

## UTT/14/2358/LB (THAXTED)

(Councillor Foley has concerns that this will add to flooding problems in this part of Thaxted)

**PROPOSAL:**                    **Demolition of existing porch and erection of one and a half storey rear/side extension. Internal alterations**

**LOCATION:**                    **Coldhams Fee Pottery, Bardfield Road, Thaxted**

**APPLICANT:**                **Mr G Baines**

**EXPIRY DATE:**             **27<sup>th</sup> October 2014**

**CASE OFFICER:**            **Madeleine Jones**

---

### **1. NOTATION**

1.1 Within Development Limits/Grade II Listed Building.

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

2.1 The site is situated on the southern side of the road, midway along the built up part of Bardfield Road. The site comprises a detached C17 detached, Grade II listed, thatched cottage which is set back from the road and located to the eastern side of the plot. Additionally there is a detached garage between the listed building and the road.

2.2 The front boundary with the road consists of hedging and a metal gate.

2.3 To the east of the listed building are modern detached houses which are set back from the road and opposite the site are semi- detached houses with deep front gardens.

2.4 To the west of the site is a detached cottage that is set close to the road frontage. To the west of this cottage is a public right of way and driveway leading to agricultural land that runs along the rear of the properties of Bardfield Road.

2.5 The site slopes downwards from south to north towards the front of the site and from east to west. There is a change in levels by approximately 2m from the road to the rear of the site

### **3. PROPOSAL**

3.1 The proposal is to demolish the existing modern porch and erect one and a half storey extension. Minor internal alterations and cart lodge are also proposed.

3.2 The proposed extension would be 5m wide, 9.2m deep and 5.2m high. It would be part rendered/ part boarded and have plain tiled handmade tiled roof.

3.3 The cart lodge would form an extension to the proposed cartlodge and store applied for under UTT/14/2359/FUL. Its dimensions would be 6m deep, 3m wide and 4.7m high. (This however does not require Listed Building Consent).

3.4 The proposal would create a kitchen/breakfast room, cloakroom, hall, study at ground floor level and a bedroom with en-suite to the first floor.

## **4. APPLICANTS CASE**

4.1 Design and Access Statement (summary)

4.2 The proposed internal alterations and extension will improve the use, appearance and setting of the listed building.

4.3 The applicant has also sent in comments in respect of the representations received.(summary)

The proposed design and fenestration of the new cottage is perfectly in keeping with the listed building and other traditional buildings in the vicinity. The design follows the principles of the Essex Design Guide and complies with Lifetime Homes standards. The design incorporates, featheredge weather boarding, smooth render, ovolo moulded glazing bars set in traditional design windows and soft clay bricks. The roof will utilize traditional hand-made clay tiles as seen commonly in the area. The design is the work of a recognised and highly regarded Conservation Architect.

4.4 The application proposes the demolition of the pre-fabricated concrete sectional garage and the removal of the vegetation over and around its sides and the removal of the weeping willow tree all of which interrupt the view of Coldhams Fee from the roadside opposite the site entrance, which is the only meaningful view point from Bardfield Road. These proposals will in fact, greatly increase the visibility of Coldhams Fee from this, the main, view point. It is also the case that the net effect of building the cart lodges and store, but demolishing the sheds, once used as a pottery, will be increased visibility of the listed building from the public footpath running along the western boundary of the site.

4.5 The elevations in my original response show that the floor level in the extension is set below the floor level of the existing building. It is also the case that the fence stands on ground that is 3 feet higher than the floor level in the proposed extension. Effectively, anyone at the front door of the proposed extension will have to be tall enough to look over the equivalent of an 8 feet high fence.

4.6 The siting of the extension, with its range running east, was the specific recommendation of Uttlesford District Council's Conservation Officer, without reference and prior to any discussion of the proposal for a new cottage.

4.7 The principal design guide when considering an extension to the listed building is the extension should be subservient to the original historical asset. The proposed extension is approximately a third of the length of the existing cottage. In addition to this the ridge height has been lowered from the existing thatch by approximately 600mm.

4.8 The building line on this side of the Bardfield Road is variable and this contributes to its character.

4.9 There are no proposals to remove the front hedge

## **5. RELEVANT SITE HISTORY**

5.1 DUN/0160/52 –Installation of WC – Unconditionally Approved

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework (2012)

## 6.2 Uttlesford District Local Plan 2005

- ENV2 Development affecting Listed Buildings

## 6.3 Supplementary Planning Documents

- Thaxted Conservation Area Appraisal 2012

## 6.4 Uttlesford District DRAFT Local Plan

- DES1 Design
- HE2 Development affecting Listed Buildings

## 7. PARISH COUNCIL COMMENTS

- 7.1 The Council object to this application as it would spoil the character of the area. It is inappropriate in such a location and would adversely affect the trees and garden of the property and would have a severe and detrimental effect on that part of the parish.

## 8. CONSULTATIONS

### Conservation Officer

- 8.1 Coldhams Fee is a small, storey and half, timber framed, part plastered and part weather boarded cottage of C17 origins under thatched roof. Originally probably lobby entry and later two tenements but serving as one dwelling in more modern times. The cottage is set well away from the edge of the road and substantially screened from wider views by unsightly modern outbuildings and overgrown vegetation. The site is located outside Thaxted Conservation Area.
- 8.2 The proposal subject of this application is to demolish the existing modern porch and erect one and a half storey extension. Minor internal alterations and cart lodge are also proposed. Policy ENV2 seeks to protect the fabric, character and the setting of listed buildings from development, which would adversely affect them. This policy reflects the thrust of the statutory duty in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. A sensitive judgement has to be made when considering extensions and alterations to listed buildings so that on one hand, such buildings would fulfil the expectations of living today, and on the other hand, the proposed changes would not unduly diminish their special architectural and historic interest
- 8.3 The proposed internal changes to Coldham Fee would aim at the removal of small areas of partitions which are later insertions and blocking up of some window openings inserted in the C20. Consequently the important historic fabric of the listed building would remain undamaged. The proposed extension would facilitate family kitchen, study and WC as well as one bedroom en-suite. Although the number of bedroom within the dwelling would be unchanged, the bedrooms would be more usable and the whole property is likely to respond better to a standard size family requirements.
- 8.4 In terms of the form and design, the linier character of the thatched cottage would remain undisturbed with new subservient bay and cross wing added to the southern gable end away from the Bardfield Road and principal views. The new range would

follow the architectural style of the cottage with steeply pitched roof dressed under the thatch and the clever use of traditional finishing materials would provide the optical articulation between the old and the new so that the historic identity of this heritage asset is not devalued by mimicry. This mode of extension to thatched structures follows the well-established and appropriate concept which has been approved many times before resulting in historic cottages acquiring new lease of life within financially secured ownership.

8.5 I find the proposed cart lodge a great improvement on the selection of outbuildings found on this site. The steeply pitched roof form and indicted feather edge black painted timber boarding would respond well to the general rural vernacular of subservient utilitarian structures.

8.6 In conclusion I suggest approval subject to conditions

## 9. REPRESENTATIONS

9.1 Site Notice displayed and the occupiers of 13 neighbouring properties notified via letter. 9 letters of objection have been received. Expiry date 19<sup>th</sup> September 2014. (Summary of the issues raised)

- Out of character and scale of listed building
- Original condition of listed building should not be altered
- Unneighbourly form of development
- Loss of views
- Out of building line
- Inadequate access
- Flooding and lack of drainage
- Presence of bats
- Important gap in street scene
- Boundary dispute over ownership of fence

## 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)

### **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.

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 Several comments have been received stating that the proposals are out of keeping with the design and character of the original historic house and in relation to the scale and design of the extension, however, the proposal has been the subject of extensive pre-application advice and The Council's Conservation Officer has been consulted on the proposal. She states that a sensitive judgement has to be made when considering extensions and alterations to listed buildings so that on one hand, such buildings would fulfil the expectations of living today, and on the other hand, the proposed changes would not unduly diminish their special architectural and historic interest. The proposed internal changes to Coldham Fee would aim at the removal of small areas of partitions which are later insertions and blocking up of some window openings inserted in the C20. Consequently the important historic fabric of the listed building would remain undamaged. In terms of the form and design, the linear character of the thatched cottage would remain undisturbed with new subservient bay and cross wing added to the southern gable end away from the Bardfield Road and principal views. The new range would follow the architectural style of the cottage with steeply pitched roof dressed under the thatch and the clever use of traditional finishing materials would provide the optical articulation between the old and the new so that the historic identity of this heritage asset is not devalued by mimicry. This mode of extension to thatched structures follows the well-established and appropriate concept which has been approved many times before resulting in historic cottages acquiring new lease of life within financially secured ownership. The porch to be demolished is of no architectural merit and the replacement extension is of suitable design and scale.
- 10.5 Given the above comments, it is considered that the extension and internal alterations would respond well to local vernacular and would not diminish the special architectural or historic interest of the listed building or its setting subject to appropriate materials being used. The porch to be demolished is of no architectural merit and the replacement extension is of suitable design and scale.
- 10.6 It is considered that the proposal would respect the character and appearance of the listed building and would accord with the requirements of Policy EN2 of the Local Plan. The proposal is therefore considered to be acceptable.
- 10.7 Several comments have been received in respect of the cart lodge, flooding and drainage problems. As this is a Listed Building Consent the only issues which can be considered are the effect on the Listed Building.

## **11.0 CONCLUSION**

1. It is considered that the proposal would respect the character and appearance of the listed building and would accord with the requirements of Policy EN2 of the Local Plan. The proposal is therefore considered to be acceptable.

### **RECOMMENDATION - Grant Listed Building Consent**

#### 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 No sound elements of the historic timber frame other than indicated shall be cut or removed without the prior inspection and consent in writing of the local planning authority.

REASON: In order to protect the fabric and character of this Grade II\_ listed building, in accordance with Uttlesford Local Plan Policy ENV2 (adopted 2005) and the NPPF.

3. The roof to the extension hereby permitted shall be clad with handmade clay tiles, in accordance with samples 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 Policy ENV2 of Uttlesford Local Plan (adopted 2005).

4. All external weather-boarding shall be feather-edged 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 Policy ENV2 of the Uttlesford Local Plan Adopted 2005 and the NPPF.

5. The external walls of the extension hereby permitted shall be finished in smooth render finished with wood float or similar

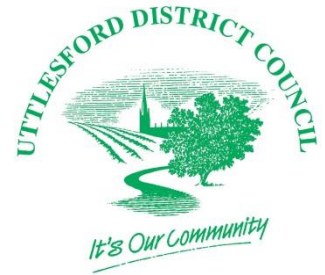
REASON: In the interests of preserving the historic character and appearance of the listed building and its setting in accordance with Policy ENV2 of Uttlesford Local Plan (adopted 2005).

- 6 All external joinery to be painted timber with slender ovolo moulded glazing bars, any replacement windows within historic parts of the dwelling to be single glazed.

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/14/2358/LB

Address: Coldhams Fee Pottery, Bardfield Road  
Thaxted.



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office© Crown Copyright 2000. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Organisation: Uttlesford District Council

Department: Planning

Date: 2 October 2014

SLA Number: 100018688