

UTT/14/2413/LB Felsted

(Called in by Councillor Felton – due to overlooking and loss of privacy)

PROPOSAL: Proposed demolition and replacement of two storey extension

LOCATION: The Old Post House, Felsted

APPLICANT: Mr Alan Mills

AGENT: Hilary Brightman- Architect

EXPIRY DATE: 15th October 2014

CASE OFFICER: Chris Tyler

1. NOTATION

- 1.1 Within Development Limits/ Within Conservation Area/ Grade II Listed Building/ Listed Building Adjacent.

2. DESCRIPTION OF SITE

- 2.1 The site comprises of a two storey semi -detached dwelling located to the east of Chelmsford Road in the main village of Felsted. The dwelling is a Grade II Listed building and consists of a timber framed building with rendered walls under a clay tiled roof. The dwelling includes a modern flat roof two storey extension to the rear, constructed of weather boarding. To the rear of the site is garden area bound by brick wall and close board fencing.

3. PROPOSAL

- 3.1 This application is in relation to the demolition of the existing rear extension and the erection of a replacement two storey extension, internal alterations. The extension would be marginally wider than the previous addition extending to the south of the of the boundary line. The extension will include a new gable to the rear and lean to roof extending to the ridge. The external construction materials will include painted timber weatherboarding under a clay tiled roof. Internal alterations and repairs included the replacement of the existing modern cellar stair case, blocking up of doorway, alteration to partitioned stud walls and the removing the bracing beam in the first floor bedroom and repair existing spine beam.

4. APPLICANTS CASE

- 4.1 The proposal includes the demolition of the existing two storey flat roof extension and section of cat slide roof and their replacement with a new two storey rear extension with lean to roof extending to the ridge and internal alterations/ repairs.

The existing 1960's extension, whilst of a design and appearance that is of its time, does not contribute to significance of the listed building. It is in poor condition and has little or no insulation. The large plate glass window is single glazed and cills etc are showing signs of decay. The proposed replacement of is only marginally wider than the existing extension, but extending to the south of the boundary line. The increase in in

gross area of the ground floor footprint in comparison with the existing extension is 7.2m

The proposal will include the removal of a small section of cat slide roof remaining between the existing extension and boundary. The cat slide roof is likely to be later than the original building and also may have been disturbed during the construction of the existing extension.

The existing cellar access will be moved from the kitchen to the existing corridor. This alteration will improve the kitchen layout and conditions for fire escape. The building is in generally good order and no substantial repairs are anticipated as part of these works, however the spine repair in the first floor bedroom is visual intrusive and limited the height of along this line. The removal and repair of the beam will be carried out with green oak to match the existing. Other internal alterations would to existing partitioned stud walls.

5. RELEVANT SITE HISTORY

- 5.1 UTT/14/1375/HHF (Proposed demolition and replacement of two storey extension)
UTT/14/1376/LB (Proposed demolition and replacement of two storey extension and associated internal alterations)
Both these previous applications were withdrawn following receiving objections from Uttlesford District Council Conservation Officer.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (2012)

6.2 Uttlesford District Local Plan 2005

- ENV2- Development affecting Listed Buildings

7. PARISH COUNCIL COMMENTS

- 7.1 The Parish Council is opposed to the proposal due to the inappropriate design and used of use of materials. The proposal seems to have issues with overlooking of Jasmine Cottage. The extension is too large for the site and does not include off road parking provisions.

8. CONSULTATIONS

- 8.1 Uttlesford District Council Conservation Officer- No objections to the proposed design and have no concerns that the proposal would have a detrimental impact to the Listed Building or Conservation Area

9. REPRESENTATIONS

8 Neighbouring properties notified, consultation expired 23.09.14 - 1 letter of objection (Jasmine Cottage)

- 9.1 The proposal would be harmful to the residential amenity of the neighbouring dwelling
- 9.2 The proposal would result in an overdevelopment of the site

9.3 It would result in unreasonable noise and disturbance to occupiers of neighbouring properties.

10. APPRAISAL

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

A Whether the proposal would have a detrimental impact on the historic fabric, character or appearance of the listed building as outlined in Section 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (ULP Policy ENV2, NPPF).

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10.1 The building is Grade II listed building. The proposal would include the demolition of the existing rear flat roof extension and the erection of replacement extension and internal alterations. The Council's Conservation Officer has been consulted with regard to the proposals and has no objection subject to the imposition of conditions. The proposals therefore would not have a detrimental impact to the historic fabric, character or appearance of the listed building.

11. CONCLUSION

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

11.1 The proposals would not have a detrimental impact on the historic fabric, character or appearance of the listed building and comply with the requirements of Section 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION – LISTED BUILDING CONSENT WITH CONDITIONS

Conditions

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 weatherboarding on the building hereby approved shall be feather edged and painted. Subsequently the materials shall not be changed without prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and to the setting of the listed building.

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

REASON: In the interest of preserving the historic character and appearance of the listed building

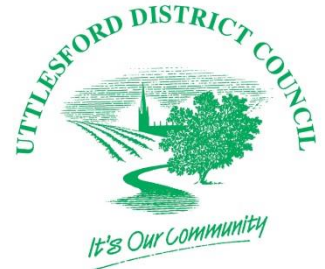
4. There shall be no cutting or removal of elements of the historic timber frame other than as indicated on the approved plans.

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).

5. The new windows hereby permitted shall be single glazed painted timber. As per in accordance with the approved plans.

REASON: In the interests of protecting the historic character and appearance of the listed building in accordance with Policy ENV2 of the Uttlesford Local Plan (adopted 2005) and the NPPF which are material considerations.

Application No. : UTT/14/2413/LB
Address: The Old Post House, Felsted



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Organisation: Uttlesford District Council

Department: Planning

Date: 2 October 2014

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