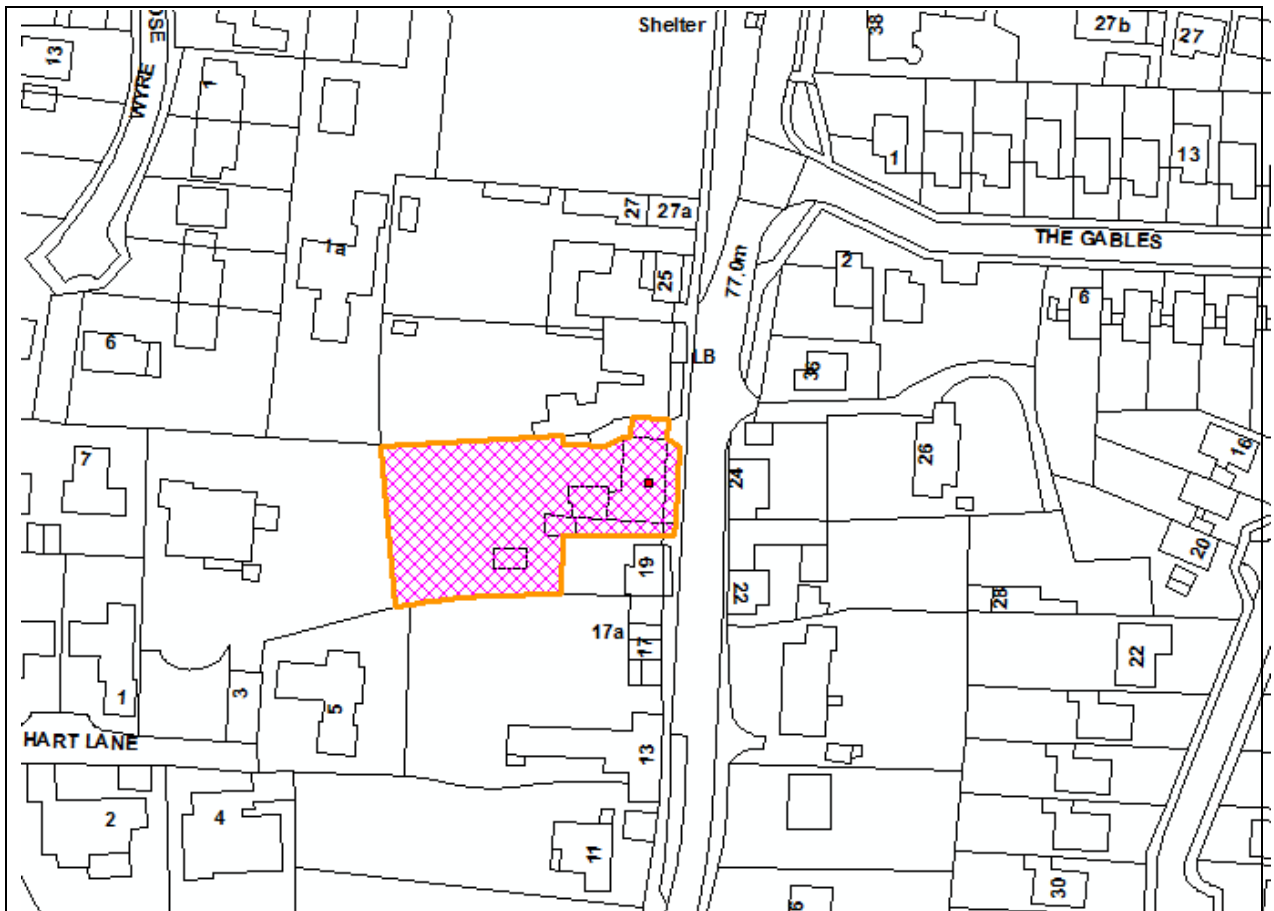


19/03077/ALB



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
19/03077/ALB	HADDENHAM The Local Member(s) for this area is/are: -	20/08/19
INTERNAL REARRANGEMENTS AND CHANGES TO CEILING, WINDOWS, WALLS AND DOORWAYS. PART DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION, DEMOLITION OF EXISTING GARAGE AND OUTBUILDING. REMOVAL OF LINTEL, AND SMALL WALL ABOVE OVER GATEWAY. PART TWO STOREY PART SINGLE STOREY REAR EXTENSION. ERECTION OF NEW DETACHED GARAGE. CHANGE FENESTRATION AND REMOVE TILE HANGING TO PREVIOUS EXTENSION AND RE-RENDER THE PREVIOUS EXTENSION.	Councillor David Lyons Councillor Brian Foster Councillor Mrs J Brandis	
21 CHURCHWAY HP17 8AB MRS LUCY DOWSON		
STREET ATLAS PAGE NO. 127		

1.0 The Key Issues in determining this application are:-

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

The recommendation is that consent be **GRANTED**

CONCLUSION

It is considered that the extensions and the internal and external changes would not cause harm to the heritage asset or to its significance and therefore the works accord with the guidance contained within the NPPF and section 66 of the Act. The consent should be granted subject to the following conditions: -

The application should be approved subject the following conditions:

1. STC6 – Standard time condition
2. US07 – Materials as shown on form

3. LC22 – Fenestration details
4. No work permitted by this consent shall commence until details of the new doors and rooflights to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved details.
5. During the works of the fireplace removal in the sitting room hereby approved, a detailed recording of what is found must be carried out by an archaeological / building recording consultant or organisation approved by the Local Planning Authority. It shall be maintained throughout the works and submitted on completion of the works to the 'Historic Environment Record' and the Local Planning Authority notified.
6. No work permitted by this consent shall commence until details of any new flue and/or vents to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved details. Please also see note no's 5 and 6.
7. No work permitted by this consent shall commence until details of how the flat roof extension will be attached to existing building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved details. Please also see note no's 5 and 6.

Reasons:

1. RE04 – 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. 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.
3. 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.
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2.0 INTRODUCTION

- 2.1 The application needs to be determined by committee as the parish council has raised material planning objections to the application on the following grounds:
- 2.2 The combined 20th century and proposed extensions are disproportionately larger than the original 19th century building resulting in harm to the listed building with various gables, ridges, pitches and roof styles discordant and unsympathetic and not subservient to the old building.
- 2.3 The Council considers that the rear extensions follows the existing L-shaped pattern of development and is considered appropriate in relation to the listed building, with the main element extending from the rear of the modern side extension the ridge height stepping down resulting in the extension appearing suitably subservient. The contemporary flat roof glazed extension would extend from the rear of the original building, which would be a light weight structure and allow views through to the original building, as seen in other examples of modern extensions to listed buildings.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The site is located on Churchway in Haddenham village. It is semi-detached Grade II Listed Building, the original building constructed in early 19th century. It is of a stone construction with a slate roof. There are later more modern additions to the southern side and rear of the dwelling and a lintel beam and tile coping above the access at the south of the site.
- 3.2 House. Early c19. Coursed rubblestone with dressed stone jambs lintels and quoins. Slate roof. 3 bays with 4th over carriageway at right. 2 storeys. 5 panel central door with diamond ornament on horizontal panel in centre and 3 pane fanlight. Recessed barred sashes 4 panes to outer bays 3 above door. At right first floor oriel window installed in 1879 over carriageway which has board doors. Flanking stacks to main 3 bays. Cast-iron spear standards to wrought iron railings and gate on brick dwarf wall in front of house.

4.0 PROPOSAL

- 4.1 The proposal involves removal of the lintel and small wall over the south-side access and changes to the fenestration including replacing the windows on the rear elevation. There would also be a new roof light on the front section of the side extension and the removal of the tile hanging to the previous extension and re-rendering of it. Part demolition of the existing single storey rear extension, demolition of existing garage and outbuilding. Part two storey part single storey rear extension and the erection of new detached garage.
- 4.2 Internal rearrangements are also proposed including a new ensuite, new entrance into the side extension, removal of a 1950's fireplace and secondary glazing, as well as various changes to the ceiling, walls and doorways.

5.0 RELEVANT PLANNING HISTORY

- 5.1 None

6.0 PARISH/TOWN COUNCIL COMMENTS

- 6.1 The Parish Council OPPOSES this application for the following material reasons: The combined 20th century and proposed extensions are disproportionately larger than the original 19th century building resulting in harm to the listed building with various

gables, ridges, pitches and roof styles discordant and unsympathetic and not subservient to the old building.

- 6.2 Following amendments to the scheme the parish council submitted the following revised comments:

The Parish Council is pleased to note that the balcony has been removed on the amended plans but maintains its previous objections to other aspects of the application. If the application goes to committee the Parish Council would like to send a representative.

7.0 CONSULTATION RESPONSES

- 7.1 Heritage Officer – The proposals would preserve the architectural and historic interest of the listed building and therefore complies with sections 16 of the Act causing no harm to the significance of the heritage asset therefore the application should be approved.

8.0 REPRESENTATIONS

- 8.1 Councillor Judy Brandis objected on the following material grounds: The massing is complex and may compromise the original C19 small cottage.
- 8.2 A further 5 representations have been received from 3 individuals objecting on the following material grounds:
- Harm to the listed buildings through an out of character, complexed, oversized and incongruous additions in comparison to the original dwelling.
 - Inappropriate materials used

9.0 EVALUATION

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

- 9.2 Section 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 which it possesses. The policies of the AVDLP relating to listed buildings are not 'saved'. Policy BE1 of VALP (moderate weight) states that development proposals should conserve heritage assets in a manner appropriate to their significance.
- 9.3 The external changes to fenestration of the original dwelling, including window replacements and new openings are considered appropriate and would not harm the listed building. The changes to the existing modern side and rear extension are considered to improve its appearance and be more in keeping. The rear extensions follow the existing L-shaped pattern of development and are considered appropriate in relation to the listed building, with the main element extending from the rear of the modern side extension. The contemporary flat roof glazed extension would extend from the rear of the original building, which would be a light weight structure and allow views through to the original building, as seen in other examples of modern extensions to listed buildings. The roof light located on the front of the existing side extension would be obscured from the streetscene by the raised parapet at the front of the building and is considered to be an acceptable addition in this instance. Acceptable materials would be used and the proposal is supported by the Heritage Officer.

- 9.4 In regards to the internal changes, most of the changes would occur in the modern side extension and therefore not impact the original historic fabric. The scheme reverts many of the rooms back to the original layout which is welcomed including the new ensuite which makes use of an original door in the historic core of the building. A new access will be created by lowering the cill of an existing side window of the historic core building. Whilst this will result in the loss of some historic fabric, this harm is outweighed by resulting in the more simple historic layout of the building being reinstated (bedroom 3 and opening of the landing area) whilst also providing a more usable layout in the side extension, therefore the proposal is acceptable. In regards to the ceiling beam in the sitting room the opening works are considered to have taken place in C20th and so this is likely to be steel work, investigation is considered appropriate and should it be a historic timber beam its exposure is likely to be acceptable. The removal of the 1950's fireplace is considered acceptable, however recording of the original fireplace behind is considered necessary. The proposal includes the installation of secondary glazing to the windows within the front elevation of the listed building. Details submitted with the application confirm the frames, transoms and mullion details of the secondary glazing units will match up with the existing windows and therefore this element is considered acceptable.
- 9.5 Special regard has been given to the statutory test of preserving the listed building under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. It has been concluded that the listed building would be preserved, and so the proposal accords with section 66 of the Act. In addition, no harm would be caused to the significance of the heritage asset, in NPPF terms, and as such the proposal accords with guidance contained within the NPPF.

Case Officer: Mr Adam Thomas

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