

## **UTT/14/0244/LB (STANSTED)**

(Referred to Committee by Cllr Dean - Reason: need for retention/expansion of employment and Cllr Rich – concerns over scale of development/impact on residential amenity)

**PROPOSAL:** Proposed two storey extension of existing offices.

**LOCATION:** Bentfield Place, Bentfield Road, Stansted.

**APPLICANT:** City & Country Group.

**EXPIRY DATE:** 27 March 2014.

**CASE OFFICER:** Clive Theobald

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### **1. NOTATION**

1.1 Grade II Listed Building / Adjacent Grade II Listed Buildings.

### **2. DESCRIPTION OF SITE**

2.1 Bentfield Place lies on the south-west side of Bentfield Road and comprises a large C17 listed two storey farmhouse converted to offices for City & Country Ltd (the applicant) with a 1½ storey 1980s office extension which stands in enclosed landscaped grounds consisting of 0.64ha with staff car park to the front of the site. The listed Bentfield Barns residential barn complex exists onto the site's NW boundary separated by a dividing courtyard, whilst a bungalow (The Garden House) exists onto the site's SW boundary.

### **3. PROPOSAL**

3.1 This application relates to the erection of a further office extension to the existing office accommodation provided at the site for City & Country Limited (applicant) involving the demolition of the existing garage and gazebo. The office extension would be 1½ to 2 storeys in height and would extend off the end of the existing 1980s extension at right angles to form an internal courtyard. The new extension would have an overall length of some 34 metres and a width of between 7.5 metres and 9.5 metres and would extend out at an angle by a length of 6.5 metres as an off-shoot from the front elevation of the existing office extension on the Bentfield Barns (NW) side. The extension would be externally clad in a mixture of materials and incorporate dormer windows.

### **4. APPLICANT'S CASE**

4.1 The application is accompanied by a Design & Access Statement (revised February 2014) and Heritage Statement where it is stated that:

- The design provides for the enhancement of the setting of the listed building by recreating the partially enclosed rose garden within the historical group of buildings;
- The design sympathetically responds to the conservation area designation, listed buildings and neighbours.

### **5. RELEVANT SITE HISTORY**

5.1 Change of use of Bentfield Place from residential to office use approved in 1986 (UTT/0231/86). Two storey office extension approved in 1989 (UTT/0504/89 & UTT/0675/89/LB).

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework (NPPF).

### **6.2 Uttlesford District Local Plan 2005**

- ULP Policy ENV2 – Development affecting Listed Buildings

### **6.3 Uttlesford District DRAFT Local Plan (Pre-submission Consultation, April 2014)**

- Policy SP10 - Protecting the Historic Environment
- Policy HE2 - Development affecting Listed Buildings

### **6.4 Other material considerations**

- Stansted Mountfitchet Conservation Area Appraisal and Management Proposals document (2007).

## **7. PARISH COUNCIL COMMENTS**

7.1 (see accompanying application UTT/14/0243/FUL).

## **8. CONSULTATIONS**

### **Specialist Advice on Historic Buildings and Conservation**

8.1 Bentfield Place is a timber-framed and plastered farmhouse which has been much altered and extended and converted to office use some years ago. The proposal subject of this application is to form an additional two storey range which would in part replace an existing single storey outbuilding all for further office use. In general, extensions to listed buildings should be in keeping with their architectural character and the level of new build should not have an overpowering effect on the historic parts of the original structure. In this instance, however, the listed building has already been substantially extended in an unremarkable manner. The previous 1980s extension was justified by the possible improvement to the economic well-being of the area. Similar justification is being put forward now.

8.2 I consider that on balance the character of the original listed building is not going to be impaired in much greater degree by the now proposed development. In design terms, I feel that the new range is interesting by successfully uniting traditional architectural forms with imaginative elevational treatment. Also, it is likely to screen the less inspired additions of the past. Its single storey and two storey vertical proportions would unlikely have an overbearing effect on the converted listed barns as these buildings are of very imposing proportions. In conclusion, and should there be no planning objections, I suggest approval subject to the following conditions.

- All new roofs to be hand made plain clay tiles to LA approval
- The flat roof dormers to be finished in lead or similar to LA approval
- All new roof lights to be conservation range to LA approval
- All external joinery to be painted timber
- All brickwork to be in hand made soft clay bricks laid in Flemish bond to LA approval
- Any new timber fencing to be screened by hedge planting on the public side of the fence

## 9. REPRESENTATIONS

9.1 29 representations received - 27 Object, 2 Support. Neighbour notification expired 26 February 2014. Advertisement expired 6 March 2014. Site notice expired 6 March 2014.

Summary of representations (see accompanying application UTT/14/0243/FUL where relevant to this application)

## 10. APPRAISAL

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

### A **Whether the proposal would have a detrimental effect on the setting of a Grade 2 Listed Building (ULP Policy ENV2)**

- 10.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 states that a planning authority shall have special regard to the desirability of preserving a listed building or its setting..." and LPA's are required to apply this statutory advice when determining listed building applications.
- 10.2 The proposed extension would have a 1½ storey-2 storey design at split level ridge heights using a mixture of external materials, namely, tile/slate, brick, render and weatherboarding and would incorporate both dormer windows and skylights as additional window openings. The mass of the extension is broken up by this variation in ridge height levels and contrasting use of materials and is considered to represent an appropriate office extension design in this respect where it would have more architectural merit than the rather uninspiring 1980's extension previously approved.
- 10.3 The extension is sufficiently vernacular in its built form as a continuum of Bentfield Place as to not harm the setting of the Grade II listed building where the Council's Conservation Officer has not raised any specialist objections in her detailed assessment of the proposal. The proposal would therefore comply with ULP Policy ENV2 and NPPF advice.

## 11. CONCLUSION

11.1 The proposed extension would not have a detrimental effect on the setting of the host listed building, Bentfield Place, or on the adjacent listed Bentfield Barns.

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

- A The proposal would comply with NPPF advice and the Council's adopted local plan policy ENV2 relating to listed buildings.

## **RECOMMENDATION – CONDITIONAL APPROVAL**

### Conditions/reasons

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. All new roofs to the development hereby permitted shall be clad with handmade clay plain tiles in accordance with details that have been submitted to and approved in writing by the local planning authority before development commences. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

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 flat roofed dormers shall be finished in lead or similar in accordance with details that have been submitted to and approved in writing by the local planning authority before development commences. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

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 new rooflights shall be of a conservation range and details of all the new rooflights shall be submitted to and approved in writing by the local planning authority before development commences and installed in accordance with those details.

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 external joinery to the development hereby permitted shall be of painted timber. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

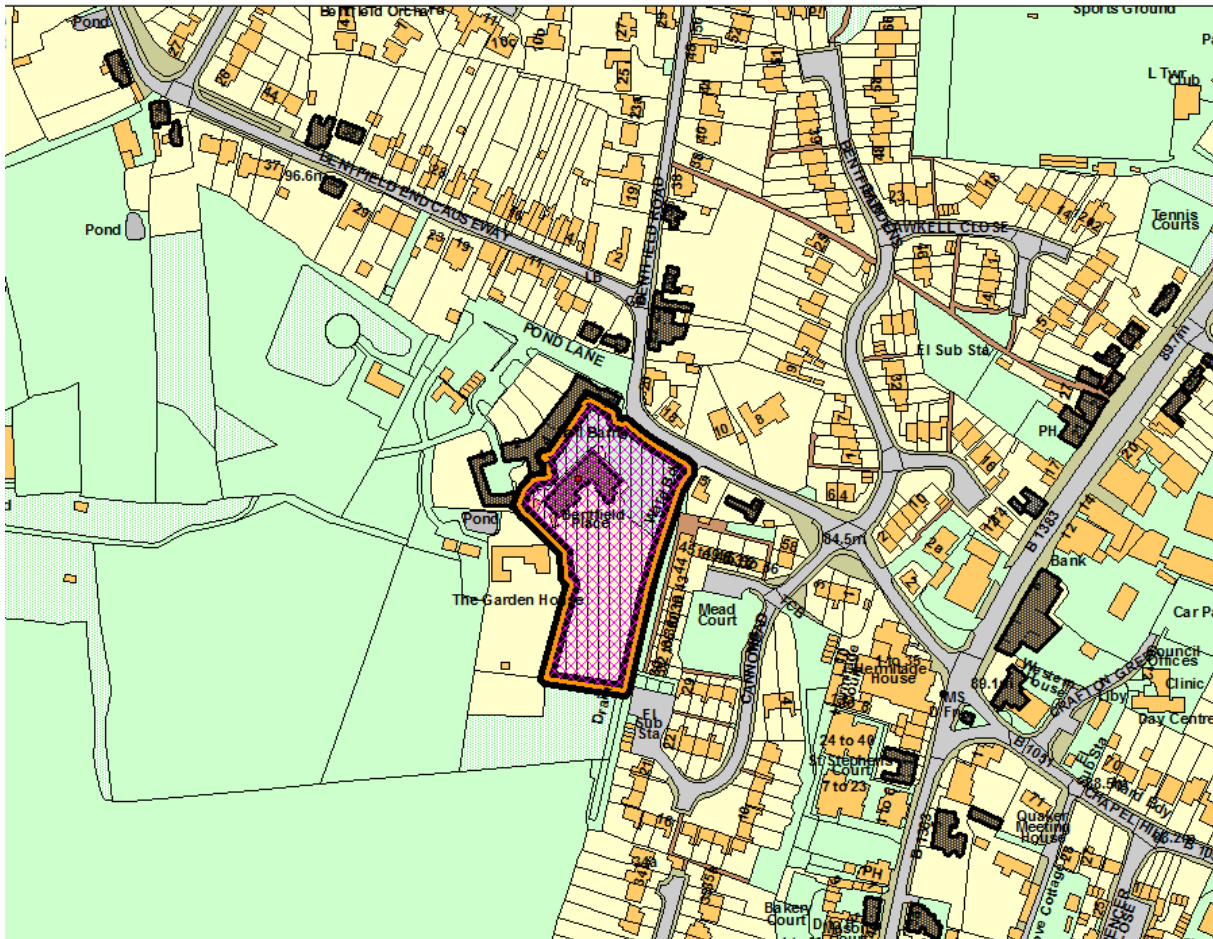
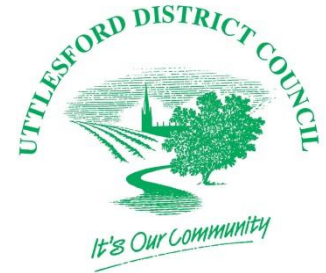
REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

6. All brickwork shall be laid in handmade soft clay bricks laid in Flemish bond in accordance with details that have been submitted to and approved in writing by the local planning authority before development commences. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

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).

Application no.: UTT/14/024/LB

Address: Bentfield Place Bentfield Road Stansted



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Organisation: Uttlesford District Council

Department: Planning

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