

UTT/14/1188/LB (Takeley)

(Referred to Committee because applicant is related to Cllr Mrs J Cheetham).

PROPOSAL: Relime Plastering of Fireplace
LOCATION: Beech Cottage, Smiths Green, Takeley
APPLICANT: Mr R Cheetham
EXPIRY DATE: 17th June 2014
CASE OFFICER: Mrs M Jones

1.0 NOTATION

1.1 Outside Development Limits. Countryside Protection Zone. Grade II Listed building.

2.0 DESCRIPTION OF SITE

2.1 The application site is situated on the western side of Smiths Green in a set back position. The property is a grade II cottage said to date from the 16th or 17th century. It is a timber framed and plastered cottage with a plain tiled roof. The cottage has had modern extensions including a two storey cross wing extension and a single storey lean-to side extension.

3.0 PROPOSAL

3.1 The proposal is to plaster the internal faces of the brick fire place in the living room

4.0 APPLICANTS CASE

4.1 Design and Access Statement (summary)

Beech Cottage is a Grade 2 Listed Building of timber frame construction, plaster rendering with a red tiled roof. The " Heritage" front portion of the dwelling dates from circa 17th Century with major refurbishment and extension completed in 1971 when the house was stripped of its clapboard covering and replaced by lath and plaster rendering with the majority of the beams being made visible from the inside only. A further extension was made in 1981 across the end of the westerly 1971 addition and in 2005 modification to the kitchen and utility room incorporated new double glazed windows. Listing took place in 1982. This application relates to the re-plastering (in lime plaster) of the inside walls of the inglenook fireplace in the living room to restore it to the original condition of 40-50 years ago. The old lime plaster was removed in the major refurbishment of 1971 referred to above and the brickwork which is a hotchpot of old and modern bricks has suffered and is now breaking up. This has not been helped by a damp north wall which we have now cured by repairing the damp course on that wall. We feel that by reinstating the lime plaster, we are returning the inglenook closer to its original construction.

5.0 RELEVANT SITE HISTORY

- 5.1 UTT/1487/02/FUL & UTT/1488/02/LB: Replacement of side addition, removal of wall in kitchen and raising of floor in new addition approved 2002
- 5.2 UTT/0945/09/LB: Installation of 2 no. rooflights to lean-to roof at side. Approved.
- 5.3 UTT/12/5510/LB: Replacement windows and door to modern part of dwelling. Approved.
- 5.4 UTT/0655/81 – Two storey addition. Approved.
- 5.5 UTT/13/2592/LB – Replacement windows – Approved.

6.0 POLICIES

6.1 National Policies

- National Planning Policy Framework
- Technical Guidance to the National Planning Policy Framework.

6.2 Uttlesford District Local Plan 2005

- Policy ENV2 – Development affecting Listed Buildings

7.0 PARISH/TOWN COUNCIL COMMENTS

- 7.1 No objection.

8.0 CONSULTATIONS

Internal Specialist Advice

- 8.1 Beech Cottage is a timber framed and plastered house of C16/C17 origins, which has been substantially extended to the rear. The fire place although structurally stable has been previously repaired with areas of patchy replacement and some still failing bricks in evidence. The suggested plastering work would represent visual improvement as well as would protect the crumbling historic brick from further deterioration. She suggests approval subject to conditions.

9.0 REPRESENTATIONS

- 9.1 This application has been advertised and no representations have been received. Expiry date 27th May 2014.

10.0 APPRAISAL

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

A The effect on the character and setting of the Listed building. (ULP policy ENV2)

- 10.1 In considering a proposal for listed building consent, the duty imposed by section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 10.2 Policy ENV2 seeks to protect the fabric, character and setting of listed buildings from development which would adversely affect them. In general windows are one of the important elements of the character of the listed building.
- 10.3 Paragraph 132 of the NPPF states that “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” As such, there should be a presumption in favour of the conservation of heritage assets.
- 10.4 The proposal would reinstate the old plaster that was removed in 1971 and as such would be restoring the fireplace closer to its original construction. Specialist consultation advice is that the plastering work would represent a visual improvement and that it would protect the crumbling historic brick from further deterioration. Given the above comments, the proposal would have no adverse impact on the character, appearance or historic fabric of the listed building and therefore accords with the requirements of Policy ENV2 of the Local Plan. The proposal is therefore considered to be acceptable.

11.0 CONCLUSION

- 11.1 The proposal would not have a detrimental effect on the character of the listed building.

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

The proposal would comply with policy ENV2 of the Uttlesford Local Plan (adopted 2005) 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. The new plaster skin to the fireplace hereby permitted shall be formed in micro porous lime plaster of traditional mix. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

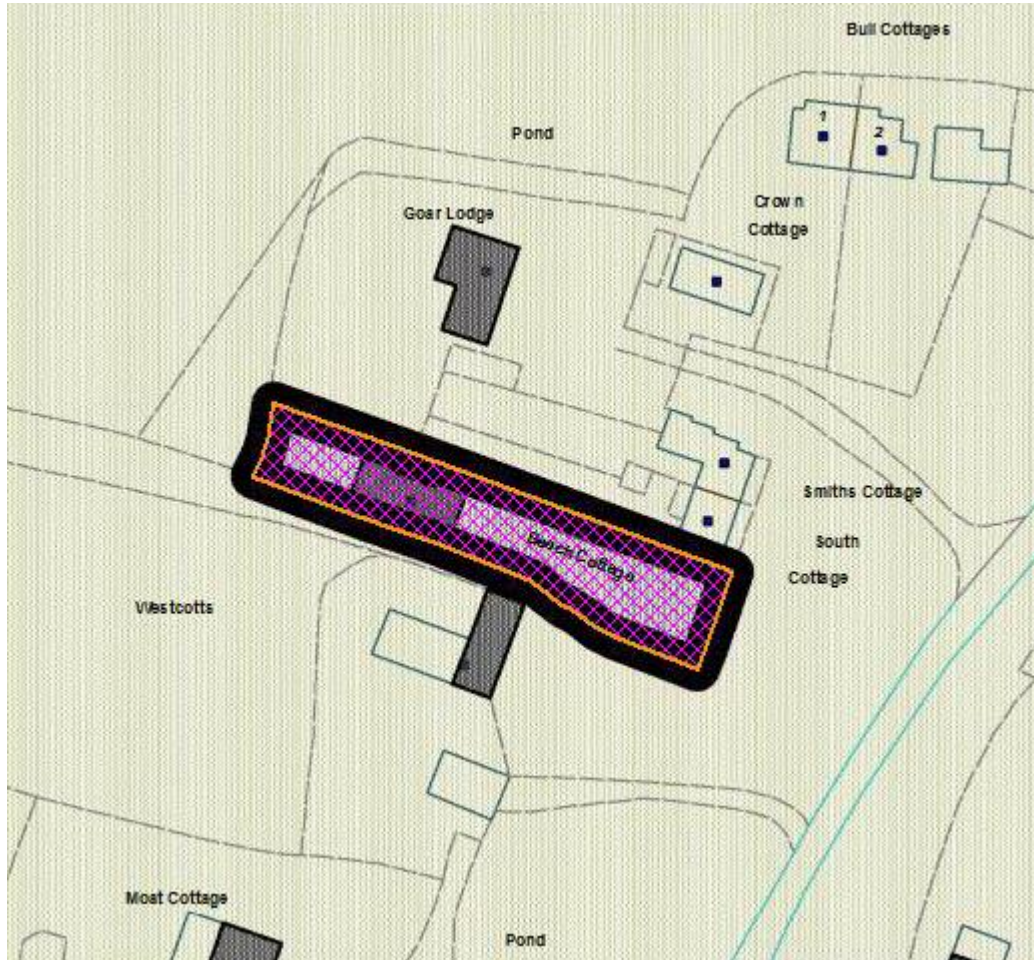
REASON: In the interests of preserving the historic character and appearance of the listed building and its setting in accordance with Policy ENV2 of Uttlesford Local Plan (adopted 2005).

3. The existing historic bricks shall not be hewn or scarred to provide key for plaster.

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

Application no: UTT/14/1188/LB

Address Beech Cottage, Smiths Green, Takeley



Scale: 1:752

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