

Planning Committee: 22 June 2005

Item Number: 09

Application No: W 05 / 0611

Registration Date: 14/04/2005

Town/Parish Council: Sherbourne

Expiry Date: 09/06/2005

Case Officer: Sandip Sahota

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**Old Rectory Cottages, 1-2 Vicarage Lane, Sherbourne, Warwick, CV35
8AB**

Installation of replacement roof tiles, windows, front doors and cladding to dormer windows. Installation of velux roof light (1 no.) to cottage No. 1 FOR
Ms Merry/ Walker

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne and Wasperton Joint Parish Council: *"The Council raises objection on the following grounds: The materials used for the roof are inappropriate for a building in a conservation area and are contrary to WDC policy; Nevertheless the Council is led to believe that the owners acted in good faith in commissioning the works, having received a verbal assurance from WDC staff that planning permission was not required; The neighbour asserts that the owners were aware of the restriction on such modifications there having been a restrictive covenant in the conveyance to that effect".*

Neighbours: 2 letters of support have been received on the following grounds: The tiles are of an attractive appearance and colour and present a more pleasant aspect than the old, worn tiles they replaced; the result is very pleasing and well in keeping to the age and structure of the cottages. 3 letters of objection, one with a petition containing 31 signatures, have been received on the following grounds: The visual impact is out of character with the area; immediate neighbours are offended by the appearance; the buildings have had all their character removed and no longer compliment their surroundings; the granting of permission will set a precedent in the conservation area.

Warwickshire Museum Field Services: *"I would recommend that a note relating to bats as a protected species is added to any approval granted as the proposal will be affecting roof spaces".*

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV9 - Design Guidance for New Development within Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

Planning permission (ref: W00/0894) was granted in 2000, subject to conditions, for the change of use and conversion of two outbuildings in the grounds of the Old Rectory Hotel to form three dwellings, each with a garden and parking area. Condition 3 of the permission stated "*All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building*", whilst condition 4 removed all permitted development rights within part 1 of schedule 2 of the GPDO. It is two of these converted outbuildings which are now the subject of this current application.

The owners of 1 & 2 Rectory Cottages contacted the Council prior to starting works in order to find out whether planning permission was required. They were advised, that planning permission was not required, primarily due to an administrative error which meant that reference to the removal of permitted development rights had not been included on the property card index. However, it was later found that permitted development rights had been removed at the time of the conversion in 2000 and that therefore planning permission was required. Unfortunately, the majority of the work had already been completed by this stage.

The owners were subsequently advised to make a retrospective application for the works and that any further work carried out would be done so at their own risk.

KEY ISSUES

The Site and its Location

The application site lies within the Sherbourne Conservation Area and is situated approximately 45 metres to the rear of the Grade II Listed Old Rectory Hotel and accessed via a shared drive off Vicarage Lane which runs along the southern side of the hotel. The application site backs directly onto the rear garden of no. 7 Moat Green. The building is not visible from public vantage points.

Although the outbuilding originally formed part of the curtilage of the Grade II Listed 17th century hotel, the new dwellings now have their own respective residential curtilages which fall outside that of the Listed Building and statutory protection.

Details of the Development

The application is part proposed and part retrospective. The retrospective part comprises a new 'Redland' Rustic Red machine made concrete tile roof, the insertion of a velux roof light to the side of cottage no. 1 and renewed cladding to the dormer windows. The proposed part involves replacement oak windows of the same size and design as existing and a new front door.

Assessment

The application building originally had a hand made clay tile roof which had been heavily weathered. Clay roof tiles have a long but not indefinite life, and are at their most picturesque as they approach the end of that long life. The other converted outbuilding (3 Old Rectory Cottages) 30 metres south west of the application site and the Old Rectory Hotel still retain their hand made clay tile roofs, both of which have taken on an attractively weathered reddish brown appearance.

In comparison to standard concrete tiles, the concrete tiles which have been used are relatively small. This combined with the red/ brown colour results in an appearance which is not markedly different to some types of new clay tile.

I consider that the main impact of the replacement roof stems from the fact that it is new and unweathered and at present the tiles have an incongruously bright and fresh appearance not in keeping with the character of the building and those in the immediate vicinity. However, this would also be the case if new clay tiles had been used. Given time, the roof will weather and will become less conspicuous blending in with the building and the surroundings. It is possible to accelerate the weathering process by an application of liquid manure/ yoghurt, if necessary. Taking into account that under normal circumstances planning permission is not required for a replacement roof in the Conservation Area where the property is a single dwelling, that the buildings are not listed, that the tiles will weather down to an acceptable appearance and that the brown/ red colour is not inappropriate, I consider that planning permission can be granted for the retention of the new roof and enforcement action to require its removal would not be justified.

The velux rooflight is on the hip of the roof on the north west elevation to no.1. This elevation faces towards the A46 but is screened by tall hedge/ trees and as such the rooflight is only visible within the site from the area to the side of the dwelling. I do not therefore consider it to be unacceptably harmful to the character of the Conservation Area. The renewed cladding is also considered to be acceptable.

The existing windows with their top openings and the overtly domestic door are not particularly appropriate on this building and it is considered, therefore, that replacement windows and door would enhance the character and appearance of the building and the Conservation Area.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 All window frames shall be constructed in timber, painted and not stained, and be of a side hung casement type set in reveals of 75mm from the face of the building. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.

- 2 No further development shall be carried out on the site which is the subject of this permission until large scale details of door and windows have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
