

## **Item No. 22**

<b>APPLICATION NUMBER</b>	<b>CB/12/01267/FULL</b>
<b>LOCATION</b>	<b>16 Ickwell Green, Ickwell, Biggleswade, SG18 9EE</b>
<b>PROPOSAL</b>	<b>Proposed First Floor Link Internal Alterations</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Turner</b>
<b>CASE OFFICER</b>	<b>Clare Golden</b>
<b>DATE REGISTERED</b>	<b>13 April 2012</b>
<b>EXPIRY DATE</b>	<b>08 June 2012</b>
<b>APPLICANT</b>	<b>Mr Turner</b>
<b>AGENT</b>	<b>Richard Beaty (Building Design) Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The applicant is related to Cllr Tricia Turner.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **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. No.s 15 and 17 Ickwell Green are also Grade II Listed buildings.

### **The Application:**

This application seeks permission to erect a first floor link between the cottage and a later, one and-a-half storey addition. An application for Listed building consent for this proposal and internal alterations has also been submitted, (CB/12/01268/LB).

### **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
- DM4 - Development Within and Beyond Settlement Envelopes
- DM13 - Heritage in Development

## Supplementary Planning Guidance

Design in Central Bedfordshire - A Guide for Development, 2010

DS4: Residential Alterations and Extensions

DS5: The Historic Environment

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. <b>Granted.</b>
MB/03/01970/LB	Listed Building Consent: Removal of infill fireplace to reception room. <b>Granted.</b>
MB/03/01703/FULL	Full: Erection of new porch to front elevation and installation of rooflight to ensuite. <b>Granted.</b>
MB/03/01738/LB	Listed Building Consent: Rebuild front porch. <b>Granted.</b>
MB/03/01739/LB	Listed Building Consent: Insertion of rooflight to South elevation. <b>Granted.</b>
MB/03/01704/LB	Listed Building Consent: Internal alterations to form WC at first floor. <b>Granted.</b>
MB/02/00572/LB	Listed Building Consent: Demolition and replacement of rear extension. Erection of extension to east elevation. <b>Granted.</b>
MB/02/00573/FULL	Full: Demolition of existing rear extensions and single garage. Erection of rear and side extension and single garage/store. <b>Granted.</b>

### Representations: (Parish & Neighbours)

Northill Parish Council	No comments.
Neighbours	No comments received.

### Consultations/Publicity responses

Advertised on 27.04.12	No comments received.
Site notice posted on 8.5.12	No comments received.
Design & Conservation Officer	No objections subject to conditions relating to materials and making good following the completion of the development.
Archaeology	No objection.
Tree & Landscape Officer	No objection.

## Determining Issues

The main considerations of the application are;

- 1. Impact on the character and appearance of the conservation area, and special interest of the Listed building, and setting of adjacent Listed buildings**
- 2. Impact on residential amenity**
- 3. Any other material planning considerations**

## Considerations

- 1. Impact on the character and appearance of the conservation area, and special interest of the Listed building, and setting of adjacent Listed buildings**

The application site lies within the Ickwell Conservation Area. In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, (Conserving and enhancing the historic environment, (para. 126) ), and Policies CS15, DM3 and DM13 of the Adopted Core Strategy, requires that all new development including alterations to buildings, must be respectful and complement the context and setting of all historically sensitive sites. This is reinforced by guidance in the Council's Adopted Design Guide, 'DS4, The Historic Environment'.

The character of this part of the conservation area is considered to be created by the collection of attractive buildings centred around Ickwell Green. The proposal would however, be located wholly to the rear of the property and thus, would not be visible in public views within the conservation area. For this reason, the proposal would preserve the character and appearance of the conservation area.

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.

By reason of the modest scale, and good degree of separation, the proposal would also preserve the setting of the adjacent Listed buildings at No.s 15 and 17 Ickwell Green.

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.

## **2. Impact on residential amenity**

The neighbouring properties considered to be potentially most affected by the proposal are No.s 17 and 15 Ickwell Green, the dwellings either side of the application site.

### Loss of privacy and overlooking:

Aside from the insertion of one rooflight on the east elevation roofslope, the proposal does not seek to add any further external openings to the structure. The proposed roof light would be sited approximately 1.6metres above the first floor level and by reason of this height, and the small size of the rooflight, it is not considered that this element of the proposal would lead to a significant opportunity for overlooking or loss of privacy to the occupiers of No. 17 Ickwell Green.

### Loss of light:

No.s 16 and 17 are located close together. However, the later addition has been set back from the east side boundary by approximately 3metres, and the proposed link would be set even further away. By reason of this degree of separation, the proposal would have a limited impact on the amount of light afforded to the occupiers of No. 17.

No. 15 is set even further away from the proposal, and will also not be affected in this respect.

### Outlook and overbearing impact:

By reason of the good degree of separation between adjoining properties, it is not considered that the proposal would result in a detrimental impact on the outlook afforded to these properties, nor would it appear unduly overbearing.

## **3. Any other material planning considerations**

### Archaeology:

The proposed development site lies within the historic core of the settlement of Ickwell and this is a locally identified heritage asset with archaeological interest. Whilst it is likely that archaeological deposits relating to the early development of the village will survive within the area, the nature and scale of the proposals mean that they are unlikely to have an impact upon any archaeological remains, and thus, there is no objection to this application on archaeological grounds.

## Recommendation

That Planning Permission be **Granted** subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission 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 character and appearance of the conservation area and special interest of the listed building. The proposals would also preserve the residential amenity of neighbouring properties, archaeology and preserve highway safety. 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**

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