

Item No. 21

| | |
|--|---|
| APPLICATION NUMBER | CB/12/01268/LB |
| LOCATION | 16 Ickwell Green, Ickwell, Biggleswade, SG18 9EE |
| PROPOSAL | Proposed First Floor Link Internal Alterations |
| PARISH | Northill |
| WARD | Northill |
| WARD COUNCILLORS | Cllr Mrs Turner |
| CASE OFFICER | Clare Golden |
| DATE REGISTERED | 13 April 2012 |
| EXPIRY DATE | 08 June 2012 |
| APPLICANT | Mr Turner |
| AGENT | Richard Beaty (Building Design) Ltd |
| REASON FOR COMMITTEE TO DETERMINE | The applicant is related to Cllr Tricia Turner. |
| RECOMMENDED DECISION | Listed Building - Granted |

Site Location:

The application site is 16 Ickwell Green in Ickwell. The site comprises a one and-a-half storey detached cottage located adjacent to the Green. The cottage is Grade II Listed with an 18th Century, timber frame construction, and painted render below a thatched roof.

The site lies within the Ickwell Conservation Area and settlement envelope.

The Application:

This application seeks permission to erect a first floor link between the cottage and a later, one and-a-half storey addition. Internal alterations comprising of the removal of a window, and minor alterations to the roof timbers. It is also proposed to reconfigure the internal arrangement in the later addition to the building, however, this is a modern structure dating from 2004.

RELEVANT POLICIES:

National Planning Policy Framework

7 - Requiring good design, (para. 56)

12 - Conserving and enhancing the historic environment, (para. 126)

Adopted Core Strategy and Development Management Policies, 2009

CS14 - High Quality Development

CS15 - Heritage

DM3 - High Quality Development

DM13 - Heritage in Development

Supplementary Planning Guidance

Ickwell Conservation Area Appraisal, 2005.

Planning History

| | |
|------------------|--|
| MB/03/02013/LB | Full: Removal of condition 4 (retention of timber sole plate) attached to listed building consent ref. 02/00572/LB dated 31/05/2002 for demolition and replacement of rear extension: Erection of extension to east elevation. Granted. |
| MB/03/01970/LB | Listed Building Consent: Removal of infill fireplace to reception room. Granted. |
| MB/03/01703/FULL | Full: Erection of new porch to front elevation and installation of rooflight to ensuite. Granted. |
| MB/03/01738/LB | Listed Building Consent: Rebuild front porch. Granted. |
| MB/03/01739/LB | Listed Building Consent: Insertion of rooflight to South elevation. Granted. |
| MB/03/01704/LB | Listed Building Consent: Internal alterations to form WC at first floor. Granted. |
| MB/02/00572/LB | Listed Building Consent: Demolition and replacement of rear extension. Erection of extension to east elevation. Granted. |
| MB/02/00573/FULL | Full: Demolition of existing rear extensions and single garage. Erection of rear and side extension and single garage/store. Granted. |

Representations: (Parish & Neighbours)

| | |
|-------------------------|-----------------------|
| Northill Parish Council | No comments. |
| Neighbours | No comments received. |

Consultations/Publicity responses

Advertised on No comments received.
Site notice posted on No comments received.
8.5.12
Conservation & Design
Officer

Determining Issues

The main considerations of the application are;

- 1. Impact on the architectural and historic interest of the Grade II Listed building**

Considerations

1. **Impact on the architectural and historic interest of the Grade II Listed building**

The application property is Grade II Listed and has a timber framed construction dating from the 18th Century.

The proposed first floor link would be constructed above the existing single storey link between the original dwelling and later addition. The design of this link has been the subject of detailed discussions with the Council's Design and Conservation Officer who considers that the proposal would have a very limited harm to the special interest of the listed building. This is because only secondary rafters are proposed to be removed, and whilst the link structure would create additional built form between the buildings, it would still appear to be visually subservient. Subject to the careful selection of traditional materials, and making good of the existing building, the proposal is considered to be acceptable to preserve the special interest of this listed building as a Heritage Asset.

The proposal is therefore considered to be in accordance with Policies CS15, DM3 and DM13 of the Adopted Core Strategy Development Management Policies, which seek to preserve, conserve and enhance, as well as respect and complement the context and setting of the historic environment, and the National Planning Policy Framework which seeks development to sustain and enhance the significance of heritage assets and allow them to remain in a viable use consistent with their conservation.

Recommendation

That Listed building consent be **Granted** subject to the following:

- 1 The works hereby consented shall be begun within three years of the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Prior to the commencement of the development, samples of all the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented solely in accordance with the approved details.**

Reason: To safeguard the appearance of the completed development and preserve the setting of the statutorily listed building in accordance with CS15, DM13 and Sections 7 and 12 of the National Planning Policy Framework, 2012.

- 3 **The roof lights hereby approved shall be of a conservation roof light**

format, constructed of metal, with a central mullion detail, and fitted to be flush, following the plane of the roof. The submitted details shall specify the exact size and manufacturers details. The scheme shall be implemented solely in accordance with these agreed details.

Reason: To safeguard the appearance of the completed development and preserve the setting of the statutorily listed building in accordance with CS15, DM13 and Sections 7 and 12 of the National Planning Policy Framework, 2012.

- 4 Following the carrying out or completion of the building operations or 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 to the satisfaction of the Local Planning Authority.

Reason: To safeguard the appearance of the completed development and preserve the setting of the statutorily listed building in accordance with CS15, DM13 and Sections 7 and 12 of the National Planning Policy Framework, 2012.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 11.50.OSmap; 11.50.01.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed extension and alterations would preserve the special interest of the listed building as a designated Heritage Asset. Therefore, by reason of its site, design and location, the proposal is in conformity with Policies CS15, DM3 and DM13 of the Core Strategy and Management Policies, November 2009; the National Planning Policy Framework, Adopted 2012, in particular, paragraph 56 relating to good design, and paragraph 126 which relates to the conservation and enhancement of the historic environment. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

DECISION

.....
.....