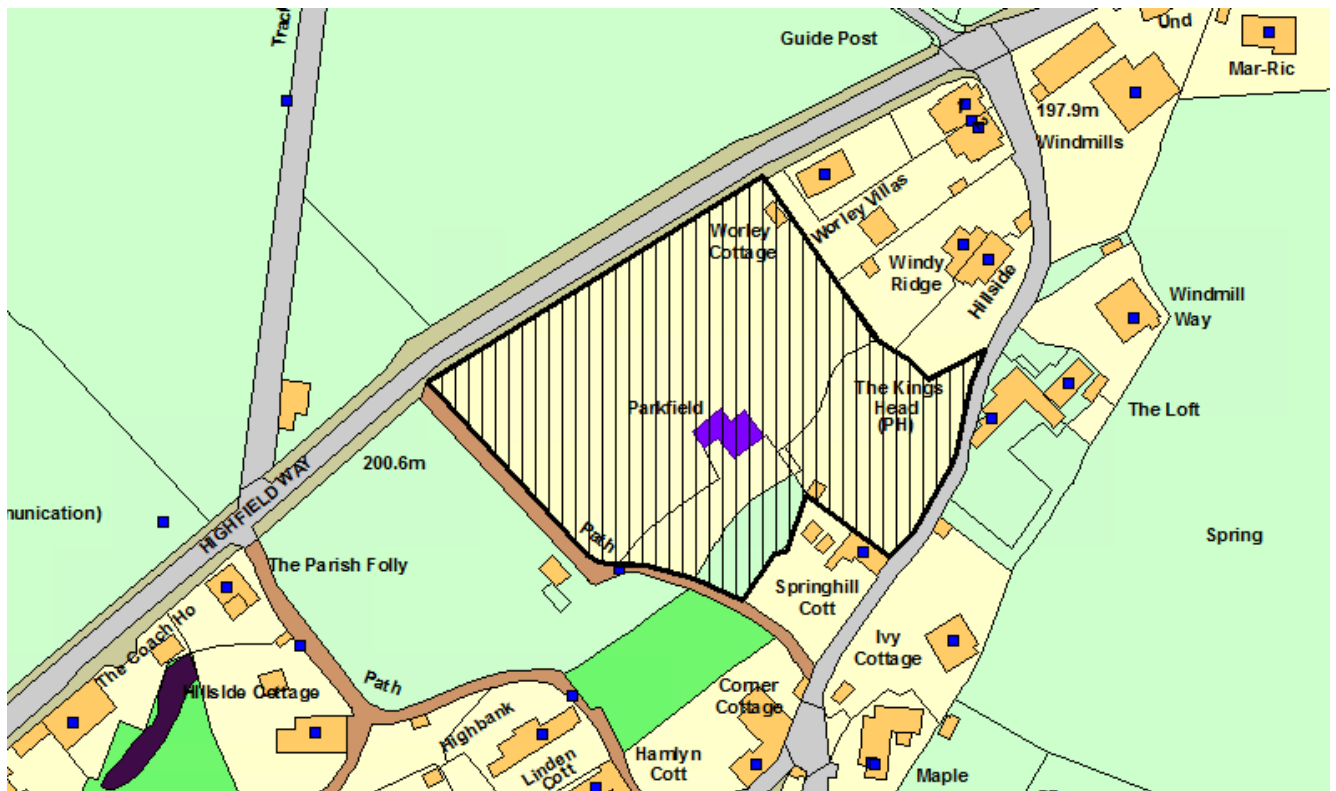




## Development Control Committee Schedule 26/07/2022

<b>Item No:</b>	<b>02</b>
<b>Application No.</b>	S.22/0364/LBC
<b>Site Address</b>	Parkfield, Highfield Way, France Lynch, Stroud
<b>Town/Parish</b>	Chalford Parish Council
<b>Grid Reference</b>	390344,203603
<b>Application Type</b>	Listed Building Application
<b>Proposal</b>	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.
<b>Recommendation</b>	Refusal
<b>Call in Request</b>	Councillor Tricia Watson





## Development Control Committee Schedule 26/07/2022

<b>Applicant's Details</b>	A & K Brazneill 2 Worley Villas, Lynch Road, France Lynch, Stroud, GL6 8LZ
<b>Agent's Details</b>	Peter Holmes Potter Church And Holmes Architects, Knowle Cottage, Cranham, GL4 8JA
<b>Case Officer</b>	Kate Russell
<b>Application Validated</b>	17.02.2022
	<b>CONSULTEES</b>
<b>Comments Received</b>	Chalford Parish Council Historic England SW
<b>Constraints</b>	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
	<b>OFFICER'S REPORT</b>

### 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.



## Development Control Committee Schedule 26/07/2022

- 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.



## Development Control Committee Schedule 26/07/2022

### 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.



## **Development Control Committee Schedule 26/07/2022**

### **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



## Development Control Committee Schedule 26/07/2022

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





## **Development Control Committee Schedule 26/07/2022**

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.



## Development Control Committee Schedule 26/07/2022

**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





## **Development Control Committee Schedule 26/07/2022**

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