

Planning Committee: 24 July 2012

Item Number: 14

Application No: W 12 / 0564 LB

Town/Parish Council: Sherbourne

Registration Date: 15/05/12

Case Officer:

Liam D'Onofrio

Expiry Date: 10/07/12

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3 Old Rectory, Vicarage Lane, Sherbourne, Warwick, CV35 8AB

Proposed extension to form living room and hall FOR Mr & Miss Tongue / Harper-Roberts

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant listed building consent, subject to conditions.

DETAILS OF THE DEVELOPMENT

The purpose of this report is to consider the above application, which seeks listed building consent for the proposed extension to a dwellinghouse, which is curtilage listed having been formerly located within the grounds of The Old Rectory Hotel. The proposed extension will measure 4.3 metres wide by up to 4.1 metres deep by up to 4 metres high and will form a living room and hall extension. Planning permission for the extension has already been applied for and was granted on 25th May 2012 under application W/12/0351.

THE SITE AND ITS LOCATION

The application property relates to a former single storey outbuilding, which was originally within the grounds of The Old Rectory Hotel, Vicarage Lane. The Old Rectory Hotel is a listed building located on the eastern side of Vicarage Lane close to its junction with the A46. The outbuilding lies to the rear of The Old Rectory Hotel and is accessed from within the site. In 2000 permission was granted to convert three of the existing outbuildings to residential dwellings, which included a single storey extension to No.3 Rectory Cottages adjacent to the boundary with the existing car park for the Hotel. The site lies within a rural area and conservation area.

PLANNING HISTORY

W/12/0351 - Erection of single storey extension: Granted 25th May 2012.

W/00/0894 - Change of use and conversion of existing outbuildings into dwellings: Granted 8th September 2000.

RELEVANT POLICIES

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

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Barford Sherbourne & Wasperton Joint Parish Council : Objection, on the grounds of the impact this proposal will have on the neighbouring listed building. (The JPC is also confused by the period of time between planning permission being sought and this application for listed building consent and contends that it was not given the full facts at the former to enable it to make a decision on all the evidence).

The case officer has sought further clarification to the JPC's concerns which are indicated below:

No. 3 is built within the curtilage of the 17th century Grade II Listed Building, currently called *The Old Rectory*. It is built close to the ancient brick and mortar wall (probably Georgian) which is the boundary wall to the property designated as listed. From the application drawings the wall of the proposed extension to No. 3 would appear not to run parallel to the old wall, but on a merging line, bringing it so close to this ancient wall that the digging of the new footings would undermine the integrity of the wall and might well lead to its collapse. Furthermore, the abnormal treatment of this part of the proposed development would impose an overbearing and unsympathetic intrusion upon the view of the ancient wall. The JPC Planning Committee felt that these two points were important to the Listed Building aspect of the application and that they had not been addressed in a manner that would overcome the harm that they will do to the character of the Listed Building status of the immediate surroundings.

ASSESSMENT

The main issues relevant to the consideration of this application are the impact of the scheme upon the character and setting of the listed building.

The proposed extension will provide an acceptable design solution that is well proportioned and will integrate well with the main building. A condition is suggested to ensure that all external facing and roofing materials are first agreed in writing with the district planning authority to ensure an acceptable colour and texture is used. In addition a condition is suggested to ensure that the large scale details of doors, windows, eaves, verges and rainwater goods are also submitted for approval to ensure that architectural detailing is appropriate to the style and character of the host building. The Conservation Officer has raised no objection to the scheme.

The Joint Parish Council have objected to the scheme due to the impact on the neighbouring listed building. The case officer has sought further clarification on the Joint Parish Council's concerns, which relate in particular to potential damage or collapse of the historic boundary wall during construction and also the screening of the wall from view by the development. These concerns were not raised at the planning application stage, however it is understood that the Joint Parish Council were unaware that the building was curtilage listed.

The scheme was fully assessed at the planning application stage and the extension remains an acceptable addition that will not impact upon the character or setting of the adjacent listed building. The section of adjacent boundary wall in question lies within the applicant's own garden area and appears to have been unsympathetically added to in the past. In light of the Joint Parish Council's concerns regarding the possible collapse of the wall during construction a condition relevant to the listed building consent may be applied to ensure that steps are taken to secure the safety and stability of the wall during construction.

CONCLUSION/SUMMARY OF DECISION

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of 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 hereby permitted shall take place unless and until details of all external facing materials have been submitted to and approved by the District Planning Authority. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policies DP1 and DAP4 of the Warwick District Local Plan 1996-2011.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) 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 that the visual amenities of the area are protected, and to satisfy the requirements of Policies DP1 and DAP4 of the Warwick District Local Plan 1996-2011.
- 4 Before the development hereby approved commences, a scheme shall be submitted to and approved in writing by the District Planning Authority to detail steps to be taken to secure the safety and stability of the adjoining brick boundary wall. Details shall be carried out as approved. **REASON** : To safeguard to stability of the adjoining listed wall during construction in accordance with Policy DAP4 of the Warwick

Development Plan 1996-2011.
