



Report to South Area Planning Committee

Application Number:	PL/20/3209/HB
Proposal:	Listed Building Consent for construction of part single/part two storey rear extension. Demolition of existing conservatory and detached outbuilding. Replacement of garage door with 2 windows
Site Location:	Gable Cottage, Elm Road, Penn, High Wycombe, Buckinghamshire, HP10 8LB
Applicant:	Mr and Mrs Bahia
Case Officer:	Charenjit Braich
Ward(s) affected:	Penn Wood & Old Amersham
Parish-Town Council:	Penn Parish Council
Date valid application received:	25 September 2020
Statutory determination date:	7 April 2021
Recommendation	Conditional Consent

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks listed building consent for the construction of a part single/part two storey rear extension, as well as the demolition of an existing conservatory and detached outbuilding.
- 1.2 The application is before Committee as the Local Member Councillor Waters has called the concurrent planning application in, if the officer recommendation is for approval. For completeness, both applications have been brought to the Planning Committee by Officers.
- 1.3 The recommendation for the proposal is to grant conditional consent.

2.0 Description of Proposed Development

- 2.1 This application proposes a single storey extension from the rear of the existing property, which will involve the demolition of the 1988 conservatory and small detached outbuilding. It is noted that consent was provided within the 1988 consent for the removal of this outbuilding.
- 2.2 At first floor an extension is proposed to the existing rear gable to provide an increased floor area and allow the existing walk through Toy Room to be used as a bedroom, whilst allowing the bedroom above the garage to be accessed independently of this existing space. The bedroom over the garage will then be repurposed as a home office.

2.3 To the frontage of the building the existing garage doors, which are no longer functional due to the previous conversion of the garage area, are to be removed and replaced with brickwork and two steel frames windows. These will be of a similar style and proportions to the existing windows on the front elevation of the property.

2.4 The application is accompanied by:

- a) Design and access Statement
- b) Built heritage statement
- c) Tree report

3.0 Relevant Planning History

3.1 PL/20/3208/FA - Construction of part single/part two storey rear extension. Demolition of existing conservatory and detached outbuilding. Replacement of garage door with 2 windows. Sister application, to be determined alongside the subject application.

4.0 Summary of Representations

4.1 Consultation response from Conservation Officer: No objection.

4.2 Parish Council: Object.

4.3 13 letters of objection have been received from 8 neighbouring properties.

4.4 12 letters of support have been received from 10 neighbouring properties.

5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), February 2019.
- National Design Guide, October 2019
- Core Strategy for Chiltern District - Adopted November 2011:
- Chiltern District Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011.

Principle and Location of Development

Core Strategy Policies:

CS1 (The spatial strategy)

Local Plan Saved Policies:

GC1, LB1, LB2, LB3, CA1, CA2 and CA4

5.1 Sections 16 and 66 the Planning (Listed Buildings and Conservation Areas) Act 1990 require the LPA to have regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

5.2 The application building is a Grade II Listed Building and is a designated heritage asset.

5.3 Paragraph 192 of the National Planning Policy Framework 2019 (hereafter referred to as "the NPPF 2019") states:

In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.4 Paragraph 193 of the NPPF 2019 continues:

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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.5 Paragraph 196 of the NPPF 2019 states:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Impact on the special architectural or historic interest of the Listed Building and its setting

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

LB1 (Protection of special architectural or historic interest of Listed Buildings throughout the district)

LB2 (Protection of setting of Listed Buildings throughout the district)

LB3 (Demolition of Listed Buildings throughout the district)

CA1 (Works to buildings in Conservation Areas as defined on the Proposals Map)

CA2 (Views Within, out of, or into the Conservation Areas as defined on the Proposals Map)

CA4 (Demolition of unlisted buildings in Conservation Areas as defined on the Proposals Map)

5.6 Gable Cottage, is located on Elm Road in Penn, which falls within a designated Conservation Area. The cottage takes an end position in a row of similar aged cottages. Gable Cottage was constructed in around 1752 and was listed on 17th March 1982, along with the adjoining cottage Stratfords, these cottages have 18th century brick frontages facing Elm Road with timber framing. Gable cottage is small in scale, with the upper storey mostly in the roof structure, with low ridge heights. The cottage is a fairly well preserved early C18 two storey building, traditionally timber-framed, with a brick façade facing the street and tile hanging to the upper floors to the rear. The property has been extended in the C20, and comprises a C18 historic core, with a rear kitchen and bathroom extension, a part-converted garage to the North and a late C20 conservatory extending out from the rear façade on the ground floor. The mid-C20 extensions are gabled in form, echoing the gables to the front and are steeply pitched; these extensions blend in well, and the windows are leaded lights in steel frames with mullions and transoms. However, this phase of work has removed most of the original rear wall of the cottage, and it is not always easy to reconstruct the building's original form. The conservatory is rather a poor quality construction in timber, and could benefit from a redesign.

5.7 Alterations to the principle elevation of the property are limited to, the removal of the 1950's wooden garage doors and its replacement with matching brickwork and steel framed windows of a complementary scale and style to those employed within the historic façade of the original building. The Conservation officer has stated that 'the garage wing to the north is not of any great significance, although the way in which it steps down from the main building should remain, this is appropriate.' Accordingly, it

is considered that the proposed changes to the front facade integrate satisfactorily with the host dwelling and would have minimal impact on the listed building.

- 5.8 A single storey extension is proposed to be added to the rear of the existing property. The extension is designed to be low in form using traditional materials, of brick walling, lead rolled roof and steel framed windows and doors. Light will be drawn into the extension via low profiled steel, flat glass roof lanterns. The extension will be attached to a modern extension to the rear of the existing structure and would project a further 4.7m. In regards to the projection of the extension, it should be noted that the scheme was revised and the amended proposal has responded to heritage concerns and revised the scale to reflect those concerns. The projection of the extension is now similar to that of the neighbouring property, Stratford's. It is considered that this element of the scheme has been designed to be contextual and reference the architectural qualities and materiality of the host building. The material palette references the host building and the local context, with this in mind, no objections are raised in this regard.
- 5.9 Turning to the rear, as mentioned above the existing extensions have removed most of the original rear wall of the cottage. A first-floor extension projecting 4m from an existing gable to the north of the property is also proposed it would be clad in weathered vertical timber boarding which would define it as a distinct extension, in contrast to the tile hanging of the existing first floor rear structure. Whilst it is noted that this element of the proposal is large in scale and bulk it is considered that the addition will maintain the character of an articulated rear elevation characterised by gables. The proposal will also maintain the varied roofscape which typifies the existing property and the properties in the near vicinity. Accordingly, it is considered that the proposals would preserve the architectural and historic interest of the listed building.
- 5.10 The demolition of the single storey structures in the rear garden, which was formally used as a WC, was previously approved for demolition under application CH/1988/2050/FA. Given the rundown nature of the unused building and the previous permission to demolition it, the loss of this outbuilding is not considered to harm the setting of the Listed Building.
- 5.11 The Historic Buildings Officer has concluded that the proposal, as amended, is generally considered to be acceptable from the listed building aspect and would not result in substantial harm to the significance of the listed building. As such the proposal is considered to preserve and enhance the character and appearance of the application Listed building, adjacent listed buildings and the Conservation Area and be in accordance with Paragraph 196 of the NPPF and policy LB1 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 6.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning

Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a. Provision of the development plan insofar as they are material,
- b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
- c. Any other material considerations

6.3 As set out above it is considered that, the proposed development would accord with the Development Plan policies.

6.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

7.0 Working with the applicant / agent

7.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.

7.2 The Council works with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications / agents of any issues that may arise in the processing of their application.

7.3 In this instance, the Officers consider the application to be acceptable as submitted and no assistance was required.

8.0 Recommendation: Conditional Consent

Subject to the following conditions:-

1. The development to which this consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, to prevent the accumulation of unimplemented listed building consents and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.

2. Prior to installation of the rooflight, sectional drawings through the rooflight, eaves and roof, together with details of the glazing bars for the small panned windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and no alterations shall take place thereafter.

Reason: To safeguard the special architectural or historic interest of the listed building in accordance with policy LB1 of The Chiltern District Local Plan Adopted 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011, policy CS4 of the Core Strategy for Chiltern District, Adopted November 2011, the provisions of the National Planning Policy Framework 2019 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Pursuant to the provisions of Section 8 (1) & (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the consent hereby granted expressly authorises the

execution of the works shown on the deposited plans hereby approved. This consent relates to the details shown on the approved plans as listed below.

Reason: To safeguard the special architectural or historic interest of the listed building in accordance with policy LB1 of The Chiltern District Local Plan Adopted 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011, policy CS4 of the Core Strategy for Chiltern District, Adopted November 2011, the provisions of the National Planning Policy Framework 2019 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Before any construction work commences above ground level, named types or details of the facing materials and roofing materials to be used for the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved materials.

Reason: To safeguard the special architectural or historic interest of the listed building in accordance with policy LB1 of The Chiltern District Local Plan Adopted 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011, policy CS4 of the Core Strategy for Chiltern District, Adopted November 2011, the provisions of the National Planning Policy Framework 2019 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. This consent relates to the details shown on the approved plans as listed below:

List of approved plans

<u>Received</u>	<u>Plan Reference</u>
25.09.2020	4263 PLA 1.01 A3
25.09.2020	4263 PLA 1.05 A3
25.09.2020	4263 PLA 1.06 A3
26.01.2021	4263 PLA 3.02 A
26.01.2021	4263 PLA 3.04 A
26.01.2021	4263 PLA 3.05 A
25.09.2020	4263 PLA 1.03
25.09.2020	4263 PLA 1.04
09.03.2021	ARBORICULTURAL IMPLICATIONS ASSESSMENT
26.01.2021	MATERIAL DETAILS
25.09.2020	BUILT HERITAGE STATEMENT
25.09.2020	PLANNING AND D AND A STATEMENT
26.01.2021	4263 PLA 3.06 A3
26.01.2021	4263 PLA 3.10
26.01.2021	4263 PLA 3.03 A
26.01.2021	4263 PLA 3.07
26.01.2021	4263 PLA 3.08
26.01.2021	4263 PLA 3.09
26.01.2021	4263 PLA 1.02

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Councillor Waters, neither objecting to or supporting the Planning Application, stated the following 'I would like to call in the application for decision by the Planning Committee if the Officer Recommendation is for approval. I have concerns on the potential impact on listed buildings, of the scale and change of appearance. It is a sensitive area within the Conservation area and needs careful consideration'.

Parish/Town Council Comments

Objection – 'we remain concerned about the change in character and impact on a Grade II listed cottage, notably the scale of the rear extension and gable and the change in appearance. We request the Historic Building's Officer's report to be published. Because of the slope, the plans are inaccurate and do not adequately reflect the impact on neighbouring properties. We request the Tree Officer look at the proposals, as building this close to the tree screen will negatively impact Conservation Area trees'.

Consultation Responses

Historic Buildings officer:

You have been successful in moderating the extent and the impact of the proposals, and I am therefore happy to recommend approval for the development. The only items that we lack are sections through the rooflight, eaves and roof, plus details of the glazing bars for the small panned windows. Stick on glazing bars are not going to be acceptable I'm afraid and so double casements are the only energy efficient alternative. A materials schedule would be helpful as not all materials appear to be on the plans.

Representations

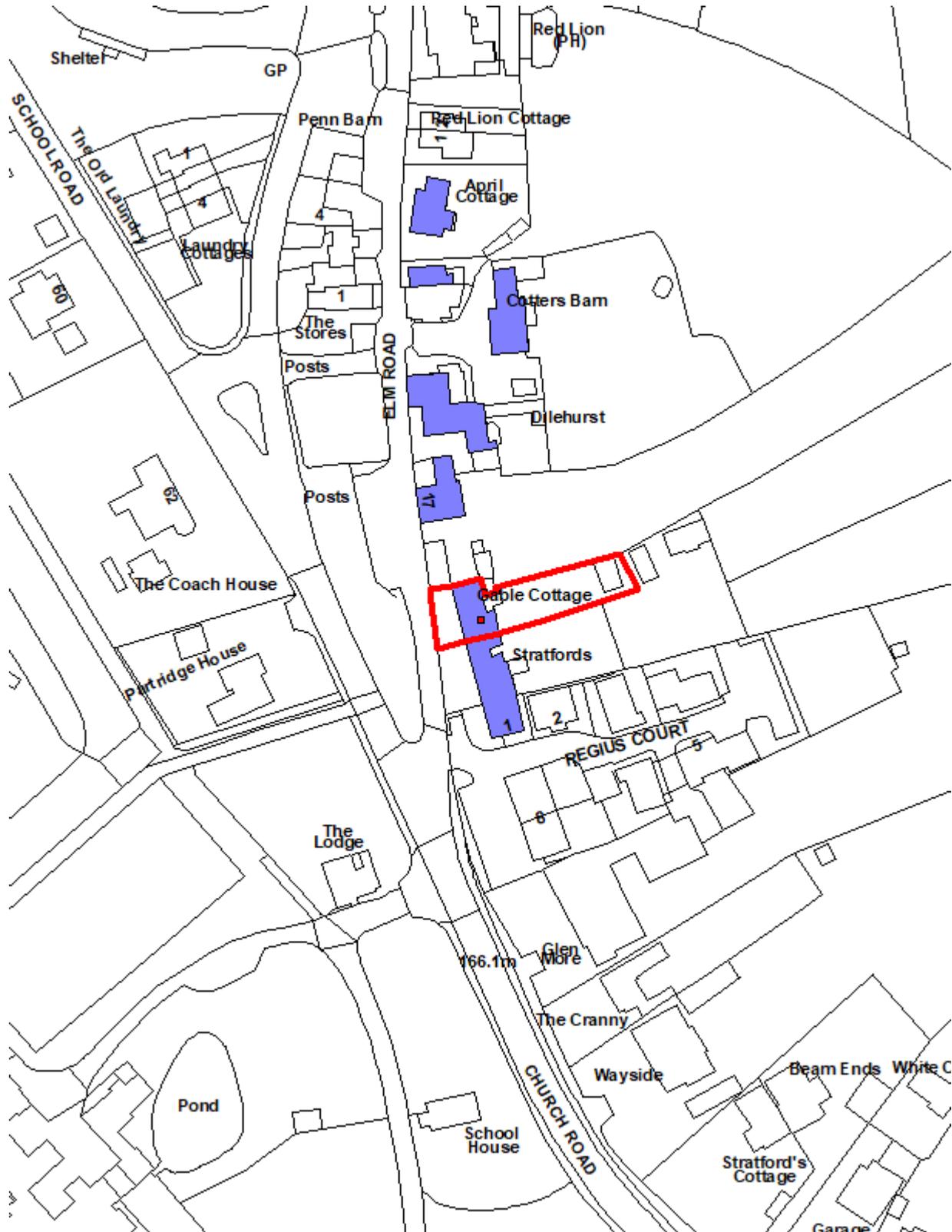
13 letters of objection have been received from 8 Neighbours which have been summarised below:

- Detriment to Conservation Area
- Detriment to Listed Building
- Loss of Privacy
- Loss of View
- Loss/Damage to Trees
- Overshadowing/bearing
- Poor Design
- Residential Amenity
- Traffic/Parking

12 letters of support have been received from 10 Neighbours which have been summarised below:

- No impact to Listed Building
- No impact to conservation area
- Extension is for elderly parent, to facilitate multi generation living.
- Design would improve and enhance

APPENDIX B: Site Location Plan



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