

UTT/13/1607/LB (Littlebury)

(Agent related to Cllr Menell)

PROPOSAL: Demolition of existing lean-to rear extension and erection of single storey rear extension and alterations to window in first floor side elevation (amended scheme to approved application UTT/2121/11/LB).

LOCATION: Beech Cottage, Cambridge Road, Littlebury.

APPLICANT: Mr & Mrs Broomfield.

AGENT: D Menell.

EXPIRY DATE: 8 August 2013.

CASE OFFICER: Clive Theobald

1. NOTATION

1.1 Grade II Listed Building / Adjacent Listed Buildings.

2. DESCRIPTION OF SITE

2.1 The application site comprises a C17 two storey timber-framed and plastered Grade II listed frontage dwelling with C18 and later additions/alterations with modern detached garage block and associated long garden plot situated at the corner of Cambridge Road and Strethall Road. The dwelling has a plain tiled roof with central chimney stack and has a three storey frontage window range with glazing bars. A two storey twin gabled addition projects off the rear of the original dwelling with adjacent single storey sloping roofed "infill" kitchen extension.

3. PROPOSAL

3.1 This proposal relates to the demolition of an existing lean-to rear kitchen extension and its replacement with a larger single storey lean-to rear extension to provide additional kitchen space, together with the reduction in size of an existing window positioned at first floor level on the northern flank elevation of the rear two storey gable range to facilitate the new extension and represents an amended scheme to the previously approved rear kitchen extension scheme approved for the dwelling under application UTT/2120/11/LB. The extension would measure 6 metres across by 3.5 metres deep and would have a height of between 2.8 and 3.4 metres (varying internal ground levels). The extension would be externally clad in handmade clay tiles and rendered walls to match existing and would have timber painted casement windows also to match existing with boarded door.

4. APPLICANT'S CASE

4.1 It is stated within the accompanying Design and Access Statement that the intention of the amended scheme is to increase the footprint of the existing non-original lean-to rear kitchen extension to provide a larger kitchen space without changing the physical appearance of the existing lean-to addition as built. The statement adds that the amended scheme as submitted therefore represents a substantial design change from the previously approved scheme.

5. RELEVANT SITE HISTORY

- 5.1 A replacement single storey rear kitchen extension and erection of a detached cart lodge involving the demolition of the existing garage was approved by the Council in December 2011 under ref; UTT/2121/11/LB. The submitted and approved drawings for that earlier proposal showed that the replacement extension would have a large vaulted gable roof with a ridge height of 5.7 metres (1½ storey level equivalent) where the gable end would extend beyond the line of the existing lean-to extension to be almost in line with the rear façade of the remainder of the main dwelling.
- 5.2 The Council's Conservation Officer was consulted on that previously approved scheme, who commented on the proposal as follows;

"The proposed modest addition to the floor plan of the kitchen [now] drawn up to a larger scale appears to be quite hefty. However, in terms of design, the very large double-pile existing two storey extension detracts from the character of the listed building to a greater extent than the proposed range, which represents better architectural articulation. It could therefore be said that the new extension would screen (especially when viewed from the side) the unfortunate additions from the past".

6. POLICIES

6.1 National Policies

National Planning Policy Framework.

6.2 Uttlesford District Local Plan 2005

ENV2 Development affecting Listed Buildings

6.3 Uttlesford District DRAFT Local Plan

SP13 Protecting the Historic Environment
HE2 Development affecting Listed Buildings

7. PARISH COUNCIL COMMENTS

- 7.1 Comments not received.

8. CONSULTATIONS

Conservation Officer

- 8.1 Beech Cottage is a timber-framed and plastered building of C17 origins with later extensions. The proposal is to demolish the rear modern lean-to range and erect a single storey lean-to extension of similar design, but of slightly larger footprint. The proposal would substitute a previously approved scheme which aimed at providing a much more ambitious garden room. I consider the now proposed slightly larger lean-to than the existing would represent a modest change to the existing low-key extension and on balance would be acceptable subject to recommended conditions.

9. REPRESENTATIONS

- 9.1 No representations received. Notification period expired 10 July 2013. Advertisement expired 18 July 2013. Site Notice expired 18 July 2013.

10. APPRAISAL

The main issue to consider in the determination of this application is:

A Whether the proposed development would respect the fabric, character and setting of the listed building (ULP Policy ENV2);

10.1 As previously stated, the current application proposal represents an amended scheme to the replacement rear kitchen extension scheme previously approved by the Council in 2011 where that previous scheme incorporated a higher and more prominent roof profile. The current proposal in contrast would reflect closely the form, profile and detailing of the existing lean-to kitchen extension and to this extent would represent a more subdued replacement rear extension than that which has already been approved where this permission remains extant. The proposed extension would, however, extend beyond the existing slightly recessed kitchen extension footprint to be just short of the adjacent rear gabled elevation where this new rear alignment would be consistent with the approved scheme.

10.2 The Council's Conservation Officer has been consulted on the application, who has commented that the replacement addition would represent a modest change to the existing low-key kitchen extension and on balance would be acceptable as a design alternative to the approved extant scheme.

11. CONCLUSION

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

A The proposed replacement extension would be acceptable in terms of its design where it would respect the fabric, character and setting of the listed building.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The eaves of the development hereby approved shall be no higher than the window heads of the ground floor windows.

REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

3. The roof of the development hereby approved shall be of natural slate or hand made plain clay tiles to local authority prior approval.

REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

4. All external render applied to the development hereby approved shall be of the smooth render type to match existing.

REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

5. All new external joinery shall be of painted timber.

REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).