

UTT/1521/11/LB – (GREAT CHESTERFORD)

(Referred to Committee because the applicant is a Council employee)

PROPOSAL: Demolition of existing single storey rear extension and erection of two storey rear extension. Internal and external alterations.

LOCATION: The Gables, Carmel Street, Great Chesterford.

APPLICANT: Mr & Mrs Taylor

AGENT: None.

GRID REFERENCE: TL508428

EXPIRY DATE: 22 September 2011.

CASE OFFICER: Nicholas Ford.

1.0 NOTATION

1.1 Grade II listed building.

2.0 DESCRIPTION OF SITE

2.1 The Gables is a Grade II listed 17th Century timber framed and plastered two storey dwelling in the historic centre of Great Chesterford which fronts Carmel Street. It has a long rear garden of some 50 metres.

2.2 To the south is a dwelling named The Old Bakery and a wall which forms the boundary. To the north is a dwelling named Carmelstead, which is Grade II listed, with a wall forming the boundary.

3.0 PROPOSAL

3.1 Listed building consent is sought for the demolition of a post war single storey flat roof utility room to the rear of the dwelling and the erection of a one and a half storey rear extension to provide a kitchen with fifth bedroom over. The utility room to be demolished is adjacent the northern boundary wall with Carmelstead cottage. It comprises about 14 sqm and has a flat roof.

3.2 The new extension would replace the existing utility room and project further from the rear of the dwelling (by a further 3 metres) with a floor area of about 26 sqm. It would have a ridge height of 6.5 metres (similar to existing rear range) and an eaves height of about 2.9 metres. A dormer window is indicated in the roof plane facing south across the garden and a roof light in the existing roof plane facing north. Materials proposed comprise painted render to elevations with a tile and slate roof.

3.3 A number of alterations to the interior and exterior of the dwelling are also proposed at both ground floor and first floor levels. To the ground floor this includes removal of partitions and new partition to create a cloakroom adjacent the new kitchen. Removal of chimney. A new staircase to the entrance hall and alterations to the staircase in the dining room. Raising the dining room floor with new damp proof course. Re-open fireplace to dining room. New partitioning to the kitchen to subdivide into separate rooms, and re-roofed with slate. New windows and door to former kitchen. A new door between the entrance hall and study. Extension of footwells adjacent front entrance door. Replacement glazing to front entrance door side panels. Removal of satellite dish and re-positioning of rainwater goods.

3.4 To the first floor alterations proposed comprise partitioning to bedroom five to create a bathroom. A new wall and door to bedroom four to create an en-suite. Installation of a vent in a blocked up chimney. Re-positioned door to bedroom one.

4.0 APPLICANTS CASE

4.1 The Design and Access Statement and Planning Statement is available on file and the website.

5.0 RELEVANT SITE HISTORY

5.1 Consent for replacement windows (August 2011).

6.0 POLICIES

6.1 National Policies

- Policy PPS5 (Planning for the Historic Environment)

6.2 Uttlesford District Local Plan 2005

- Policy ENV2 (Development affecting Listed Buildings)

7.0 PARISH COUNCIL COMMENTS

7.1 To be reported.

8.0 CONSULTATIONS

8.1 Conservation Officer: The Gables is a timber framed and plastered house of 17th Century origins with later historic alterations and extensions and modest 20th Century additions.

8.2 The proposal subject of this application is to remove the single storey modern range and form a storey and half addition housing a new family kitchen and additional bedroom. The new extension would be subservient to the existing forms in terms of gutter level creating a sought after visual articulation between the existing and the new, while perpetuating its overall vernacular character. The proposal also includes some internal alterations which mostly relate to the later or altered parts of the listed building.

8.3 I consider that these changes and the new addition would not unduly diminish the special architectural and historic interest of the listed building. I suggest approval subject to conditions.

9.0 REPRESENTATIONS

9.1 None received. Notification period expired 15 September 2011.

10.0 APPRAISAL

10.1 The issues to consider in the determination of the application are:

Whether the proposed works preserve the special architectural or historic interest which the building possesses (Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990), PPS5 and ULP Policy ENV2.

10.2 The Conservation Officer has considered the proposed demolition, extension as well as the internal and external alterations proposed. She has no objection to the demolition of the flat roof modern extension and considers that the extension would be subservient and perpetuate existing vernacular. The interior and exterior works proposed comprise

renovation or general repairs that would be sympathetic and preserve the essential characteristics of the building subject to conditions. As such the proposed works are considered to accord with the requirements of the legislation, policy ENV2 and Government guidance contained in PPS5 such that the special characteristics of the listed building would be preserved.

11.0 CONCLUSION

11.1 The following is a summary of the main reasons for the recommendation:

11.2 The proposed works would both preserve and enhance the special architectural and historic interest of the listed building subject to conditions.

RECOMMENDATION – CONDITIONAL LISTED BUILDING CONSENT

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be implemented in all respects strictly in accordance with the approved plans listed in the schedule of plans printed on this Decision Notice, unless agreed in writing by the local planning authority.

REASON: To ensure the scheme will be carried out as approved and because any changes must be agreed in advance in writing by the local planning authority

3. All new windows shall be painted timber with ovolo moulded glazing bars.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.

4. All new rooflights shall be of a conservation range.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.

5. The walls to the extension hereby permitted shall have a smooth rendered surface to match the existing dwelling.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.

6. The replacement roof to the single storey range on the rear elevation shall be natural slate in accordance with a sample which shall previously have been submitted to and approved in writing by the Local Planning Authority before such roofing is commenced.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.

7. The roof of the extension and replacement roofs to the dwelling shall be hand made clay plain tiles in accordance with a sample which shall previously have been submitted to and approved in writing by the Local Planning Authority before such roofing is commenced.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.

8. All new partitions shall be timber framed

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.

9. All rainwater goods shall be finished in black.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.

10. Prior to removal of paint from the historic chimney, a trial patch shall be inspected by the Local Planning Authority.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.
