

Item No. 9

APPLICATION NUMBER CB/18/02831/LB
LOCATION 55 Woburn Street, Ampthill, Bedford, MK45 2HX
PROPOSAL Erection of two storey rear extension
PARISH Ampthill
WARD Ampthill
WARD COUNCILLORS Cllrs Duckett, Blair & Downing
CASE OFFICER Sarah Fortune
DATE REGISTERED 08 August 2018
EXPIRY DATE 03 October 2018
APPLICANT Ms Whitehead
AGENT Aragon Land & Planning Ltd
REASON FOR COMMITTEE TO DETERMINE Call in by Cllr Duckett

RECOMMENDED DECISION Recommended for Refusal

Site Location:

The site lies on the north side of Woburn Street at the edge of the main built up area of the town of Ampthill and within the Ampthill Conservation Area.

It supports a two/three bed roomed, thatched, vernacular Grade II listed building dating back to 1816. It is part of a group of six thatched cottages built by the Duke of Bedford to house estate workers. It has eyebrow windows and a brick chimney. There is a ribbon of similar aged and designed Grade II Listed cottages to the east and a new house to the west of the application site.

The Application:

This application is for the erection of a two storey rear extension to provide for a garden room, kitchen, utility and wet room on the ground floor with a bedroom and en suite above. The ground floor is to be used as a dining room and sitting room as existing. There is to be a small single storey flat roofed link extension between the existing property and the proposed extension.

There is an accompanying Planning application under ref: CB/18/02832/Full.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

Core Strategy and Development Management Policies - North 2009

DM3 Amenity
DM13 Heritage
CS15 Heritage

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

HQ1 High Quality Development
HE3 Built Heritage

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014);
Supp 7: House Extensions and Alterations
Supp 3: Heritage

Relevant Planning History: None

Consultees:

Amphill Town Council	Whilst are sympathetic to the reason for the extension the application is not supported due to the large scale which is felt to be overdevelopment of the land. The height of the extension would be visible from Woburn Street thereby having an adverse impact on the street scene and this group of 18th Century listed thatched 'Ossory' cottages situated in the conservation area. The extension would result in a permanent loss of garden amenity. The extension proposed would appear as a self-contained dwelling and there is concern that it could form part of a separate sale in the future.
Conservation Officer	Objects on grounds that the proposed development of this Grade II listed building would not preserve or enhance its significance, character and setting.

Other Representations:

Neighbours No obs received

App Adv

Determining Issues:

The main considerations of the application are;

1. Impact on the significance of the designated heritage asset
2. Conclusions

Considerations

1. Impact on the significance of the designated heritage asset

- 1.1 The proposed extension projects to the rear by 8 metres and a width of 5 metres with a covered walk way along the east side with a width of 1.4m and extending the entire depth of the proposed rear extension. The first floor is to have a depth of 6m and a width of 5m with a pitched and asymmetrical roof - having one long sloping roof - with a ridge height of 6.7 metres. The ridge is set down from the main ridge of the dwelling by 0.5m. There are to be windows in three elevations with the elevation facing the cottage being blank apart from a door. The main elevation is to face east towards number 51/53 Woburn Street.
- 1.2 The group of listed buildings, of which this property is one, was listed in 1951 and it has a significant value in terms of aesthetic, historic and communal value nationally and in Bedfordshire given the historic connection to the Bedford Estates. Most importantly is the aesthetic and vernacular architectural merits given the limited examples still existing nationally. They are described in the Ampthill Conservation Area document dated 2005 as a *'fine and picturesque group.'*
- 1.3 The extension would appear as a large scale and bulk and create a harmful juxtaposition against the small thatched cottage by means of siting, bulk, height detailing and materials. No details are shown as to how the connection between the historic building and the new extension would be carried out.
- 1.4 It is considered that the proposed extension would cause harm to the significance, character and setting of the listed building, as well as the group of listed buildings, in accordance with the National Planning Policy Framework, this harm would amount to the higher ends of "less than substantial " harm and should only be considered in exceptional circumstances. Therefore the proposed should be evaluated in accordance with Paragraph 196 in the NPPF;
- 1.5 *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use"*

- 1.6 The optimum viable use of the listed building is used as it was intended when built, to be a home, which it is doing currently. In terms of public benefits , in this instance, none would be perceived and therefore no weight can be given to it.
- 1.7 It is noted that some extensions have been carried out in other buildings within the group listing, however, these were carried out in the 1970's and therefore limited weight is given to them.
- 1.8 The extension would, because of its siting, scale, bulk and incongruous relationship with the Grade II listed host dwelling, fail to represent the highest standards of design, fail to conserve or enhance the subject dwelling and would result in harm to the significance of the Grade II listed Building.
- 1.9 The proposed development would diminish the architectural integrity of the building and have a detrimental impact to the significance, character and setting of the listed building. It would fail to satisfy the provisions of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and policies DM13 and CS15 of the Central Bedfordshire Core Strategy and Development Management Policy Document dated 2009.

2. Conclusions

- 2.1 It is considered that the proposed rear extension by reason of its size, scale form and design together with its relationship with the listed building would result in a harmful impact on the significance of the listed building. The development is therefore in conflict with planning policies DM13 and CS15 in the Core Strategy and Development Management Planning Document dated 2009 and section 16 of the NPPF.

Recommendation:

That Listed Building Consent be refused.

RECOMMENDED CONDITIONS / REASONS

- 1 The proposed extension by reason of its size, scale, form and design and relationship with the Grade II listed building would result in a harmful impact on the significance of the designated heritage asset. No public benefits are identified to outweigh the harmful impact and the proposals would fail to preserve the special historic and architectural significance of the listed building and its setting contrary to policies DM13 and CS15 of the Core Strategy and Development Management Planning Document dated 2009.

INFORMATIVE NOTES TO APPLICANT

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

In the Council's view the proposal is unacceptable in principle. Dialogue took place prior to the submission of the application but fundamental objections were not overcome. The Council has therefore complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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