed from Highfield Road and the size of the additions mean that they would become the dominant feature, with the original dwelling relegated to one side only. The host dwelling is a characterful feature within the local landscape due to its age and relatively simple, unaltered form. It currently has an unassuming and modest presence within the vernacular but the proposed extension would fundamentally change this due to its size and therefore would be harmful to both the character of the dwelling and its setting.

Also proposed is a new access into the site, with an extensive area of hardstanding as well as a new garage. Specific detailing for the proposed garage has not been submitted to the Council, but it is shown on the proposed block plan. Of more concern is the level of hardstanding which is proposed, which would be extensive due to the size of the plot and it stretching from the road, all the way to the house. This would erode the open nature of the plot which adds character to the local vernacular and would cause harm to the wider setting of the dwelling and its character. The removal of a section of wall would also be required but this would only be a small section with ends made good, so would have limited impact. Overall, it is considered that the design of the scheme would cause detrimental harm to the character of both the dwelling and the local vernacular and the scheme is therefore contrary to Policy HC8 of the Local Plan.



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HERITAGE IMPACT

The host dwelling was recently listed at Grade II, due to its historic interest as a former weavers dwelling. The attached stable was also found to be a good example of how historic dwellings attached to small holdings could have multiple uses within the region. The application proposes the removal of the stable and its replacement with extensive alterations, which would remove a key part of the historic interest of the building, as detailed in the list description. The size and scale of the extension would fundamentally impact the historic character of the dwelling, as well as its standalone quality and the open nature of the paddock it sits within. It is therefore considered that the works would cause harm to the special interest of this newly designated heritage asset, contrary to the requirements laid out in the Planning (Listed Buildings and Conservation Areas) Act, 1990 and Local Plan Policy ES10 of the Stroud District Local Plan 2015.

In terms of the National Planning Policy Framework, the harm is considered to be on the high end of 'less than substantial' due to the size of the additions. Where there is less than substantial harm, the harm has to be weighed against the public benefits of the scheme. As the majority of the benefits would be private, the harm is not deemed to be outweighed.

HIGHWAYS

GCC as the Local Highway Authority have asked for further information relating to the new access. The applicant has provided a visibility splay but no further comments from GCC Highways have been received at the time of writing.

The proposed entrance would be located on a 30mph section of the road. As the road is relatively straight at the point of access, the agent has demonstrated a 25 metre visibility splay in each direction. This does not appear to provide the standard amount of visibility required for this speed of highway, however, it is not clear if vehicles would travel at this speed or whether the relocation would worsen existing levels of achievable visibility.

Sufficient space is provided for parking with EV charging now being a building regulation requirement. Cycle provision can be provided within the large plot and garage. There would be space to turn and leave the site in a forward gear.

This application does not appear to affect the nearby public right of way, MCH96 which runs parallel with the SW boundary of the property. GCC PROW team have raised no objection as this route remains unaffected.

Subject to further comments from GCC Highways it maybe that the visibility at the access remains unresolved. A further update will be provided on this issue and whether an insufficient highways information refusal reason needs to be added.

RESIDENTIAL AMENITY

Given the standalone nature of the dwelling and the separation distance between it and neighbouring properties, there would be no harm caused to residential amenity as a result of the scheme.



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ECOLOGY

A full bat survey has been submitted which found no evidence of roosting bats. Appropriate compliance and mitigation conditions have been recommended by the Councils Biodiversity Officer.

REVIEW OF CONSULTATION RESPONSES

A small number of comments supporting the scheme were received, which reference bringing back into use an historic dwelling which has fallen into a poor state of repair. In Councillor Watsons call in request, a concern mentioned is that if the scheme were not permitted, it could mean that the large plot is sold and this would mean that a larger housing development on the site becomes more likely. Each planning scheme is considered on its own merits, so this possibility has not been considered as part of this application. The site is within a rural location, with the large majority of the plot located outside of the settlement development limits and many more constraints would need to be considered if a scheme for residential development was submitted to the Council. Nevertheless, the primary considerations for this scheme are the impact on the character and appearance of the host dwelling, its plot and the wider vernacular and this is what the planning decision is based on.

RECOMMENDATION

In light of the above it is considered that the scale of the proposal would cause detrimental harm to the character of the dwelling, as well as its setting and is therefore contrary to Policy HC8 and ES10 of the Stroud District Local Plan, November 2015. The application is therefore recommended for refusal.

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.



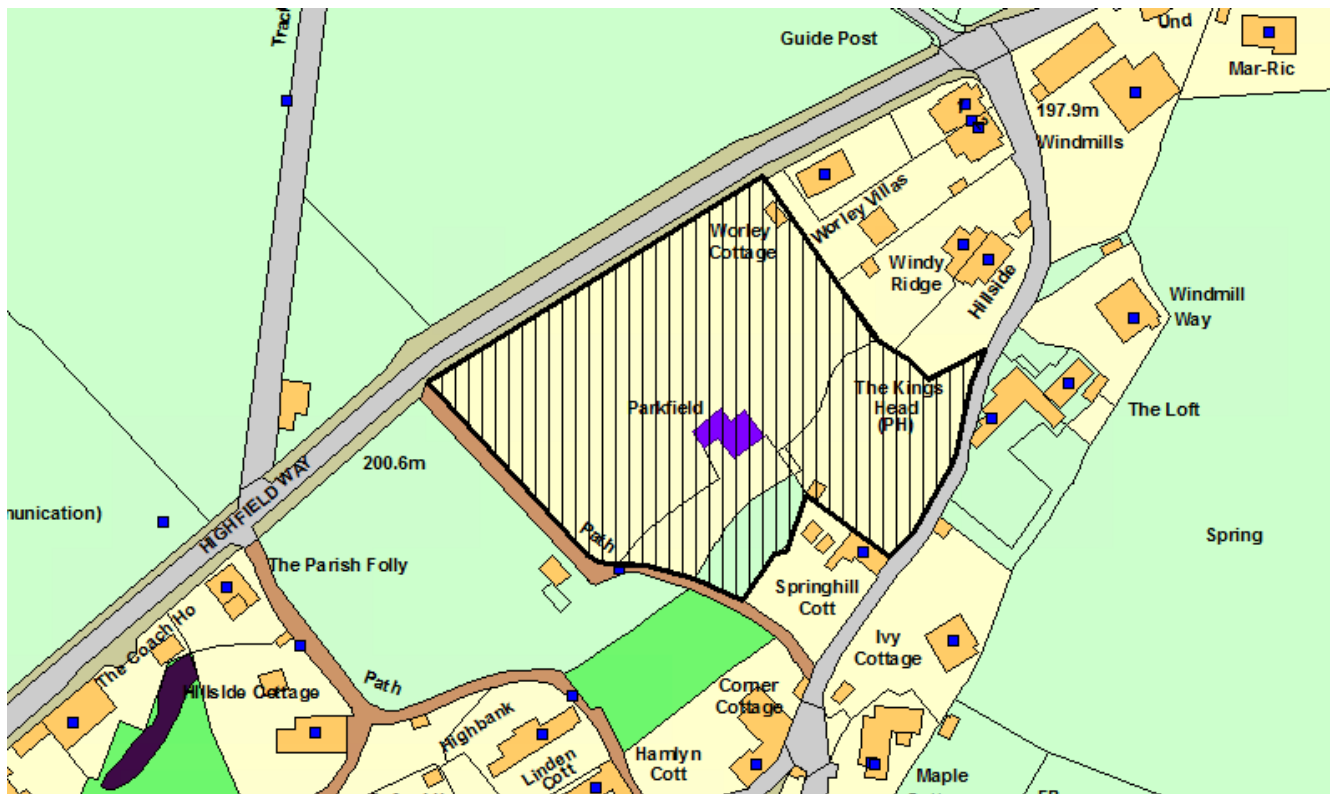
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<p>For the following reasons:</p>	<p>1. The proposed single storey link and two storey extension, by virtue of their scale, massing and design would cause harm to the character and appearance of the host dwelling and would erode its simple, standalone appearance. The extensions would appear as a highly visible addition to the local vernacular, given the open nature of the paddock that the host dwelling sits within. The proposed large driveway would also cause harm to the open nature of the site and would be of detriment to the setting of the host dwelling. Therefore, it is considered that the proposal is out of character with the appearance of the host dwelling and the sites wider setting and location and is therefore contrary to Policy HC8(2) of the Stroud District Local Plan, November 2015.</p> <p>2. Due to the scale, massing and design of the proposed single storey link and two storey addition, the extension would appear as a incongruous and assertive addition that would be at odds with the simple character of the listed building. In views into the site from Highfield Way, the extension would become the dominant feature and the historic dwelling would be relegated to the side. The design of the extension would also not relate well to the listed building and therefore would impact on its character and setting. No public benefits would result from the proposal and therefore it is considered contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, the policies set out in the NPPF and to Stroud District Local Plan Policy ES10.</p> <p>Informatives:</p> <p>1. ARTICLE 35 (2) STATEMENT - Pre-application advice was sought for a different proposal on this site, but since this time the building was listed and so the advice would no longer be relevant. No pre application advice was sought on this latest proposal.</p> <p>2. Plans considered for this application include: Site location plan of 17.02.2022 Proposed block/site plan of 17.02.2022 Proposed N and S elevations of 17.02.2022 Plan number - P02 L Proposed E and W elevations of 17.02.2022 Plan number - P03 L Proposed FF plan of 17.02.2022 Plan number - P06 F Revised ground floor plan of 23.06.2022 Plan number - P01 K Proposed visibility splay of 01.06.2022 Plan number - P08</p>
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Item No:	02
Application No.	S.22/0364/LBC
Site Address	Parkfield, Highfield Way, France Lynch, Stroud
Town/Parish	Chalford Parish Council
Grid Reference	390344,203603
Application Type	Listed Building Application
Proposal	Internal alterations, including the insertion of stairs and reconfiguration of plan form, the addition of a two-storey extension with single storey link and alterations to the boundary wall.
Recommendation	Refusal
Call in Request	Councillor Tricia Watson



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Applicant's Details	A & K Brazneill 2 Worley Villas, Lynch Road, France Lynch, Stroud, GL6 8LZ
Agent's Details	Peter Holmes Potter Church And Holmes Architects, Knowle Cottage, Cranham, GL4 8JA
Case Officer	Kate Russell
Application Validated	17.02.2022
	CONSULTEES
Comments Received	Chalford Parish Council Historic England SW
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 Within 50m of Listed Building Neighbourhood Plan Chalford Parish Council Settlement Boundaries (LP) Village Design Statement
	OFFICER'S REPORT

DESCRIPTION OF BUILDING

Parkfield is a very recent listing. It is reasonably rare for domestic buildings to be listed these days- the bar is high, with them having to be of national, rather than just local interest.

The newer list descriptions are very comprehensive and describe all the elements that make buildings meet the criteria for listing.

The reasons for Parkfield's designation are summarised at the end of the list description:

- As a well-constructed and legible example of a former weaver's dwelling of C18 date; built and adapted using the vernacular traditions of the area, it retains a high proportion of historic fabric;
- It is remarkably well-preserved as an evolved historic cottage with a later C18 stable bay and C19 additions, retaining evidence of the primary phase of use with a whitewashed pegged roof structure and blocked first-floor openings;
- The relatively complete set of C19 fittings including fireplaces, staircase, casement windows and other joinery, including a reused C18 cupboard, is an unusual survival;
- Architectural detailing such as the carved door hood and other stone dressings provide modest but notable enrichments that add to the character of the cottage;
- The C20 alterations are principally limited to the rear outshut, which has been partly rebuilt and updated without detracting significantly from the interest of the historic parts of the building.



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- Historic interest:
- The built fabric demonstrates the former weaving activity that took place in the first floor of the building, a key industry in the area before a period of decline in the C19;
- The attached stable illustrates the historic multiple uses of dwellings with smallholdings in this region.

PROPOSAL

This application proposes the demolition of a rear lean-to, and the creation of a new two storey extension linked to the main house by a single storey element.

Internal alterations are also proposed to the plan from of the house, including the incorporation of the former donkey stable into the domestic accommodation.

This is the listed building consent application with a separate tandem planning application (S.22/0363/HHOLD) also being submitted.

The proposed garage and new driveway being detached from the listed structure do not need Listed building consent. However, the wall is considered curtilage listed and the alterations to it do form part of this application. An assessment of the impact of the garage and driveway on the listed building and its setting will be assessed as part of the planning application.

Procedural Matter

The proposal was outlined by the agent and advertised as alterations and extensions. However, the description of development has been updated to better reflect what is proposed. The proposal was clear from the submitted plans therefore it is considered that no one with an interest has been disadvantaged. The description of development is 'Internal alterations, including the insertion of stairs and reconfiguration of plan form, and the addition of a two-storey extension with single storey link.'

REVISED DETAILS

A revised ground floor plan (P01 Rev K received 23 Jun 2022) has been provided which makes changes to the proposed internal partition walls.

REPRESENTATIONS

Statutory Consultees

Chalford Parish Council:

Chalford Parish Council support this plan in principle. We welcome the separation of the existing listed building and the new modern extension, and the sympathetic use of materials is appreciated. There is a question as to the scale of the extension relative to the existing listed building and refer this to the Conservation Officer to ascertain the extent to which this design meets the guidance for extending a listed building.



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Historic England:

The proposals are for the alteration and extension of Parkfield, a Weaver's cottage built in the early 18th century. The building was listed at Grade II in 2021 following inspection, with the statutory list description noting its remarkable state of preservation.

Historic England does not normally comment on applications affecting Grade II listed buildings. However, in the case of this proposal it is planned to demolish the 19th century range to the rear of the property, which triggers our consultation. A large, contemporary, extension would then be erected, connected to a new two-storey building designed in a neo-agricultural style housing a kitchen, bathrooms and bedrooms.

The significance of the rear range of buildings that are proposed for demolition is not well articulated in the accompanying heritage statement. We would have expected a phasing plan to be included with the application demonstrating the evolution of the building, alongside a photographic record of the interiors.

The introduction of a modern staircase and landings into the 18th century end bay of the main house (Described in the list description as a former donkey stable and hayloft) may reduce the legibility of this space. However, in the absence of detailed sections and photographic evidence of this part of the interior in their current state, it is difficult to assess the degree of impact the proposals will have on the building's significance. The proposed extensions are of significant scale and mass and may challenge the domestic scale and character of the listed building.

We recommend that your internal conservation specialist makes a site visit to analyse the potential impact in more detail. We also recommend that more information is supplied in support of the proposals, as described above.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

SDC Biodiversity Officer

Comments relate to the following document:

Preliminary Ecological Appraisal & Bat Dusk Emergence Surveys Report, dated August 2021

Recommendations:

The submitted report ascertained the absence of roosting bats in addition, the ecologist confirmed the proposed works are highly unlikely to impact any other European protected species or habitats. Therefore, I have no objection and no further comments to make.

Public

One neighbour: We support this application because we think the extension will look good and it maintains the lovely large paddock area which is such an asset to this quiet lane.

PLANNING 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.



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PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2).

National Planning Policy Framework

Paragraphs 189-208

Historic England Advice Note 2 - Making Changes to Heritage Assets The Historic Environment Good Practice Advice in Planning: Note 3

Stroud District Council Local Plan, Adopted 2015

Policy ES10. Valuing our historic environment and assets.

DESIGN/APPEARANCE/IMPACT ON THE BUILDING

Obviously, the way we live now has changed since the majority of listed buildings were first built. Over time, many historic buildings have been altered to accommodate these changes. Such alterations are, in many cases, of interest in themselves, since they can be physical clues to social and architectural history.

However, with regard to ongoing changes to listed buildings, frustratingly, no doubt, to their owners, a distinction has to be made between alterations which arise out of genuine need, ie the insertion of a bathroom, and alterations arising out of expectations of what the building should provide, ie a large kitchen/living/dining space.

Most listed buildings are capable of alteration without any impact on their special interest, and some are capable of very significant interventions. However, this building has been listed because of its unaltered state, leading the unavoidable fact that, by default, the building is not capable of great change without harm to its special interest.

This application proposes the demolition of the rear lean-to, and the creation of a new extension, linked, but set apart from the main house and alteration to the curtilage listed boundary wall.

The lean-to appears on historic maps, built at some point after 1875, but before 1920. It is contended that is a rebuild and the list description notes that the lean-to has been altered, nevertheless, it is on an historic footprint and appears to contain original fabric. As an evolutionary phase, it still has historic value and contributes to the special interest of the building. Furthermore, it is benign in its appearance and the simplicity of its form responds well to character of the main house.

The lean-to is capable of change and reconfiguration within its existing envelope. The internal partitions are relatively modern, as is the fenestration. However, its wholesale loss would result in the removal of a significant element of the listed building, so causing harm to its special interest.

The proposed extension is very large. When seen from the road, in tandem with the link, it would essentially be the dominant elevation of the house, with the historic building relegated



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to one side. This would cause harm to the standalone quality of the listed building within its paddock setting, a setting the importance of which is acknowledged in the list description.

Were an addition to be acceptable in principle, the design of the proposed extension fails to respect the vernacular of the original house, nor is it entirely convincing as an example of good modern design. Being neither one thing or another, it would not sit comfortably in its context, and neither preserve or enhance the special interest of the listed building.

Officers have looked closely for the possibility for extending the house in a way that wouldn't harm it, however, due to other factors, mainly the topography and presence of the well, no solution could be found.

Following the submission of revised plans, the internal works to the main body of the house are largely non-contentious, though given the sensitivity and significance of the house's lack of alteration, a detailed schedule of repairs would need to be submitted prior to any relevant works being carried out in order to ensure the retention of the historic fabric, including the reinstatement of the currently removed cupboard, noted in the list description.

However, the works to the donkey stable, which entail the insertion of a staircase and flooring, the unblocking of a window and the creation of new access point are highly problematic.

This part of the building forms a significant part of both the building's architectural and social interest. Described in the list description as, *'...later C18 date and serves as a donkey stable with flagstone floor and partial hayloft. A notable feature of Chalford and France Lynch, in their steep valley setting, was the use of donkeys to transport goods along the narrow footpaths that wind between fields and paddocks.'*

The room is currently open to the ceiling. Unfortunately, the partial hay loft noted in the list description seems to be missing. Even so, the former use of the space as housing for an animal is instantly appreciable. The proposed works would not only detrimentally alter the volume of the stable, but it is likely that they would also lead to the domestication of this very characterful part of the house. The unblocking of the window would result in the loss of part of the building's evolution.

If it was to be treated carefully, it could be possible to integrate the stable into the house, but not in the way currently proposed. As they stand, these works would cause significant harm to the special interest of the listed building.

There is little detail over the proposed works to the curtilage listed boundary wall, however, it is likely that the creation of the visibility splay could result in a suburbanising appearance, so causing harm.

Overall, this is one of the very few cases that Officers cannot find a compromise solution that could in any way satisfy the expectations of the owners. The works would cause harm to the special interest of this newly designated heritage asset, contrary to the requirements laid out in the Planning (Listed Buildings and Conservation Areas) Act, 1990, relevant paragraphs



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within the National Planning Policy Framework, and Delivery Policy ES10 of the Stroud District Local Plan 2015.

In the terms of the Framework, the harm would be less than substantial, but given the extent of the works, it is considered that the proposals would be at the high end of the test. Where there is less than substantial harm, in accordance with NPPF paragraph 202, the harm has to be weighed against the public benefits of the scheme. Although there would be some public benefit in bringing the main body of the house into good condition, there is no evidence that this could not be carried out in a less damaging way. The majority of the benefits would be private, therefore the harm is not deemed to be outweighed.

REVIEW OF CONSULTATION RESPONSES Noted

RECOMMENDATION

The proposals are not in accordance with the objectives and policies for the historic environment stated in the Government's National Planning Policy Framework (NPPF), The Historic Environment Good Practice Advice in Planning, Note 2 - Managing Significance in Decision-Taking in the Historic Environment, The Historic Environment Good Practice Advice in Planning: Note 3 and the Stroud District Local Plan, adopted November 2015.

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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For the following reasons:

1. Due to the scale, massing and design of the proposed single storey link and two storey addition, the extension would appear as a harmfully incongruous and assertive addition that would be at odds with the simple, standalone character of the listed building. Furthermore, the design of the proposed extension, which would be neither traditionally vernacular or interestingly modern, would not relate well to the listed building, and would appear discordant in its setting. The proposal would be contrary with the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies set out in the NPPF and contrary to the Stroud District Local Plan Policies HC8 (2), and ES10. No public benefit is derived from the proposal and it is therefore contrary to paragraph 202 of the National Planning Policy Framework.

 2. The proposed works to the former donkey stable would result in the domestication of a highly characterful workaday part of the building, the former use of which is clearly legible. The unblocking of the window would entail the removal of an interesting architectural feature that forms part of the building's evolution and the introduction of the stairs would compromise the spatial quality of the room. The proposal would be contrary with the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies set out in the NPPF and contrary to the Stroud District Local Plan Policy ES10. No public benefit is derived from the proposal and it is therefore contrary to paragraph 202 of the National Planning Policy Framework.

 3. The lean-to to be demolished is on an historic footprint and appears to contain original fabric. As an evolutionary phase, it still has historic value and contributes to the special interest of the building. Furthermore, it is benign in its appearance and the simplicity of its form responds well to character of the main house. Its loss would cause harm to the special architectural and historic interest of the listed building. The proposal would be contrary with the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies set out in the NPPF and contrary to the Stroud District Local Plan Policy ES10. No public benefit is derived from the proposal and it is therefore contrary to paragraph 202 of the National Planning Policy Framework.
- Informatives:
1. Plans considered for this application include:
 Site location plan of 17.02.2022
 Proposed block/site plan of 17.02.2022
 Proposed N and S elevations of 17.02.2022



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	<p>Plan number - P02 L Proposed E and W elevations of 17.02.2022 Plan number - P03 L Proposed FF plan of 17.02.2022 Plan number - P06 F Revised ground floor plan of 23.06.2022 Plan number - P01 K Proposed visibility splay of 01.06.2022 Plan number - P08</p>
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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1475327**

Date first listed: **01-Jul-2021**

Statutory Address 1: **France Lynch, Stroud, Gloucestershire, GL6 8LZ**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **France Lynch, Stroud, Gloucestershire, GL6 8LZ**

The building or site itself may lie within the boundary of more than one authority.

County: **Gloucestershire**

District: **Stroud (District Authority)**

Parish: **Chalford**

National Grid Reference: **SO9034603603**

Summary

An early C18 former weaver's cottage with C19 additions and interior fittings.

Reasons for Designation

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Appendix 1

Parkfield, an early C18 cottage, is listed at Grade II for the following principal reasons:

Architectural interest: * as a well-constructed and legible example of a former weaver's dwelling of C18 date; built and adapted using the vernacular traditions of the area, it retains a high proportion of historic fabric; * it is remarkably well-preserved as an evolved historic cottage with a later C18 stable bay and C19 additions, retaining evidence of the primary phase of use with a whitewashed pegged roof structure and blocked first-floor openings; * the relatively complete set of C19 fittings including fireplaces, staircase, casement windows and other joinery, including a reused C18 cupboard, is an unusual survival; * architectural detailing such as the carved door hood and other stone dressings provide modest but notable enrichments that add to the character of the cottage; * the C20 alterations are principally limited to the rear outshut, which has been partly rebuilt and updated without detracting significantly from the interest of the historic parts of the building.

Historic interest: * the built fabric demonstrates the former weaving activity that took place in the first floor of the building, a key industry in the area before a period of decline in the C19; * the attached stable illustrates the historic multiple uses of dwellings with smallholdings in this region.

History

Parkfield most probably originated as an early C18 weaver's cottage. The first floor was initially laid out as a single room, open to a roof of whitewashed timbers and well-lit by five windows. The generous natural lighting in this south-west-facing room would have helped the resident weaver work the loom effectively. The configuration of the ground floor at this time is unclear although it is likely to have been in domestic use, and the current two-room arrangement may date to the mid-C19. The building was extended to the north by one full-height bay later in the C18, which was later used for storage and stabling. The former weaving room in the main dwelling was converted to domestic use by the C19 when it was ceiled over and a partition wall was inserted to provide two rooms. Three of the five original windows were blocked during the extension and conversion.

The tithe map of 1842 shows the building with a wing extending from the east corner to form an L plan. By the Ordnance Survey Map of 1882, the wing had been taken down and a wash house built to the opposite corner. Boundary walls, retaining walls, and small structures are marked on the map. Stone walls and retaining walls line the paddock and gardens around the cottage. One wall extends from the wash house to describe a footpath to the front gate, which has two plain stone gateposts. The walls have various areas of rebuilding and collapse. An unmarked feature to the south of the dwelling is probably the well that is identified on the 1902 map, and which still stands next to the cottage in 2021. In the mid-C19 the cottage was refitted with new stairs, fireplaces and other fittings. The north end bay appears to have been used as a stable, probably for donkeys, which were commonly used to carry goods via the nearby stonewalled paths.

By the time of the Ordnance Survey Map of 1922 a new kitchen/ bathroom outshut had been built along most of the rear elevation. The outshut was partly rebuilt in the mid-C20. The cottage has had some updating in the later C20, mainly to the rear outshut. In 2021 the building stands vacant.

Details

A cottage of early C18 date, extended in the later C18 and with mid-late C19 and C20 additions and alterations.

MATERIALS: constructed of coursed Cotswold limestone rubble with dressed limestone window mullions, cills, architraves and hood moulds, and door hood. There are Cotswold stone slates and chimneystacks to the roof. The roof structures are of various timber species including pine, elm, ash and alder. There are timber fittings and flagstones to most of the ground floor, and elm and pine floorboards to other areas. The attached washhouse has a concrete floor and the rear outshut has other modern interventions.

PLAN: built on a south-west/ north-east orientation, the cottage has a two-room, single-depth plan and is of two

storeys. Attached to the north is a full-height, in-line end bay with a single-storey wash house block forming an L-plan. To the rear of the cottage is a single-storey C20 outshut.

EXTERIOR: the principal (south-west) elevation is of three bays with an additional bay and projecting outshut to the left. The ground floor has two-light, six-pane casements with mullions under hood moulds to either side of a central entrance with pediment hood. The hood is supported by console brackets that are engaged in the window moulds. The brackets are supported by inserted limestone blocks that form piers either side of the entrance. The stone door jambs and head are chamfered. The window hood moulds have label stops to their outer ends. To the first floor are three mullioned casements, the central opening is blocked with stone sheets. To the left is a former wash house outshut. The chamfered door head is a reused C18 window lintel and to its left is a window with chamfered surround. The outshut has a lean-to roof forming a catslide with the cottage roof and the south-west elevation is set into the bank of the garden.

The south-east gable end of the cottage has a stone plinth and traces of former openings. To the right is the C20 outshut with two window openings. The outshut extends across the north-east rear elevation of the cottage and has reordered openings. The lean-to roof continues the pitch of the main roof in a catslide arrangement. To the right is the entrance to the later C18 north end stable. It is laid out as a single room open to the roof, and is partly lofted. The large limestone blocks to the doorway have rebates and boltholes for a former gate. There are apotropaic marks (including an 'M', and 'W') to the jambs. The plank door has iron fittings. The north gable end has a blocked opening under a timber lintel to the ground floor and a window to the first floor. To the right corner, at the junction with the wash house, is a projecting stone buttress. The north elevation of the wash house has a tall single-light window in a chamfered opening.

There are two stone stacks to the ridge of the main range. The north stack appears to be of C18 date and has two offsets. The south stack is rebuilt.

INTERIOR: the ground-floor vestibule has C20 panelling and a room to each side. The south room has an early-C20 fireplace and a window seat. The door to the rear outshut is chamfered to the outer face. The rear outshut has no historic fittings. The north room has a window seat, mid-C19 fireplace, four-panel door and staircase. A cupboard below the stair has a C18 door and frame. To the first floor is an inserted C19 partition wall and a front wall cupboard that encloses the blocked middle window. The south room has a mid-C19 fireplace. The north room has a cupboard enclosing a blocked window to the north end stable. The roof structure has two trusses with bolted collars, unworked purlins and ridge piece, and other secondary timbers, all of various species, many with remains of whitewash. The floor of the loft is laid with alder branches. The south gable is plastered and has a blocked window. At the north end is a truncated stone chimney flue. Throughout the cottage are mid-C19 fittings and other joinery including braced plank doors and skirting boards. The window seats to each room are of unknown date.

The storeroom/ stable addition has a timber stall and loft, and flagstone floor. There is a sealed window with timber lintel in the wall to the wash house and a manger is attached to the opposite corner, above which a first-floor window to the attached cottage is plastered over. The roof structure is mainly constructed of machine-sawn timber, and the walls are partly whitewashed. The interior of the wash house has whitewashed walls with a sealed opening to the stable. The roof structure is smoke blackened with a mixture of C19 and C20 timbers; some reused.

Sources

None.

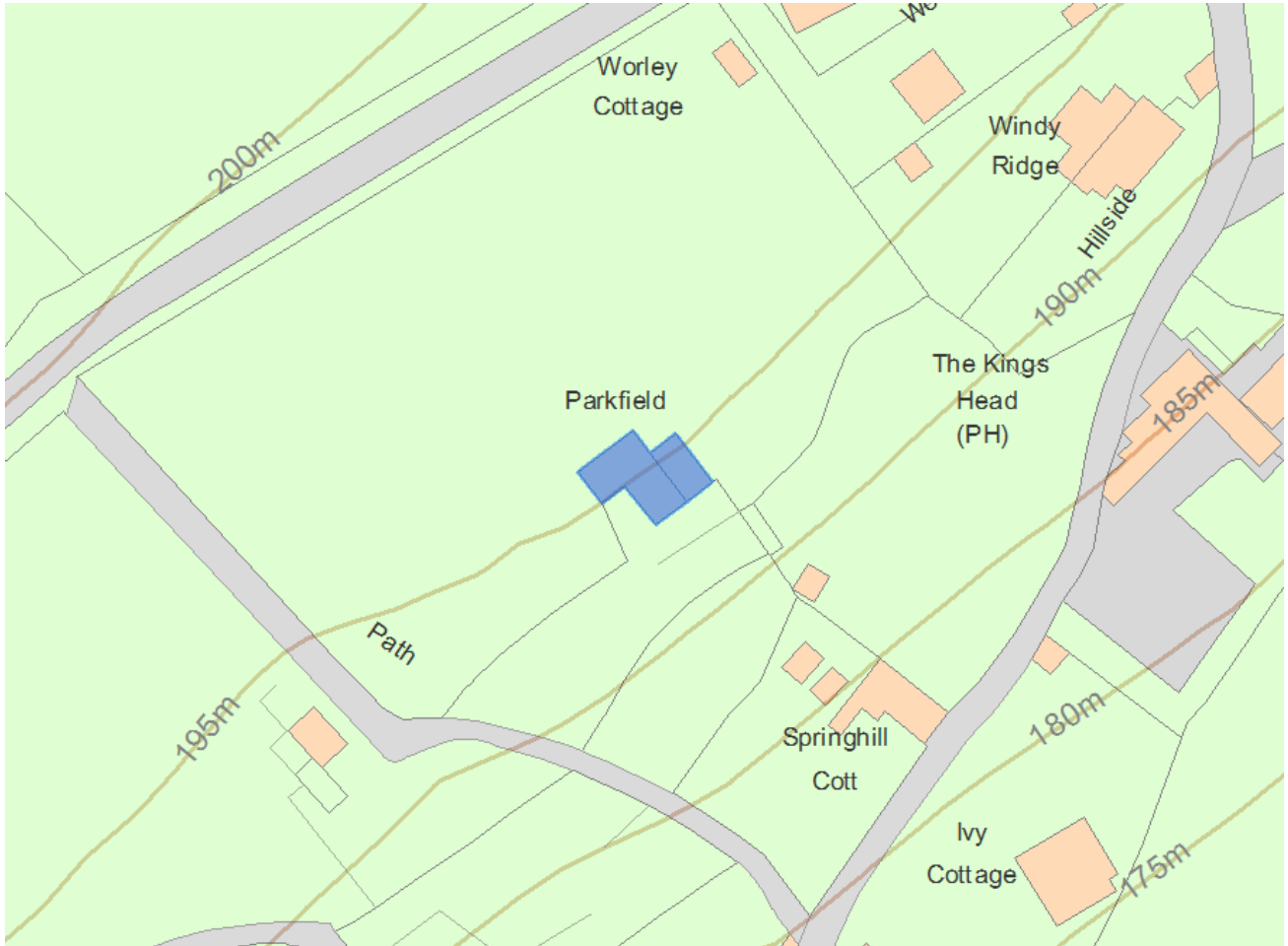
Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Agenda Item 4.2

Appendix 1

The listed building(s) are shown coloured blue on the attached map. Pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') structures attached to or within the curtilage of the listed building but not coloured blue on the map, are not to be treated as part of the listed building for the purposes of the Act. However, any works to these structures which have the potential to affect the character of the listed building as a building of special architectural or historic interest may still require Listed Building Consent (LBC) and this is a matter for the Local Planning Authority (LPA) to determine.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 13-Jul-2022 at 10:26:28.

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End of official list entry