

UTT/14/1903/LB (BIRCHANGER)

(Referred to Committee by Cllr Godwin. Reason: Overdevelopment; Unsafe access; Overlooking; Overbearing; Harm to street scene; Harm to listed buildings)

PROPOSAL: Removal and infilling of 2 no. windows to side elevations and 2 no. new windows to the rear elevation

LOCATION: Green Farm Cottage, 275 Birchanger Lane, Birchanger

APPLICANT: Mrs A Farr

AGENT: Ian Abrams Architect Ltd

EXPIRY DATE: 27 August 2014

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Grade II listed building.

2. DESCRIPTION OF SITE

2.1 The application site is located off Birchanger Lane in Birchanger. It accommodates Green Farm Cottage, a Grade II listed building, and its curtilage.

3. PROPOSAL

3.1 The application is for listed building consent to move two windows from the side elevation to the rear elevation.

4. APPLICANT'S CASE

4.1 The submitted 'Design, Access & Heritage Statement' concludes that the proposal would preserve the setting of the adjacent listed building and the character of the street scene.

5. RELEVANT SITE HISTORY

5.1 No recent, relevant history.

6. POLICIES

6.1 Uttlesford District Local Plan 2005

- Policy ENV2 – Development affecting Listed Buildings

7. PARISH COUNCIL COMMENTS

7.1 Objection.

8. CONSULTATIONS

Conservation Officer

8.1 Verbal comments: No objection.

9. REPRESENTATIONS

9.1 Neighbours were notified of the application by letter and a notice was displayed near the site. Representations have been received, which raise concerns over the effect of the proposal on the character of the listed building.

9.2 The concerns raised in the representations are addressed in the below appraisal.

10. APPRAISAL

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

A Character of listed building (ULP Policy ENV2)

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10.1 The proposal includes the removal of two existing windows and the blocking up of the openings with a matching painted brick finish. New timber windows would be inserted into the rear elevation of the building. It is considered that the proposed alteration, which affects a later addition to the building, would not affect the special characteristics of the listed building.

11. CONCLUSION

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

A There would be no harm to the special characteristics of the listed building.

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.

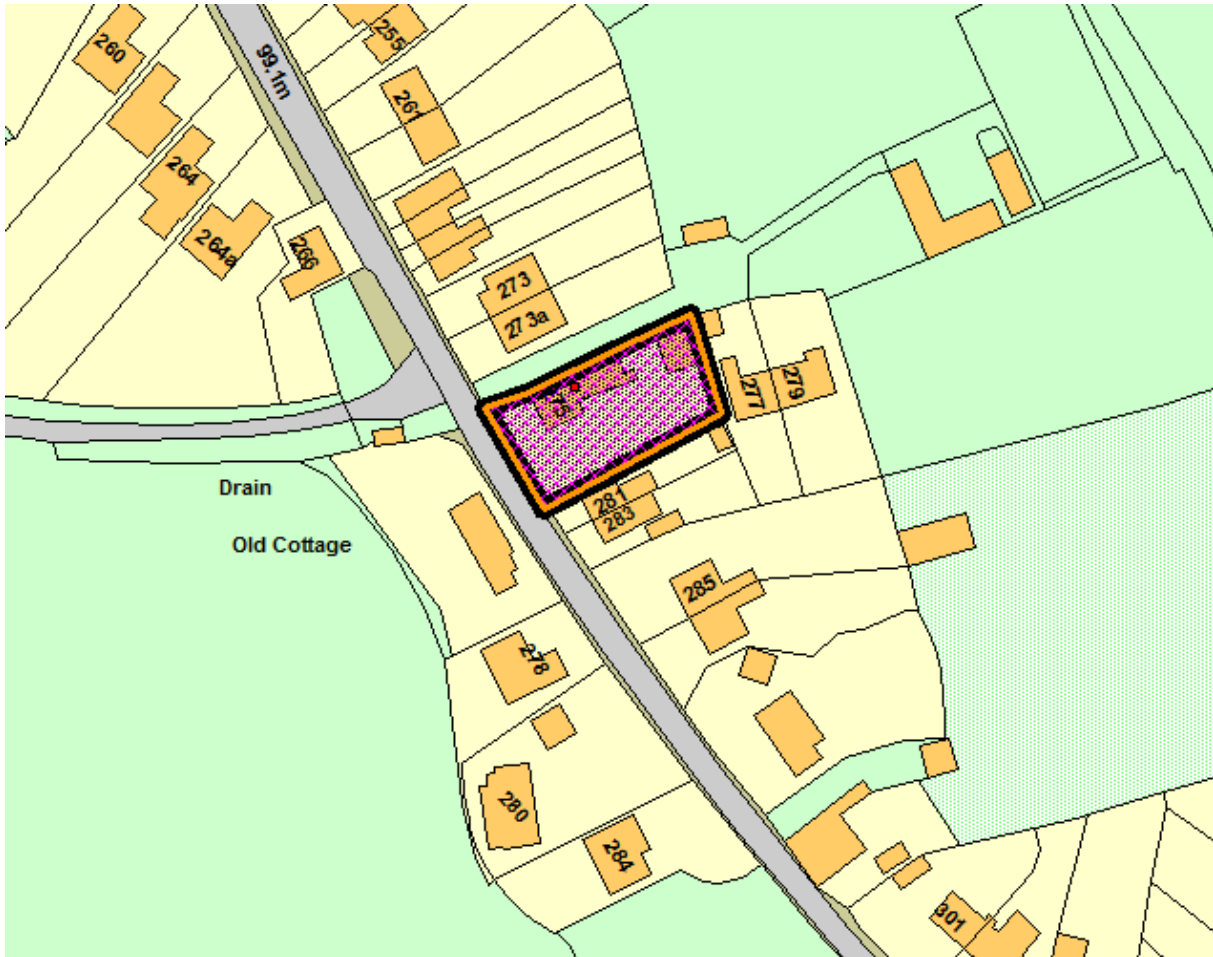
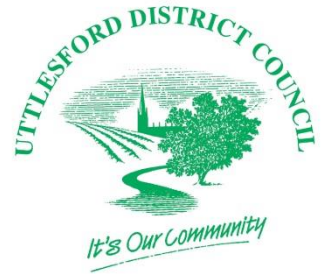
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the schedule of materials on the application form.

REASON: To protect the special characteristics of the listed building, in accordance with Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

Application no.: UTT/14/1903/LB

Address: Green Farm Cottage
275 Birchanger Lane
Birchanger



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Organisation: Uttlesford District Council

Department: Planning

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