

UTT/14/1888/LB (STANSTED)

PROPOSAL: Proposed two storey extension to existing offices and minor external changes to existing listed building.

LOCATION: Bentfield Place, Bentfield Road, Stansted.

APPLICANT: City & Country Group.

EXPIRY DATE: 22 August 2014

CASE OFFICER: Clive Theobald.

1. NOTATION

1.1 Grade II Listed Building.

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 two storey 1980s office extension that 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. A garage converted to an office and an adjacent tiled and timber-framed gazebo stand alongside the end of the office extension within the curtilage of the site on its SW side.

3. PROPOSAL

- 3.1 This revised listed building application relates to the erection of a further office extension to the existing office accommodation at the site for City & Country Limited (applicant) and minor external alterations to the existing listed building. This revised submission follows the decision by Members of the Planning Committee on 14 May 2014 to refuse planning permission for a similar proposal on residential amenity and highway access grounds where a listed building accompanied that application.
- 3.2 The new office extension would be two 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 now have a reduced overall length of 32 metres and a maximum width of 11 metres where the western linking end would have a narrower width of 6 metres. The extension would have a ridge height of 7.5 metres at its linking end and 8 metres at its outer end where the extension would be stepped due to a gradual slope across the site and would have connecting gabled roofs with an extended sloping eaves line along the long south-western facing elevation with The Garden House. The extension would be externally clad in plain tiles, red brick and infill weatherboarding.
- 3.3 The proposal also includes minor changes to the rear elevation of the existing 1980's extension where the existing pitched roofed dormers would be changed to flat lead effect dormers and the existing render to the lower half of the elevation changed from to weatherboarding to match the upper part.

4. APPLICANT'S CASE

4.1 The application is accompanied by a Design & Access Statement (revised June 2014) and Heritage Statement. The D & A Statement sets out amongst other matters the revised design rationale to reflect the previously refused scheme under UTT/14/0243/FUL. The conclusions of the updated D & A Statement are stated as follows (listed building):

- 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 listed building concerns raised.

5.0 RELEVANT SITE HISTORY

5.1 Change of use of Bentfield Place from residential to office use approved in 1986. Two storey office extension approved in 1989. New vehicular access from Bentfield Road to serve Bentfield Place approved in 2001 (UTT/0663/01/FUL). Two storey extension to Bentfield Place with associated car parking refused on 16 May 2014 (UTT/14/0243/FUL & UTT/14/0244/LB).

6.0 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 HE2 - Development affecting Listed Buildings

6.4 Other material considerations

- Stansted Mountfitchet Parish Plan (2011).
- Stansted Mountfitchet Conservation Area Appraisal and Management Proposals document (2007).

7.0 PARISH COUNCIL COMMENTS

7.1 No comments.

8.0 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 a summerhouse 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 would not be impaired in much greater degree by the now proposed development, which has been revised since the previous refusal of permission to reduce its overall bulk and scale in response to concerns expressed by the Planning Committee and local residents. 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 1½ to 2 storey vertical proportions would unlikely have an overbearing effect on the converted listed barns as these buildings are of very imposing proportions. The fenestration and external material changes to the existing buildings would represent a visual improvement providing more uniformity.

8.3 In conclusion, and should there be no planning objections, I suggest approval as before 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
- All weatherboarding to the existing 1980's extension to match existing
- Any new timber fencing to be screened by hedge planting on the public side of the fence

9.0 REPRESENTATIONS

9.1 6 representations received. Neighbour notification expired 24 July 2014. Advertisement expired 31 July 2014. Site notice expired 1 August 2014.

Representations received relate primarily to the accompanying planning application.

10.0 APPRAISAL

The issues to consider in the determination of the application (as with the previously submitted and refused planning application) are:

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

A Whether the proposal would have a detrimental effect on the character and 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 as before have a two storey scale 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 design principle of the extension therefore remains similar to the previous scheme where the mass of the extension would therefore be broken up by this variation in ridge height levels and contrasting use of materials and is considered to represent a subservient and appropriate office extension design where it would have more architectural merit than the rather uninspiring 1980's extension previously granted.

10.3 As highlighted in the accompanying full planning application, the main changes to the revised scheme as submitted compared to the previous scheme refused by Members under UTT/14/0243/FUL are as follows:

- The reduction in bulk and scale of the extension where the extension would now incorporate a lower eaves line onto this boundary and the setting back of the extension from this boundary;
- The removal of the long rear dormer and introduction of skylights to the rear elevation
- The removal of the continuation of the extension element nearest to Bentfield Barns
- Fenestration changes to the existing 1980's office block.

10.4 The Council's Conservation Officer has commented that she does not have any listed building objections to the design changes made to the extension proposal or to the fenestration changes to the existing extension block and no objections are therefore raised under ULP Policy ENV2.

11. CONCLUSION

11.1 The design changes would be acceptable from a listed building perspective.

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

- A The proposal would be acceptable in terms of design and would not have a detrimental effect on the character or setting of Bentfield House (ULP Policy ENV2).

RECOMMENDATION – CONDITIONAL APPROVAL

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 roof lights 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.

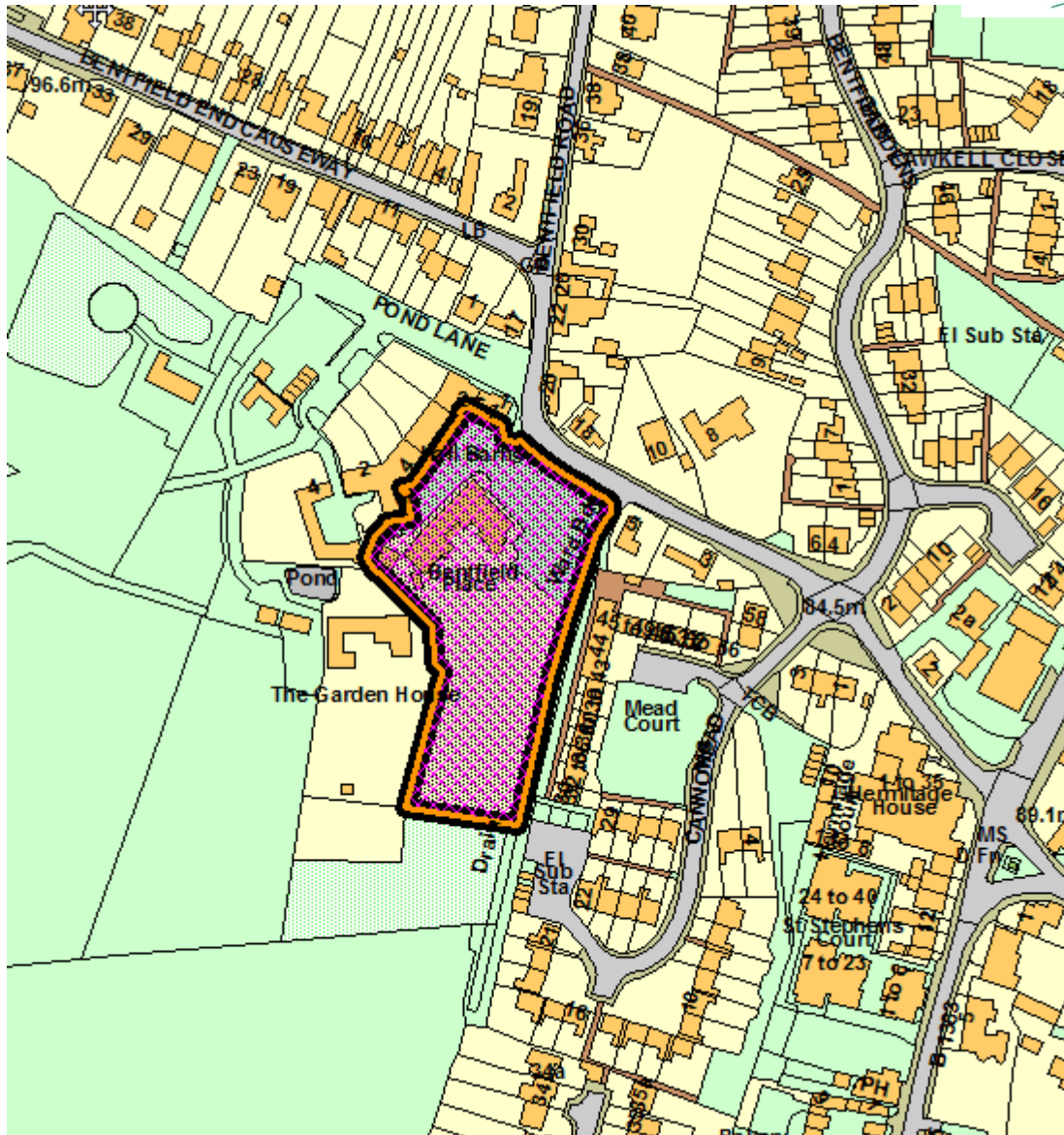
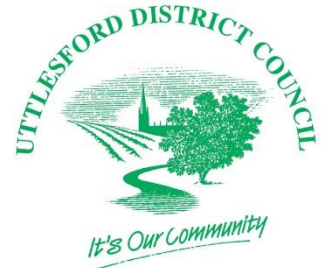
REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting in accordance with ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

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/14/1888/LB

Address: Bentfield Place
Bentfield Road
Stansted



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Organisation: Uttlesford District Council

Department: Planning

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