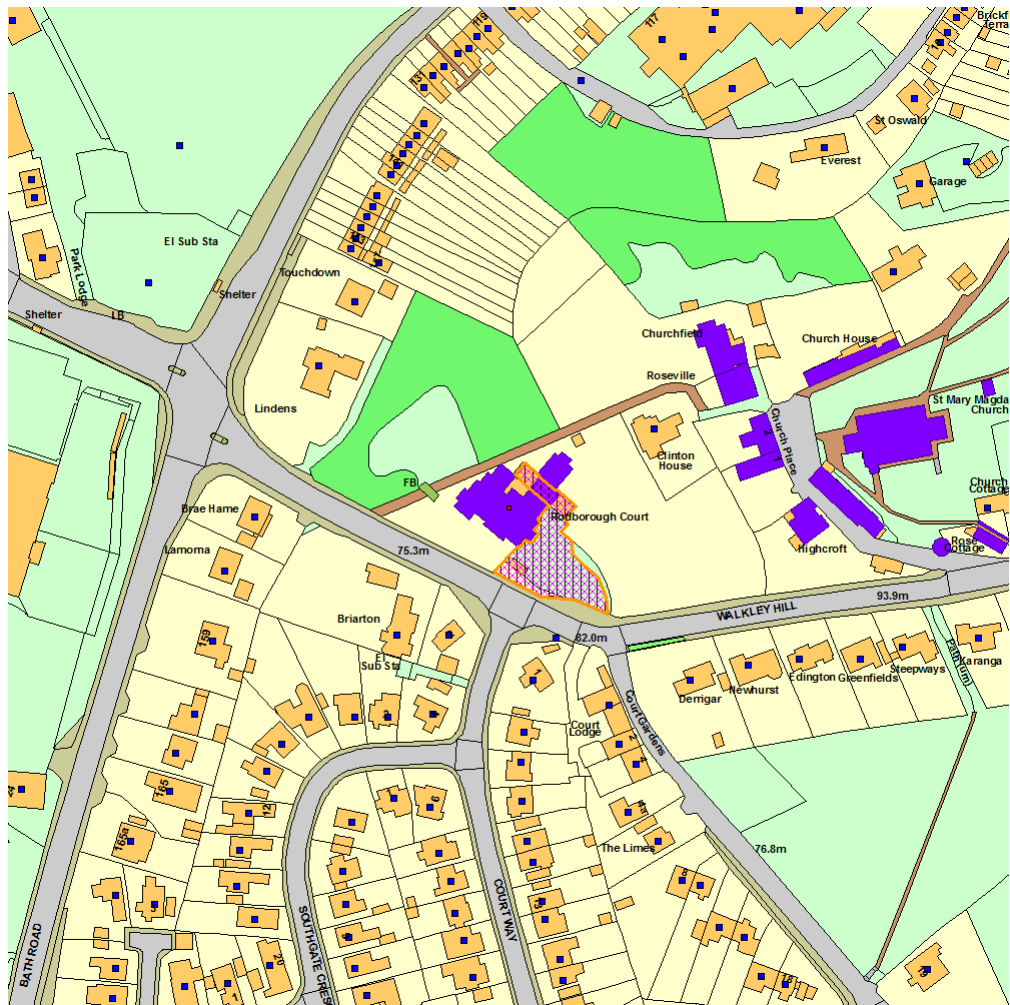




Development Control Committee Schedule 07/03/2023

Item No:	2
Application No.	S.22/2480/LBC
Site No.	PP-11659244
Site Address	Rodborough Court , Walkley Hill, Stroud, Gloucestershire
Town/Parish	Rodborough Parish Council
Grid Reference	384206,204416
Application Type	Listed Building Application
Proposal	Alteration of second floor glazed facade, alteration to S.17/1767/LBC (Revised drawings received 30.1.23).
Recommendation	Consent
Call in Request	Parish Council





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Applicant's Details	Mr J Cabrini-Dale Omnitrack Limited, Rodborough Court, Walkley Hill, Stroud, Gloucestershire GL5 3LR
Agent's Details	Mr M Austin Austin Design Works, The Old Warehouse, Old Market, Nailsworth, Gloucestershire GL6 0DU
Case Officer	Kate Russell
Application Validated	14.11.2022
	CONSULTEES
Comments Received	Historic England SW Rodborough Parish Council
Constraints	Consult area Listed Building Within 50m of Listed Building Rodborough and Westrip Parish Council Rodborough 3km core catchment zone Settlement Boundaries (LP) Single Tree Preservation Order Points TPO Areas (Woodland/ Groups) Village Design Statement
	OFFICER'S REPORT

DESCRIPTION OF BUILDING

Rodborough Court dates from 1888. It was built in the elaborate French Renaissance style, complete with tower, pedimented dormers and decorative stone detailing. Internally, the hierarchy of the spaces within the building is still legible, with grand rooms and main stairs facing out across the valleys and vale, with the back stair and service rooms to the rear. Historic maps and photographs show that there was once a high-level conservatory structure to the north-east of the house. This was the precedent on which the initial scheme for the glazed storey was based and accepted.

PROPOSAL

Alteration of second floor glazing facade (Revised drawings removing the solar panels from the scheme received 30.1.23).

REPRESENTATIONS

Statutory Consultees

The Parish Council has objected, but the objections are based on planning matters
Historic England does not wish to comment.

Public



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At the time of writing the report, twelve letters of objection had been received, full copy of which can be obtained on the Council's website. The relevant concerns will be addressed as part of the case officer's report.

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 are summarised below. In considering the Application, the Council has given special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest that it possesses. Where relevant, reference is made to Government policy set out in the National Planning Policy Framework.

PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2).

Section 66(1).

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

The proposed addition is very little altered from the approved extension, with only minor changes to the fenestration, including the creation of sliding openings. Although the framing of the glazing would be more prominent than originally envisioned, these alterations would not undermine the acceptability of the previously consented scheme.

The application also proposes changes to the type of glazing. The issue of illumination is generally a planning matter but can also apply if there is an impact on the character of the listed building. The approved glazing was channelled glass, which would have provided a diffuse glow rather than a glare. The current proposal, which is for plain but obscured glass would create much the same effect. There would be no harm to the special interest of the listed building.

As before, the proposed extension is a somewhat startling re-interpretation of a previously existing conservatory. This design rationale has been questioned; however, it has always been considered that the introduction of modern design into the historic environment is a valid approach; the flamboyance of the main house would be left unchallenged, and the new extension would have its own identity. No harm would be done to the special interest of the listed building.



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REVIEW OF CONSULTATION RESPONSES

The relevant concerns have been noted and addressed.

RECOMMENDATION

The proposals are in accordance with the objectives and policies for the historic environment stated in the Government's National Planning Policy Framework (NPPF) and the Historic Environment Good Practice Advice in Planning, Note 2 - Managing Significance in Decision-Taking in the Historic Environment.

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.

Subject to the following conditions:	<ol style="list-style-type: none"><li data-bbox="459 987 1520 1272">1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent. Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.<li data-bbox="459 1283 1520 1675">2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below: EX002 The location plan received 28.11.22 SD240 G Proposed elevations received 30.1.23 SD202 E Proposed roof plan received 17.1.23 Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.
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