

UTT/20/0051/LB

(See corresponding planning application UTT/20/0050/FUL relating to Call-in request by Councillor Bagnell for this site)

PROPOSAL: Demolition of existing garage.

LOCATION: Yew Tree Cottage, School Lane, Takeley, CM22 6PJ

APPLICANT: Castle Lane Securities Limited

AGENT: BB Partnership Limited

EXPIRY DATE: 06.03.2020 (Extension of time agreed to 21.05.2021)

CASE OFFICER: Clive Theobald

1. NOTATION

1.1 Affecting setting of Grade II Listed Building.

2. DESCRIPTION OF SITE

2.1 The site lies on the south side of School Lane and comprises for the purposes of the land edged in red the side garden of Yew Tree Cottage, a largely reconstructed grade 2 listed building following fire damage and a small separated piece of land adjacent upon which stands a modern constructed garage which currently serves White House Farm, the property situated opposite. Yew Tree Cottage is described in the statutory listing as follows:

“C18 or earlier cottage. Timber framed and plastered, with hipped thatched roof. One storey and attics, 4 window range, late C19 casements. One eyebrow dormer. Lean-to extensions to east and west end. Pargetted in combed panels, some of which are original”.

3. PROPOSAL

3.1 This listed building application relates to the demolition of the existing garage on the site.

3.2 The application is accompanied by the following report:

- Heritage Statement

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5. APPLICANT'S CASE

5.1 The applicant makes the case within the submitted Heritage Statement that the modern garage to be demolished has a negative contribution on the setting of the

adjacent heritage asset, Yew Tree Cottage due to its appearance and condition having no heritage interest.

6. RELEVANT SITE HISTORY

- 6.1 Planning permission granted in 1979 under ref; UTT/0448/79 for the demolition of existing garage and replacement with new at Land at Whitehouse Farm.

7. POLICIES

National Policies

National Planning Policy Framework (NPPF) (revised February 2019)

Uttlesford Local Plan (2005)

ULP Policy ENV2 – Development affecting Listed Buildings

Supplementary Planning Documents/Guidance

None.

Other Material Considerations:

None

8. PARISH COUNCIL COMMENTS

- 8.1 (See Parish Council comments relating to corresponding planning application UTT/20/0050/FUL).

9. CONSULTATIONS

Place Services (Heritage)

- 9.1 This application is for the demolition of an existing garage and erection of two dwellings with associated parking and landscaping.

Yew Tree Cottage is a Grade II listed building, timber framed and assumed to date from the eighteenth century, if not slightly earlier (list entry number: 1322591). Following a fire in 2008, the house was largely rebuilt in 2012. The garage is not considered to be curtilage listed and is a modern construction.

I have no objection to the proposed scheme, which will not be harmful to the setting or significance of the listed building. I feel the design of the new buildings could be further refined, for example lowering the ridge height of the new dwellings to ensure the listed building remains prominent within the street scene, and using appropriate materials and design details. However, the principle of the proposal, namely demolishing the existing garage and constructing two new dwellings is not considered harmful to the listed building.

Should the local authority grant permission for the scheme, I recommend the following conditions:

- Construction of the new buildings shall not commence until samples and details of the materials to be used in the external finishes, including brick bond, have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.
- The roof shall be clad in natural slate, samples of which shall be submitted to and approved in writing by the local planning authority before the construction of any of the buildings commences. The roof shall be constructed in accordance with the approved details.
- All rainwater goods shall be of cast metal and permanently maintained as such.
- Construction of the buildings shall not commence 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.
- At the time of works, the new casement windows shall be in painted timber, flush meeting within the frames, with matching joinery for opening and fixed casements, and without trickle vents or surface mounted glazing bars and shall be permanently maintained as such.

10 REPRESENTATIONS

10.1 (See corresponding planning application UTT/20/0050/FUL).

11. APPRAISAL

The issue to consider in the determination of this application is:

A Heritage protection (NPPF and ULP Policy ENV2)

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11.1 S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

11.2 ULP Policy ENV2 of the adopted local plan states that development affecting a listed building should be in keeping with its scale, fabric, character and surroundings and that demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted.

11.3 The proposal relates to the demolition of a portal framed garage built of modern materials which is now in a poor state of repair. No heritage objections have been raised by Place Services to its removal as it possesses no heritage value or significance and indeed it is considered that its removal would enhance the appearance of the lane at this location. No heritage objections are therefore raised to its removal under relevant legislation and ULP Policy ENV2.

12. CONCLUSION

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

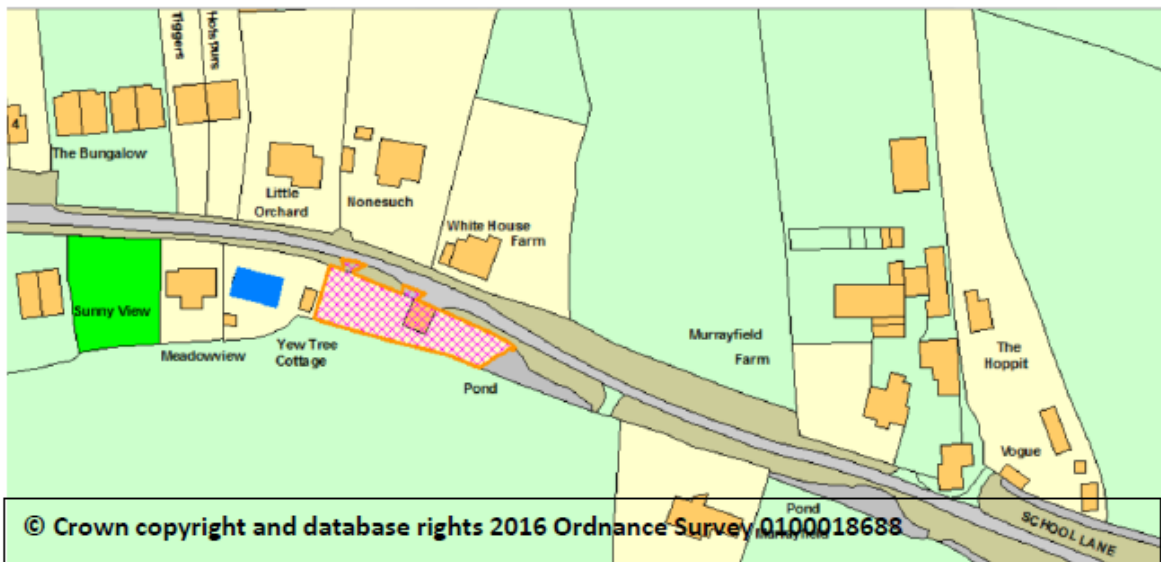
- A No heritage objections are raised to the removal of the modern garage which stands on the site (ULP Policy ENV2).

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 16(2)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).



Organisation: Uttlesford District Council

Department: Planning

Date: 21 APRIL 2021