

Item No. 17**SCHEDULE B**

APPLICATION NUMBER	CB/09/06294/LB
LOCATION	Apartment G57, Fairfield Hall , Hitchin Road, Stotfold
PROPOSAL	Listed Building Consent: Re instatement of window to rectify breach of Listed Building Consent and alteration of existing elevation to create French Doors in the location of a window.
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllr I Dalgarno, Cllr J Saunders, Cllr J Street and Cllr C Turner
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	15 October 2009
EXPIRY DATE	10 December 2009
APPLICANT	P J Livesey Country Homes (Southern) Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr C Turner request. Grounds are out of keeping and obtrusive to neighbours
RECOMMENDED DECISION	Listed Building Consent

Site Location:

Fairfield Hall and Park is an allocated residential development site which lies in close proximity to the settlements of Stotfold, Arlesey and Letchworth.

The application site is on the western elevation of the apartment known as G57 located within Fairfield Hall.

Fairfield Hall is a Grade II Listed Building which has Planning Permission and Listed Building Consent for conversion into a number of residential apartments and as a health club with associated car parking and landscaping.

Planning Permission has been applied for separately and has been discussed previously on the Agenda.

The Application:

Listed building consent has been sought for the re instatement of the window and removal of patio doors in accordance with a previous Planning Permission and Listed Building Consent as the doors are unauthorised and the doors represent a breach of planning control. In addition consent is sought for the alteration of the existing window to French Doors providing access into the courtyard at the rear of the flat.

Retrospective listed building consent is not sought for the retention of the patio doors as the purchaser of the flat was unable to buy the property with an outstanding breach of planning control. As such the window has been re instated in

accordance with the previous planning permission and listed building consent to allow exchange of contracts in relation to this particular flat.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 Delivering Sustainable Development
PPS3 Housing
PPG15 Planning and the Historic Environment

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Core Strategy and Development Management Policies (November 2009)

Policy CS15: Heritage
Policy DM3: High Quality Development
Policy DM15: Heritage in Development

Supplementary Planning Guidance

Design Guide for Residential Areas in Mid Bedfordshire (2004)

Planning History

There is no specific planning history in relation to this apartment.

Representations: (Parish & Neighbours)

Stotfold Town Council	No comments received.
Neighbours	Eight letters of objection with the following planning reasons: <ul style="list-style-type: none">• granting such planning permission would be inconsistent with other planning decisions made in the context of this building;• it is an alteration to a Grade II Listed Building;• noise implications could arise;• this application may set a precedent for other occupiers of Fairfield Hall which may wish to obtain a similar planning permission;• the proposal is not in keeping with the external aspect of the building;• the proposal may create overlooking

Consultations/Publicity responses

- Fairfield Hall Residents Association (FHRA) Ask for the following points to be taken into account:
- The FHRA acknowledge that French doors already exist to apartments at the Hall. However, other examples of these doors were part of the original construction and sited where they did not impact adjacent apartments; the apartment is located in a secluded courtyard of some 30 sq m's overlooked by 10 - 12 nearby apartments on three floors;
 - Concern is raised that there is an intention to use part of the communal grounds adjoining the apartment as patio.

Determining Issues

The main considerations of the application are;

1. Impact upon the Listed Building

Considerations

1. Impact upon the Listed Building

Listed Building Consent is sought for the re instatement of the window and removal of patio doors in accordance with the listed building consent ref: MB/05/01932/LB as the works undertaken previously were unauthorised. To date the window and removal of the patio doors has been undertaken to remedy the breach of the listed building consent.

In addition Listed Building Consent is sought to provide French Doors in the place of a window at ground floor level. There are other examples of French Doors of the same style and size located at ground floor level at Fairfield Hall.

C.9, of Annex C (Guidance on Alterations to Listed Buildings) of PPG 15 Planning and the Historic Environment states that:

"Door and window opening establish the character of an elevation; they should not generally be altered in their proportion or details, especially where they are a conspicuous element of the design."

The proposal is not altering the general proportion of the opening it is solely extending it to provide patio doors which are the same width as the approved window. In addition the proposal would retain the existing cill feature and hence the overall character of the elevation would not be altered. In addition this is an elevation to the rear of this Grade II Listed Building facing into a relatively small courtyard and therefore is not considered to be a conspicuous elevation.

As such it is considered that the design and location of the proposed patio doors are in keeping with the Grade II Listed Building and as such Listed Building Consent should be granted.

Reasons for Granting

The proposal is in accordance with Policies CS15, DM3 & DM13 of the Core Strategy and Development Management Policies (November 2009) and in accordance with the relevant guidance contained within PPS1, PPS3 & PPG15. In addition it is not considered that the proposal would result in a detrimental impact to the Grade II Listed Building.

Recommendation

That Listed Building Consent be granted subject to the following:

- 1 Following the carrying out or completion of the alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials and finishes which closely match those used in the existing building or structure.

Reason: To ensure that the special architectural and historic interest of the building, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15: Planning and the Historic Environment.

Notes to Applicant

DECISION

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