

<b>ITEM NO:</b> 6.2	<u>Location:</u>	<b>Thatch End, Ashwell Road, Newnham, SG7 5JX</b>
	<u>Applicant:</u>	<b>Mr T Eames</b>
	<u>Proposal:</u>	<b>Single storey side extension following demolition of existing single storey lean-to and detached garage/store (as amended by plans received 1st July 2008).</b>
	<u>Ref.No:</u>	<b>08/00940/ 1LB</b>
	<u>Officer:</u>	<b>Naomi Reynard</b>

**Date of expiry of statutory period** : 14 July 2008

### **Reason for Delay**

Committee cycle

### **Reason for Referral to Committee**

Parish Council objection contrary to officer recommendation.

### **1.0 Relevant History**

- 1.1 Planning permission and listed building consent were granted on 27th November 1991 for a two storey side extension and insertion of new dormer in rear elevation.
- 1.2. Planning permission and listed building consent were granted on 16th October 2000 for an extension to the existing garage and the erection of a 1.8m high boundary fence.
- 1.3 Planning permission was granted on 27th July 2007 for a new vehicular access, the erection of a garden shed and re-positioned fencing. This was following a refused application for a similar proposal on 2nd May 2007.
- 1.4 Applications for planning permission and listed building consent were withdrawn in January 2008 for a two storey side extension following demolition of existing single storey lean-to and detached garage/store.

### **2.0 Policies**

- 2.1 **North Hertfordshire District Local Plan No. 2 with Alterations**  
Policy 6 - Rural Areas beyond the Green Belt  
Policy 28 - House Extensions
- 2.2 **National Planning Guidance**  
Planning Policy Guidance 15 - Planning and the Historic Environment

### **3.0 Representations**

- 3.1 **Parish Council** - Comments received on 25th June 2007 raising the following objections:
  - The proposed extension more than doubles the solid structure fronting the high street and would severely damage the proportions and aspect of a listed

- building in a conservation area.
- Substantial and solid extension which would be higher than the existing garage would be out of keeping with the conservation area balance and sense of openness along the main street.
- Loss of light to and overdominance of neighbouring properties, rear path and the main street.
- Would limit access to the underground electricity cables along the path edge, which serve properties on The Green.
- Proposed extension would be too large for the small site and would damage the open layout of the village.
- Materials are inappropriate for this listed building and no residential structures comprising stained clapping along the main street.
- The Parish Council have already received several letters of objection to these revised plans from Newnham Village residents.

### **3.2 Local residents/site notice and press publicity**

Letters received from the neighbours at 5 and 7 The Green, Ashwell Road, with the following objections:

- Not in keeping with the listed cottage or nearby cottages.
- Materials would not match the host dwelling.
- Height and size of extension seems very large for the size of the plot.
- Loss of light to neighbouring properties.
- Noise during construction would affect neighbouring hypnotherapy practice.

## **4.0 Planning Considerations**

### **4.1 Site & Surroundings**

- 4.1.1 The property is a listed thatched cottage on the north east side of Ashwell Road.

### **4.2 Proposal**

- 4.2.1 The proposal is for a single storey gabled side extension to replace the existing single storey side/rear lean-to extension and detached garage/store. The proposed extension would be approximately 4.4m in depth by approximately 8.4m in width by approximately 4.9m in height. During the course of the application amended plans were received which showed the windows to be reduced in depth as requested by the Conservation Officer and some minor ambiguities on the plans were corrected. The proposal would only create ground floor accommodation.

### **4.3 Key Issues**

- 4.3.1 The key issues in the determination of this application are the impact of the proposals on the special character and appearance of this Listed Building in the Conservation Area.
- 4.3.2 These applications follow extensive pre-application discussions after the previous applications were withdrawn. The main concerns with the previous scheme related to the impact of the proposal on the listed building and conservation area. The design advice given has been taken on board. The first floor element, specified in the previous scheme has been removed. This has affected a reduction in the ridge height, a reduction of the roof pitch and removal of the dormer window and a rooflight. The previously proposed chimney stack has also been removed. Also the proposal has been set back slightly in order to appear more subservient. During the course of the application the depth of the windows on the front elevation have been reduced so that they would relate better to the windows in the host dwelling. It has also been confirmed that it would have a level ceiling throughout the extension except for over the study, in this area the ceiling would follow the line

of the partially exposed rafters. The whole roof construction would be of a warm roof design with the insulation above the rafter level.

4.3.3 The proposed weatherboarded and tiled extension is considered to be appropriate, as it would give the extension a barn-like character and the contrast with the host building, in our view, would ensure that the proportions and form of the main building are more readily interpreted. The removal of the first floor accommodation, in particular the dormer, is considered to be an improvement, as it would allow the extension to be perceived as a traditional, ancillary, single-storey, store/barn building rather than as a residential extension.

4.3.4 The Conservation Officer concluded that the proposal would preserve the special character of the listed building and preserve the character and appearance of Newnham Conservation Area (thus complying with the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### 4.4 **Conclusion**

4.4.1 In conclusion the proposed extensions and alterations would not have an adverse impact on the special character of the Listed Building.

### **5.0 Legal Implications**

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

### **6.0 Recommendation**

6.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of 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. A sample of the plain tile for the extension roof shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved. The scheme shall be implemented in accordance with the approved sample.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance, setting or character of the listed building.

3. A sample of the weatherboarding including external finish shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved. The scheme shall be implemented in accordance with the approved sample.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance, setting or character of the listed building.

4. Details of the external finish to all new window/door joinery shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved. The scheme shall be implemented in accordance with the approved sample.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance, setting or character of the listed building.

5. The rainwater goods shall be black-painted cast iron or aluminium unless otherwise agreed and approved in writing by the local planning authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance, setting or character of the listed building.

**Reason for Decision**

It is considered that the proposal will preserve the special character of the listed building thus complying with the provisions of Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.