

UTT/19/2606/LB – BARNSTON

(MINOR)

Application is reported to the Committee as the applicant is a Member

PROPOSAL: Demolition of existing garden room and erection of replacement garden room, replace glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering (Revised scheme to that approved under UTT/18/1696/LB).

LOCATION: Little Garnetts, Bishops Green
High Easter Road, Barnston
Dunmow, Essex
CM6 1NF

APPLICANT: Mr & Mrs Barker

AGENT: N/A

EXPIRY DATE: 19/12/2019

CASE OFFICER: Alishba Emanuel

1. NOTATION

- 1.1 Protected Lane: High Easter Road
Listed Building: Grade II
Archaeological Site
Within 500M of S.S.S.I
Within 2KM of S.S.S.I
Outside Development Limits

2. DESCRIPTION OF SITE

- 2.1 The site comprises of a Grade II, double storey detached dwelling with off white rendered walls under a pitched roof. To the front of the property, is a porch with a pitched roof and paved parking area. To the rear of the property is a single storey conservatory set in an extensive garden.
- 2.2 It is located in the open countryside of Bishops Green, located between High Roding and Onslow Green.

3. PROPOSAL

- 3.1 This application seeks listed building consent for the demolition of existing garden room and erection of replacement garden room, replace glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering (Revised scheme to that approved under UTT/18/1696/LB).

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 Town and Country Planning (Environmental Assessment):
The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.

And

Human Rights Act considerations:

There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

5. APPLICANT'S CASE

- 5.1 The applicant has provided a design and access heritage statement in support of the planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

Also included is a
Biodiversity Checklist
Biodiversity Photos

6. RELEVANT SITE HISTORY

- 6.1 UTT/18/1695/HHF - Demolition of existing garden room and erection of replacement garden room, replace glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering (APPROVED).

7. POLICIES

Uttlesford Local Plan (2005)

- Policy ENV2

Supplementary Planning Documents/Guidance

- Not Applicable

National Policies

- National Planning Policy Framework (2019)

Other Material Considerations

Uttlesford Emerging Local Plan

The following policies are relevant regarding this proposal, however until the plan adopted little weight can be given to them.

EN4 – Development Affecting Listed Buildings

8. PARISH/TOWN COUNCIL COMMENTS

8.1 No comments received in regards to the listed building consent application

9. CONSULTATIONS

9.1 Conservation Officer

The application is for the proposed demolition of existing garden room and erection of replacement garden room, replace glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering (Revised scheme to that approved under UTT/18/1696/LB).

The above concerns Little Garnetts, a Grade II listed (HE Ref: 1142496) building.

The scheme differs from that approved under UTT/18/1696/LB in the omission of the proposed chimney, and so I have no objections. Notwithstanding, the drawings are somewhat ambiguous as to additional alterations to the listed structure, noting a red dotted line (usually denoting removal of fabric) present on drawing 04B (proposed plan) on entrance hall stairs, which would be inappropriate without further information being supplied. It is therefore recommended that clarification is sought to ascertain no further works are being proposed.

Should permission be granted, I recommend the following conditions (or similar to that effect) are imposed:

a) Works shall not be commenced until a schedule of the types and colour of the materials to be used in the external finishes has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

b) Works shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

c) All rainwater goods shall be black and cast metal and permanently maintained as such.

10. REPRESENTATIONS

10.1 No comments were received

11. APPRAISAL

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

A Whether the proposal is in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Policy ENV2 of Uttlesford District Council's adopted Local Plan.

B Any other material considerations.

A Whether the proposal is in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Policy ENV2 of Uttlesford District Council's adopted Local Plan

- 11.1 Policy ENV2 (Development affecting Listed Buildings) 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 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.
- 11.2 The application is for the proposed demolition of existing garden room and erection of replacement garden room, replace glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering (Revised scheme to that approved under UTT/18/1696/LB).
- 11.3 Paragraph 189 of the NPPF requires the applicant to describe the significance of the heritage asset affected to understand the potential impact of the development on their significance; as such the application includes a heritage statement. Paragraph 196 considers the harm to the designated heritage asset; this harm should be weighed against the public benefits of the works.
- 11.4 This application has been referred to the conservation officer; no objections have been made subject to the imposition of conditions. The proposed scheme would preserve the primacy of the heritage asset, and its rural character and setting. It will provide additional residential accommodation which would contribute positively to the optimum viable future use as a dwelling without unduly compromising its historic fabric or planform, thus contributing to significant public benefits.
- 11.5 Despite the requirement for additional information to be supplied before works can be begin, taking in the comments received from the conservation officer the proposal accords with ULP policy ENV2, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF.
- 11.6 Overall the proposed works to the building have been assessed and will not result in any significant harm to the fabric and setting of the heritage asset and is therefore considered that the development would not diminish its special architectural or historic interest.

B Any other material Considerations

- 11.7 The following policies are included in emerging local plan submission and therefore have been considered in the assessment of the application; these policies hold some limited weight.
- 11.6 EN4-Development affecting Listed Buildings

12. CONCLUSION

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

- 12.1 The proposals would not have a detrimental impact on the historic fabric, character or appearance of the listed building and complies with the requirements of Section 16(2) 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 new roof shall be constructed from hand made plain clay tiles, details of which shall be submitted to and approved by the local planning authority before the development commences.

REASON: In the interest of protecting the architectural and historical significance of the existing building in accordance with the NPPF and Uttlesford Local Policy ENV2.

3. Notwithstanding the submitted plans, all render to be used on the external walls shall be of a smooth appearance and all new external joinery shall be painted timber.

REASON: In order to protect the architectural character of the heritage asset in accordance with Uttlesford Local Plan Policy ENV2 and the NPPF.

4. Notwithstanding the submitted plans, any new windows in the historic parts of the dwelling shall be single glazed.

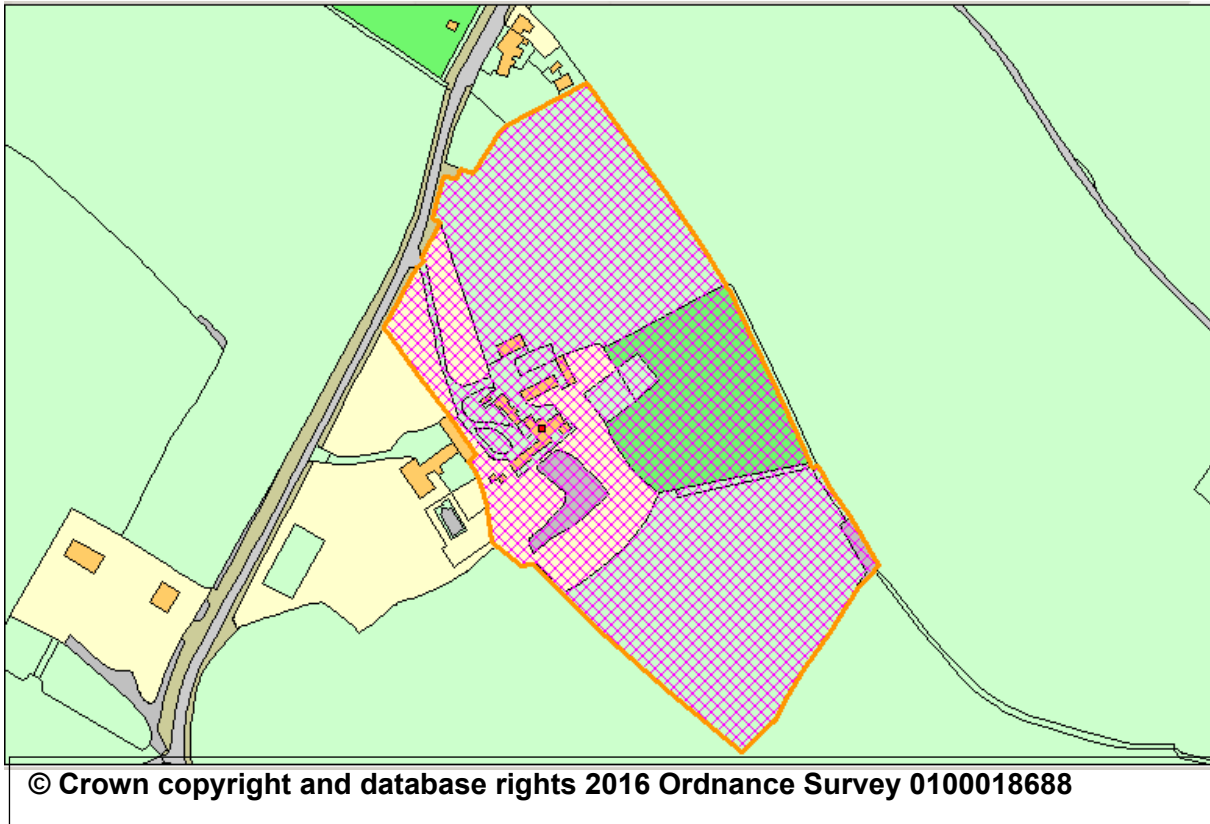
REASON: In order to protect the architectural character of the heritage asset in accordance with Uttlesford Local Plan Policy ENV2 and the NPPF.

5. No works shall take place until detailed scale 1:20 and 1:1 plans illustrating the window and door, eaves, verges and cills, detailing and sections through the windows and doors to show the mouldings have been submitted to and approved in writing by the local planning authority prior to the commencement of the development. The works shall be implemented in accordance with the approved plans. Subsequently the mouldings of the windows and doors 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 and the NPPF.

6. All rainwater goods associated with the development hereby approved shall be black and of cast metal and permanently maintained.

REASON: In the interests of preserving the historic character and appearance of the listed building and its setting in accordance with ULP Policy ENV2 and the NPPF.



© Crown copyright and database rights 2016 Ordnance Survey 0100018688

Organisation: Uttlesford District Council

Department: Planning

Date: 22nd November 2019