

Item No. 12

APPLICATION NUMBER	CB/13/03250/LB
LOCATION	Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU
PROPOSAL	Listed Building: Demolition of existing garage & single storey kitchen & bathroom. Erection of two storey extension with solar panels and glazed lobby link. Erection of detached garage, new fencing and re siting of oil tank.
PARISH	Haynes
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Mark Spragg
DATE REGISTERED	13 September 2013
EXPIRY DATE	08 November 2013
APPLICANT	Mr M Bacon
AGENT	Friend Associates Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Called in by Councillor Barker, given the size of the extension and garage in the context of a listed building
	Listed Building - Approval

Reason the application is recommended for approval:

The design, appearance and siting of the extension, garage, fencing and resited oil tank would conserve the character of the listed building. As such it is in conformity with policies CS15 and DM13 of the Core Strategy and Management Policies (2009) It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development (2010) and the National Planning Policy Framework (2012).

Site Location:

The application site is located within a sporadic group of properties along West End, Haynes. It is a Grade II listed timber framed one and a half storey semi-detached cottage with a thatched roof. It has been previously extended to the side in the 1970's with a flat roofed single storey extension. Immediately to the rear of the cottage is a shed building and oil tank.

Adjacent to the north west front boundary of the site is a modern pre-fabricated concrete garage extending to a length of approximately 18 metres.

The surrounding area comprises a mix of properties, mostly modern brick built, with a mix of concrete and clay tiled roofs. No. 105, the neighbouring property to the north is a large extended two storey timber clad dwelling with a detached garage at the front. No. 109 is the other half to the application property and as such is similarly white rendered with a thatched roof.

The Application:

Listed building consent is sought to demolish the existing flat roof side extension and rear storage shed and replace with a one and a half storey timber clad side extension with a tiled roof and a glazed link to the original building. The extension would provide two additional bedrooms within the roofspace served by two dormer windows on the north elevation and a single dormer window on the south facing roofslope.

The application also proposes solar panels on the rear part of the new roof and a replacement detached single garage, set back behind the line of the existing pre fabricated garage, between the proposed extension and the boundary. In addition the application includes new fencing and the resiting of an oil tank.

The application is accompanied by a Design, Access and Heritage Statement. An application for planning permission (CB/13/03248/FULL) has also been submitted.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

Core Strategy and Development Management Policies for Central Bedfordshire (North)

CS15: Heritage

DM13: Heritage in Development

Supplementary Planning Guidance

Design in Central Bedfordshire: A guide for development

Planning History

13/02634/FULL Demolition of existing garage and extension. Erection of two storey extension with glazed roof lobby and solar panels. Erection of detached garage. Withdrawn.

13/02636/LB Demolition of existing garage and extension. Erection of two storey extension with glazed roof lobby and solar panels. Erection of detached garage. Withdrawn.

Representations: (Parish & Neighbours)

Haynes Parish Council No objection.

Neighbours Two letters of objection have been received. The comments are summarised as follows:

- The proposals are not sympathetic to the listed

building

- The proposal is too large for the site.
- Concern about the proximity of the garage to the boundary with 105.
- Possible overlooking of the rear of 105.

Consultations/Publicity responses

Conservation Officer

Demolition of the single storey side/rear flat roofed extension is welcomed. This extension is unattractive, jarring and damaging to the character and appearance of the listed building.

Demolition of the detached concrete garage would provide the opportunity to reposition the garage further into the site, closer to the house.

Whilst the proposed extension is relatively large it is of a far more thoughtful design and form than the existing flat roof extension. The design and form of the proposed extension and the scale has been amended and reduced following a number of meetings and discussions. As a result the main wall span of the extension would be less than the existing cottage.

The proposal benefits from the separation of the extension by the glazed link and setting back of the front wall of the proposed extension to create a clear distinction from the historic cottage.

The solar panels would be tucked away at the rear part of the new roof behind the link.

The range of traditional natural materials and detail is considered acceptable.

Conclusion

The demolition of the existing extensions and garage and replacement with a new extension and garage are considered acceptable. The significance of the character and appearance of the historic cottage would be conserved and enhanced. No objection subject to conditions.

English Heritage

No objection

Determining Issues

The main considerations of the application are;

1. Impact on the architectural and historical interest of the listed building.

Considerations

1. Impact on the architectural and historical interest of the listed building.

This application follows detailed pre application discussion with both the Planning Officer and Conservation Officer.

The extension has been designed to retain the special character of the listed building by providing a clearly distinct extension. Some concern has been raised by third parties that the materials proposed in the extension would be out of keeping with that of the listed cottage. It is considered good practice in such situations to design an extension such that it contrasts with the host building rather than attempting to duplicate it. The Conservation Officer considers that the glazed link allows for a clear separation between the two contrasting buildings.

The extension has been designed with a set back from the frontage of the existing house and would be set below ground level to allow sufficient internal headroom within the roofspace, with the ridge being no higher than the host building. The dormer windows would be modest and set well within the roofslope, whilst the solar panels would be located at the rear on the south facing roofslope where they would not be visible to and public views.

The tiled roof and timber clad finish whilst contrasting, as intended with the original cottage, would nevertheless reflect the materials used within the surrounding area, including the neighbouring property No.105.

Whilst the extension would be relatively large it is considered that it has been well designed, having taken on board advice from the Conservation Officer. It has been reduced and the design amended to a scale and form which is now considered appropriate in both planning and listed building terms. Furthermore, the demolition of the unattractive flat roof extension and rear shed is seen as a benefit.

The proposed timber clad garage at 4.5m high would be slightly higher than the existing garage. However, it would be set, as amended, 5.5m further back from the front boundary (9m in total) and would have a much more attractive finish than the existing concrete prefabricated garage, being in keeping with the new extension and the neighbouring garage at 105.

The new low level wooden fencing within the site is considered acceptable. Similarly, the resiting of the oil tank behind the new garage would screen it from the streetscene and move it further from the listed building.

In summary, it is considered that the proposals are well designed and would ensure the historic character and appearance of the listed building is preserved.

RECOMMENDED CONDITIONS / REASONS

- 1 The works shall begin not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall commence until detailed drawings of all proposed new and/ or replacement doors and windows, together with a detailed specification of the materials, construction and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as appropriate)- a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail. The development shall be carried out in accordance with the approved drawings and details.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice.

- 3 **No development shall commence until a full and detailed, precise specification of all proposed materials (e.g. type and origin/ manufacturer and mix of lime and sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, cast iron, timber or wood). In addition, a method statement, clearly explaining the sequence of the proposed works and how the approach accords with usual conservation good practice; and an itemised schedule of works (describing fully all repairs, re-instatements and replacement works) and agreed making good, shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved drawings and details.**

Reason: To ensure that the special architectural and historic interest of the building or structure, its character, significance and appearance is properly preserved, conserved, maintained and enhanced, in accordance with standard conservation good practice.

- 4 All rainwater goods shall be cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural and historic interest, character, appearance and integrity of the setting of the listed building is properly maintained, and to accord with standard conservation good practice.

- 5 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, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials and finishes should be submitted to and agreed in writing by the LPA.

Reason: To ensure that the special architectural and historic interest, character and appearance of the building is properly maintained, in accordance with standard conservation good practice.

- 6 None of the components, members or elements comprising the structural timber frame and fabric – including the infill panel material, stave or wattle and daub or brick, stone and plaster- of the building shall be cut, damaged, altered or otherwise detrimentally changed, other than those parts specifically identified within the submitted detailed annotated working drawings and precise schedule of works relating to the timber frame. All such alteration works shall be in accordance with usual *conservation good practice* and forming part of the agreed specification, method statement and approach stated in the listed building consent. Sandblasting or any other abrasive cleaning is not acceptable.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [OS Location Plan, 2A, 3D, 4B].

Reason: For the avoidance of doubt.