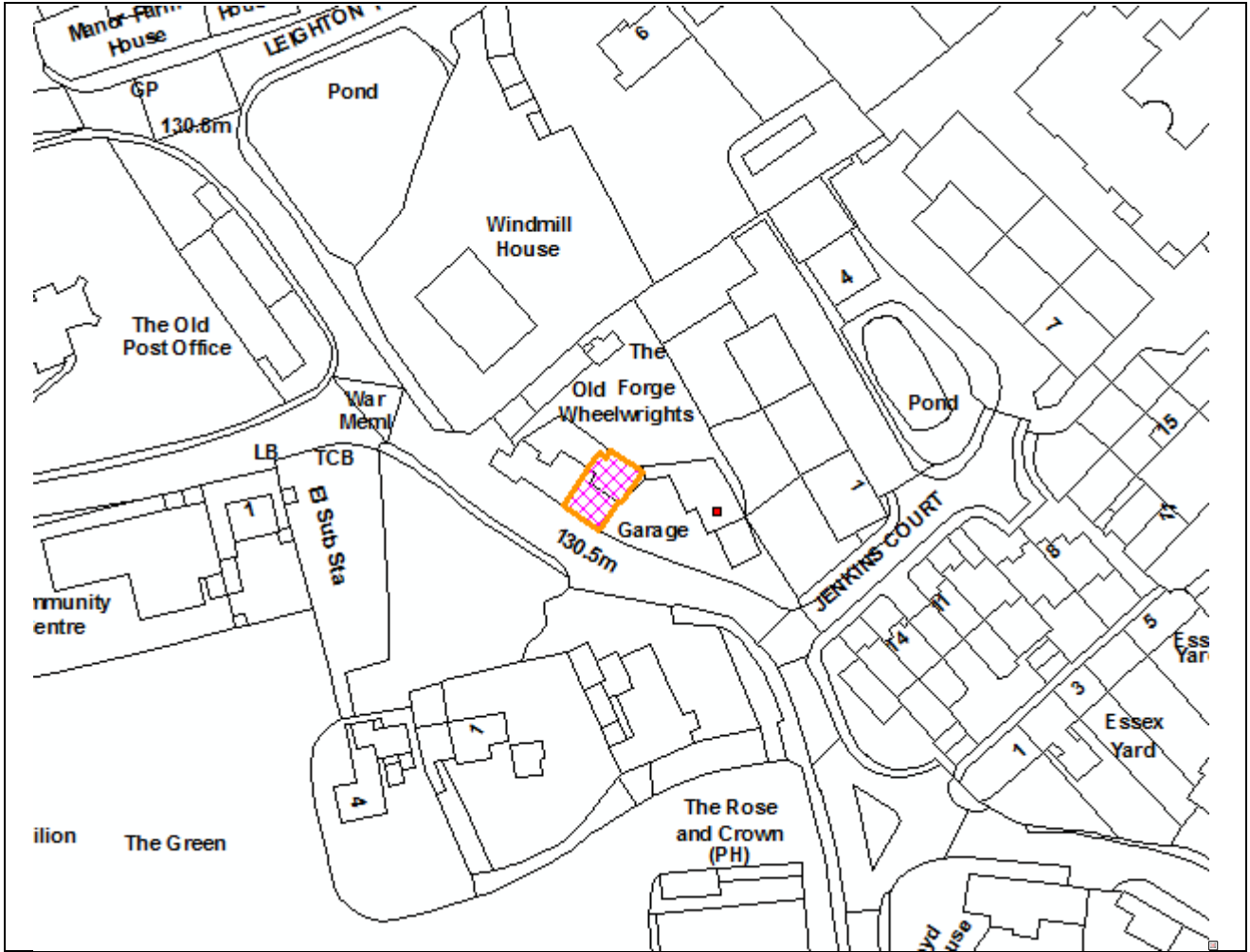


18/02054/ALB



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
18/02054/ALB	WINGRAVE WITH ROWSHAM	11/06/18
SINGLE STOREY REAR EXTENSION, INTERNAL AND EXTERNAL ALTERATIONS AND ERECTION OF BOUNDARY FENCE (PART RETROSPECTIVE) THE GARAGE THE GREEN HP22 4PD MISS P MARCHANT	The Local Member(s) for this area is/are: - Councillor P Cooper	
STREET ATLAS PAGE NO. 89		

1.0 The Key Issues in determining this application are:-

a) Impact on the special architectural and historic interest of the listed building.

The recommendation is that permission be **GRANTED**, subject to conditions

2.0 Conclusion and Recommendation

2.1 Whilst substantial harm has been caused to the significance of the heritage assets through the unauthorised works, the proposed development seeks to rebuild the building using retained materials and materials to match the original for of the building, almost identical to the 2015 approval. The loss of the roof and first floor structures and the removal of much of the building's original flank walling clearly constitutes a very great loss of original fabric/historic features that severely diminish the overall significance of this designated heritage asset, such that significance now lies very much in the proposal here to restore the external appearance of the building, which is considered to visually contribute to the setting of the adjoining listed Wheelwrights dwelling and the visual historic contribution the two buildings make to the character and appearance of the conservation area.

2.2 Therefore whilst harm has been caused the heritage assets, the development seeks to rebuild and preserve the building in accordance with sections 16 and 66 of the Act. It is also considered that the character and appearance of the conservation area and that the listed building would be preserved in accordance with paragraph 72 of the Act. In addition, whilst substantial harm to the significance of the designated heritage asset has been caused by the unauthorised works, the works proposed themselves amount to less than substantial harm which would be weighed against the public benefits of the proposal. It is considered that the rebuilding of the building's historic external form and the need for the building to have a new function in order for it to survive are important public benefits.

2.3 Given the above assessment, it is recommended that the application be APPROVED subject to conditions set out below :

2.4 Conditions:

1. STC6 – Standard time condition

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. The development hereby permitted shall only be carried out in accordance with the approved plans, Amended Site Location Plan reference 0789/LCN01A, Amended Plans, Elevations and Sections drawing number 0789/01N, Amended Certificate of Ownership dated 14.08.2019, Window/Door Details drawing number 0789/PL03B, Windows Details drawing number 0789/PL04A, Amended Site Observations/ Timber Elements Schedule - drawing number 5040-SK01 Rev A (01/02/19), Amended Roof Sections Drawing number 5040-SK02 rev A

Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority and to comply with the National Planning Policy Framework.

3. Brickwork detail - No work permitted by this consent shall take place until details of the proposed brick bond, mortar mix specification and pointing technique have been provided to the Local Planning Authority by means of a sample panel (which shall remain on site for the duration of the development and the Local Planning Authority has given written approval of those details. The development shall be carried out using the approved details.

Reason: To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the listed building and to comply with the National Planning Policy Framework

4. Bricks - The bricks which have been taken from the existing building will be set aside and reused on this building and the balance to be made up of matching bricks.

Reason: To ensure that the proposed works can be affected without detriment to the special architectural and historic interest of the listed building and to comply with the National Planning Policy Framework.

5. Roof - The peg tiles and slates which have been stripped from the roof shall be set aside and reused on this building and the balance to replace those unsuitable for re-use shall be made up with matching tiles.

Reason: To ensure that the proposed works can be affected without detriment to the special architectural and historic interest of the listed building and to comply with the National Planning Policy Framework.

6. Rainwater goods - No work shall be carried out to the rainwater goods (or the replacement rainwater goods) in accordance with this consent until details of the colour which it is proposed that they shall be painted has been submitted to and approved in writing by the Local Planning Authority. All rainwater goods shall be of cast iron or cast aluminium depending on the agreed type upon rise - and - fall brackets. The development shall be carried out using the approved details.

Reason: To ensure that the proposed works can be affected without detriment to the special architectural and historic interest of the listed building and to comply with the National Planning Policy Framework.

7. Rooflights - The rooflights hereby permitted shall be conservation type and flush fitting.

Reason: To ensure that the proposed works can be affected without detriment to the

special architectural and historic interest of the listed building and to comply with the National Planning Policy Framework.

- 8 Flue and Vents - Prior to the installation of any new flues, vents or extracts to be fitted externally to the building fully detailed plans shall be submitted to the Local Planning Authority and approved in writing. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the proposed works can be affected without detriment to the special architectural and historic interest of the listed building and to comply with the National Planning Policy Framework.

3.0 WORKING WITH THE APPLICANT/AGENT

- 3.1 In accordance with paragraphs 38 and 39 of the National Planning Policy Framework, Aylesbury Vale District Council (AVDC) takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. AVDC works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the applicant/agent was informed of the issues arising from the proposal and given the opportunity to submit amendments/additional information in order to address those issues prior to determination. The applicant/agent responded by submitting amended plans/additional information which were found to be acceptable so the application has been approved.

4.0 INTRODUCTION

- 4.1 Councillor Peter Cooper (Wingrave Ward) objects to the application and wishes to speak at committee and wishes to speak at committee. The objection to the works to the listed building relate around the works taken place to the building and that important parts of the listed building have been removed and full restoration should be incorporated into design before application is considered.
- 4.2 In response to the Councillors comments the planning department consider that the works proposed would restore the building and would incorporate features, such as the single storey rear extension and alterations to ground floor windows, which had previously been granted consent in 2015. Therefore, whilst it is acknowledged that unauthorised works have taken place to the building, this application seeks to rebuild the building to its previous form, utilising materials salvaged and materials to match.

5.0 SITE DESCRIPTION

- 5.1 The site is located towards to the centre of Wingrave off Dark Lane and relates to a derelict workshop extension that formed part of an earlier building known as Wheelwrights. The building is grade II Listed and located within the Wingrave Conservation Area and the Quainton-Wing Hills Area of Attractive Landscape. The workshop is sited to the west of the garage on the corner of Dark Lane/Jenkins Court and is opposite an area of open space with car park beyond that provides parking for the community centre.
- 5.2 The listing for the property describes it as:

House and workshop. Late C18 and C19 alterations to older building. Left bay has timber frame to left side and rear, C19 brick to front. 2 centre bays are of late C18 chequer brick with plinth and moulded eaves, and have central chimney. Old tile roofs, hipped to left over small shop extension. Late C19 2-bay extension to right is of red brick with dentil eaves

and tiled roof. Centre bays are of 2 storeys with C20 barred wooden casements and off-centre C20 half-glazed door. Ground floor openings have segmental heads with narrow stone or rendered keyblocks. Diaper in blue headers to left of door. Left bay is of one storey with 2 irregular barred wooden casements. C19 bays to right are of 2 storeys with C20 3-light windows to ground floor and barred horizontal sliding sashes to first floor.

6.0 PROPOSAL/DESCRIPTION OF DEVELOPMENT

- 6.1 The proposal seeks to rebuild the building as a dwelling with painted timber casement windows to the ground floor front elevation, with 'Yorkshire side sash' windows to the first floor to match the original style. In the side elevation (south east) the existing first floor side elevation window is to be retained and painted and the existing side elevation ground floor garage door frame and door to be retained with one side opening door.
- 6.2 To the rear the first floor windows are side sashes to match the original.. To the ground floor rear there is to be single storey mono-pitched extension, which has been partially built. The extension is 1.9m deep, 6.1m wide, 2.7m to the ridge and 2.1m to the eaves with 2 rooflights to the roof and a casement window and patio doors. All of the alterations are very similar in appearance to approved listed building consent 15/01321/ALB
- 6.3 Materials from the original building are to be reused such as the purlins which were retained on site, also some of the rafters, 12, will be re-used with new structural timber. In addition 1400 face bricks and a similar number of three quarter and half bricks will be retained to reinstate the front elevation of the building. The main roof is to be clay tiles as per the original, with slates to the single storey projection
- 6.4 Internally the building will have a lounge, W/C and dining kitchen area at ground floor and 3 bedrooms (one ensuite) and a bathroom at first floor level.
- 6.5 To the rear of the dwelling is 1 parking space, 2 cycle spaces and an area for bins.

7.0 RELEVANT PLANNING HISTORY

- 7.1 85/01165/AV - CONVERSION OF PREMISES TO FORM 2 DWELLINGS - APPROVED
- 7.2 85/01166/AV - CONVERSION OF PREMISES TO FORM 2 DWELLINGS WITH MINOR ALTERATIONS - APPROVED
- 7.3 90/01279/APP - CONVERSION OF WORKSHOP TO FORM 2 DWELLINGS (RENEWAL OF AV/1165/85) - APPROVED
- 7.4 99/00626/APP - Erection of 2 dwellings - Renewal of 94/0906/APP - APPROVED
- 7.5 05/00902/APP - Erection of two semi-detached houses - REFUSED
- 7.6 15/01321/ALB - Internal and external alteration and single storey rear extension – APPROVED
- 7.7 18/02053/APP - Single storey rear extension, internal and external alterations and erection of boundary fence (Part Retrospective) - Withdrawn
- 7.8 18/02054/ALB - Single storey rear extension, internal and external alterations and erection of boundary fence (Part Retrospective) – Pending Consideration

8.0 PARISH/TOWN COUNCIL COMMENTS

- 8.1 Wingrave with Rowsham Parish Council – have concerns over the application
- There is insufficient parking allocation for a dwelling, especially a 3 bedroom one
 - The proximity to both the fuel stores and vent pipes is a major concern
 - The building is listed and no application has been received from Heritage
- 8.2 Councillor Peter Cooper (Wingrave Ward) – **Objects** and wishes to speak at committee:-

- Damaging works have taken place to the listed building and important parts of the listed building have been removed. Full restoration should be incorporated into design before application is considered
- Parking is inadequate and is over a garage forecourt
- Parking on the village green area is heavily over subscribed
- Concern over close proximity to fuel stores

9.0 CONSULTATION RESPONSES

9.1 BCC Archaeology – No objection

9.2 AVDC Heritage Comments – 4 separate comments received throughout the life of the application. Final comments, consider that the proposed works to the building amount to less than substantial harm and the maintenance of the building's historic external form and the need for the building to have a new function in order for it to survive are relevant positive factors. Application to be approved subject to conditions.

9.3 Buckingham & River Ouzel Internal Drainage Board – No Comments

9.4 AVDC Ecology – No objection

10.0 REPRESENTATIONS

10.1 3 letters of objection corresponding to this application and 1 letter of objection to full application

- Appears to be no application for Listed Building Consent.
- The living areas for the dwelling are small and are unrealistic
- Application should be revised to 1 bed dwelling which would resolve parking issues
- The parking area shown is for only one car which is inadequate for three bedrooms. The parking
- Cars will be parked in the public car park on the green
- Conditions relating to sash windows on previous applications should be proposed
- Yorkshire sash windows should be used
- Joinery details to be approved by the conservation officer
- Support the re- construction of the Old Workshop building in its original style as soon as possible.
- Concerns with location of fence
- property should be referred to as 'The Garage Cottage' and not The Garage
- Concerns over boundary
- Concerns whether car can fit into space
- Concerns over visibility
- Concerns over use of parking space
- Neighbouring garage has right of way over land to the south west of the building
- Considerations over use of space to the rear
- Concerns over smoking and BBQ's close to fuel tank vent pipes -high risk of fire or even explosion.
- With appropriate amendments to the access gate and fence we would very much like to see the development completed as soon as possible
- Property currently an eyesore and impacting on neighbouring businesses

11.0 EVALUATION

Impact on the special architectural and historic interest of the listed building.

11.1 Section 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to pay special regard to the desirability of preserving the Listed

Building, its setting and any features of special architectural or historic interest in which it possesses.

- 11.2 Policy 5: Design of the Wingrave with Rowsham Neighbourhood Plan (WRNP) states that the scale, massing, layout and design of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and the topography and setting of the site to be developed.
- 11.3 The relevant policies within the Aylesbury Vale District Local Plan in respect of Listed Buildings are now out of date. Policy BE1 Heritage assets of the emerging VALP states that the historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible. This policy is to be given moderate weight in the decision making process as the inspector has considered the proposed modifications and in agreeing them for consultation, has confirmed he is reasonably satisfied that they remedy the points of unsoundness identified in the examination process so far.
- 11.4 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
- 11.5 The application for listed building consent has been submitted as a result of development works being implemented to convert the listed building into a three bedroom dwelling, to demolition and alterations that did not form part of the listed building consent originally given in 2015 under 15/01321/ALB. The works in question being the removal of the original roof structure and first floor structures as well as a substantial portion of the road-side elevation of the building having been taken down along with the entire opposite flank wall contrary to the scheme as approved.
- 11.6 This loss of the roof and first floor structures and the removal of much of the building's original flank walling has clearly constituted a very great loss of original fabric /historic features very much to the diminishment of the overall significance of this designated heritage asset. That said the applicant has retained the original bricks from the sections of walling taken down both on the road-side elevation of the building (where there had already existed a large ground floor window opening) and from the elevation (north-eastern) that faces away from the road where the whole of the original walling has been taken down when works were stopped the external walls to the previously approved single storey side extension for the kitchen/diner had been built along with a rebuilt first floor wall.
- 11.7 This current listed building consent seeks to address the works undertaken without the benefit of consent and essentially seeks to continue to complete the development essentially to the design that was previously given consent for in 2015 (15/01321/ALB), albeit with a new first floor and roof structures and a rebuilt road-side elevation to the modified form previously approved. The only external difference being proposed (overly the earlier consented scheme), is to the fenestration form of the first floor over the entrance on the south-eastern end elevation of the building that keeps the design unchanged it. Internally it is noted that it is now being proposed to enlarge the opening between the living room and the new partially built kitchen extension. As this internal alteration would not result in any further loss of historic fabric the change would not have any impact on the significance of the building. The previously approved fence has also been removed and a

smaller fence has been erected to the rear of the building, 1.55m high, separating the parking and amenity area from the adjoining Wingrave Garage.

11.8 In this case of this particular building whilst arguably those works undertaken without the benefit of consent have greatly eroded the value of this heritage asset, it is however now believed that the building's significance lies in its relationship to the adjoining listed property, The Old Wheelwrights, and its visual contribution to the Wingrave Conservation Area. As such given that consent has previously been given to convert the building to a dwelling, it is considered important to ensure the rebuilding of the road-side elevation is achieved in a way to ensure the rebuilt and new elements of this elevation seamlessly match in with the existing brickwork that remains along the bottom of this elevation and towards the corners. To that end the expectation is to condition these works and require a sample panel of walling to be produced to ensure the bricks, mortar mix and colour, brick bond and mortar joint size and finish are correct.

11.9 Further details were provided throughout the course of the application in relation to elements of the rebuild:

Roof Timbers

11.10 Drawing 5040-SK01 (rev A - 1/2/19) was submitted confirming the reuse of the existing purlins which were retained on site. It also confirms some rafters will be re-used - subject to condition and quality. Following this it has been confirmed from the builders inventory check of the materials retained on site that 12 historic rafters will be reused, albeit with new structural timber along side.

Bricks

11.11 Approximately 1400 facing bricks and a similar number of three quarter and half bricks have been retained to reinstate the front elevation of the building. This should be constructed using an appropriate mortar, bricks bond and pointing as per the wall prior to its collapse. These are recommended to be secured via conditions.

Windows

11.12 The side sliding sash windows whilst initially retained, were reported stolen from the site – a crime reference number was provided. Revised drawings (0789/PL03B and 0789/PL04A) have been submitted detailing single glazed windows with integral glazing bars, also clearly annotating the proposed windows to the elevation drawing. These documents also confirm replications of the side sash windows will be inserted to the first floor windows to the front.

Fence

11.13 The height of the proposed boundary timber gate and close boarded timber fence has been lowered to 1.55m and will be located along the rear boundary with the property and the abutting Wingrave Garage.

11.14 The Council's Heritage officers have worked closely on the application to ensure they were satisfied with the level of information provided and the quality of rebuild. Following the receipt of additional information the heritage officer has confirmed that they whilst substantial harm to the significance of the designated heritage asset has already been caused by the unauthorised works, the works proposed themselves amount to less than substantial harm and that it is considered that the maintenance of the building's historic external form and the need for the building to have a new function in order for it to survive are relevant factors. t:

11.15 ***The Planning (Listed Building and Conservation Areas) Act 1990***

The proposals would preserve the architectural external form of the listed building and as such the character and appearance of the conservation area.

NPPF

Whilst substantial harm to the significance of the designated heritage asset has already been caused by the unauthorised works, the works proposed themselves amount to less than substantial harm. Paragraph 132/133 and 134 of the NPPF therefore applies; in applying this policy it is considered that the maintenance of the building's historic external form and the need for the building to have a new function in order for it to survive are relevant factors.

- 11.16 It is therefore considered that whilst substantial harm to the significance of the designated heritage asset has already been caused by the unauthorised works, the works proposed themselves amount to less than substantial harm which would be weighed against the public benefits of the proposal as set out in paragraph 196 of the NPPF. The public benefits of the proposal include restoring the buildings historic form, the need for the building to have a new function in order for it to survive, improving the buildings appearance on the Conservation Area and the settling on the adjoining listed building. Special attention has also been paid to the statutory test of preserving or enhancing the character or appearance of the conservation area under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and to the statutory test of preserving the setting of the listed building under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, which are accepted is a higher duty. It has been concluded that the development would preserve the character and appearance of the conservation area and that the setting of the listed building would be preserved and so the proposal accords with section 66 & 72 of the Act.

Case officer: Will Docherty (wdocherty@aylesburyvaldc.gov.uk)