



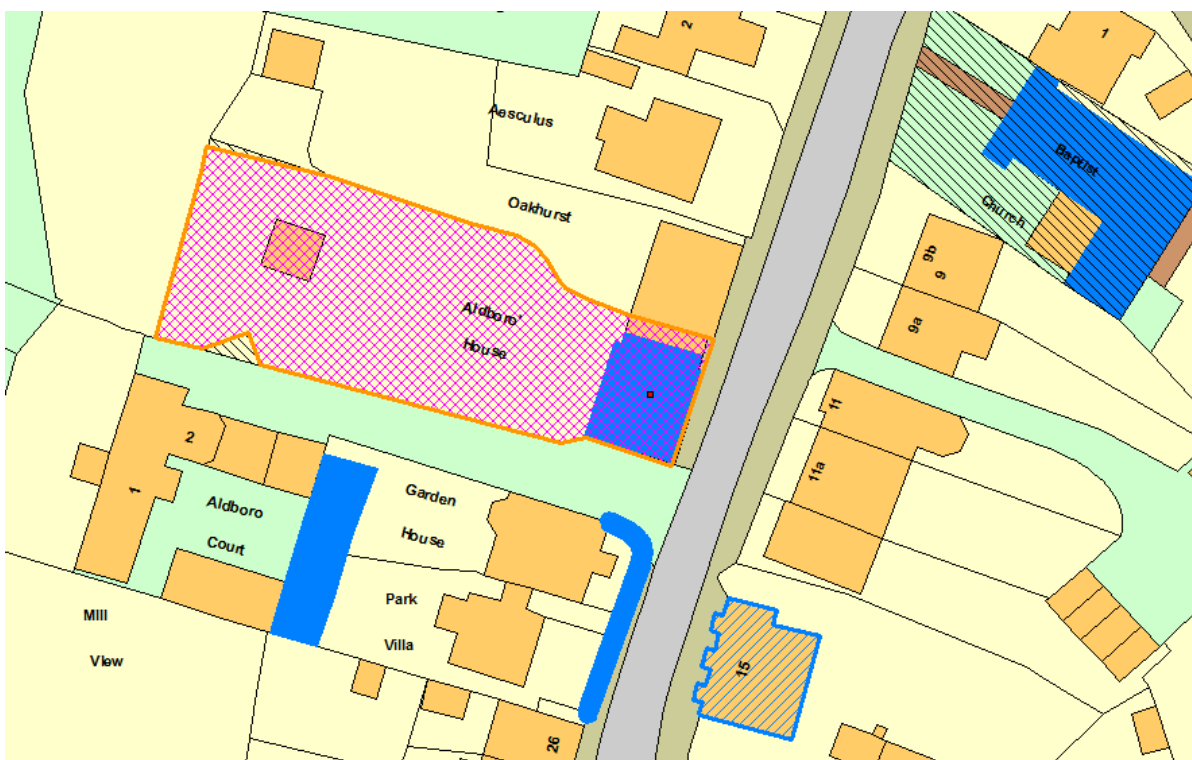
ITEM NUMBER: 16

PLANNING COMMITTEE DATE: 6 March 2024

REFERENCE NUMBER: UTT/23/2868/LB

LOCATION: Aldboro House, Park Street, Thaxted

LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 19 February 2024

PROPOSAL: Alterations to existing side extension to form an open plan kitchen/breakfast room with two rooflights, a vaulted ceiling and replacement windows.

APPLICANT: Mr and Mrs Charles Beer

AGENT: Mrs Rachel Moses

EXPIRY DATE: 10 January 2024

EOT EXPIRY DATE: N/A

CASE OFFICER: Jonathan Pavey-Smith

NOTATION: Inside Development Limits
Grade II Listed Building
TPO Tree Oak
Thaxted Conservation Area

REASON THIS APPLICATION IS ON THE AGENDA: Called in by Councillor Foley.

1. EXECUTIVE SUMMARY

1.1 Aldboro House is a Grade II listed brick, timber framed and plastered house of two storeys with front and rear attics and a cellar. The house is located in the Thaxted Conservation Area.

1.2 Listed building consent is sought for '*Alterations to existing side extension to form an open plan kitchen/breakfast room with two rooflights, a vaulted ceiling and replacement windows.*

1.3 Place services objected initial on regards to the proposed sub-division of the existing kitchen within the historic core of the house to create a study

and utility room. Division of this room (although reversible) would reduce the ability to understand the historic plan form.

- 1.4 Following an amendment omitting the partition within the utility room and the study Place Services supports the planning application with suggested conditions.

2. **RECOMMENDATION**

That the Strategic Director of Planning be authorised to GRANT permission for the development subject to those items set out in section 16 of this report -

A) Conditions

3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 Aldboro House is a Grade II listed brick, timber framed and plastered house of two storeys with front and rear attics and a cellar, that has been dated to the mid-eighteenth century, with an end wall chimney stack and nineteenth century vertical sliding sash windows (List entry number 1322233).

- 3.2 A single storey extension to the northern (right hand facing) side of the house which abuts the neighbouring property was added after the date of listing in 1983.

- 3.3 The house is located in the Thaxted Conservation Area.

4. **PROPOSAL**

- 4.1 Alterations to existing side extension to form an open plan kitchen/breakfast room with two rooflights, a vaulted ceiling and replacement windows.

5. **ENVIRONMENTAL IMPACT ASSESSMENT**

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

6. RELEVANT SITE HISTORY

6.1 Non-Relevant

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 Pre-App advice given for Internal alterations, replacement fenestration on the front and rear of the side extension, two new dormers for the attic bedroom (under ref UTT/23/0799/PA).

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 No Comments.

9. PARISH COUNCIL

9.1 Thaxted Parish Council: Resolved to Object on the ground that parking would be restrictive to access and dangerous to swept path analysis to show how a vehicle would turn to exit, being that it would be dangerous to reverse out onto a main road.

10. CONSULTEE RESPONSES

10.1 **Place Services:** Support scheme subject to conditions following amendments submitted on the 15 January removing the partition within the utility room.

10.2 *Aldboro House is a Grade II listed brick, timber framed and plastered house of two storeys with front and rear attics and a cellar, that has been dated to the mid-eighteenth century, with an end wall chimney stack and nineteenth century vertical sliding sash windows (List entry number 1322233). A single storey extension to the northern (right hand facing) side of the house which abuts the neighbouring property was added after the date of listing in 1983 (and has been dated to 1988). The house is located in the Thaxted Conservation Area. This application follows an application for pre-application advice to which I provided a response in a letter dated 30th the October 2023 (UTT/23/0799/PA).*

10.3 *External alterations*
I am able to support the proposed replacement sash window to the street elevation of the twentieth century extension. The replacement window

should be timber and finished to match the windows of the main house. Details of the window can be agreed by a suitable condition.

10.4 *The extension reads as a clearly separate phase of building from the historic core and on this basis I would be able to support a modestly sized conservation (flush fitting) rooflight or pair of rooflights to the rear roof slope of the modern extension. However, in my opinion the proposed rooflights are unduly large, rivalling the height of the rear windows of the main house and I would request these are reduced in size to reduce their prominence. I am also able to support the proposed replacement timber doors and windows to the rear of the extension subject to details which can be agreed by a suitable condition, and the re-organisation of the steps. With regards to a proposal to change the external paint colour of the listed building, I was unable to find details of the proposed paint or a specified colour. As previously advised, a vapour permeable silicate or mineral paint should be used and a traditional colour employed that is in keeping with the character and appearance of the Conservation Area. These details could be agreed by a suitable condition.*

10.5 *Internal Alterations*

Following the revised plans on the 15 Jan 2024, 2303/PD/01 B with the omission of the partition within the utility room the proposal can be supported.

10.6 *I would have no concerns about the addition of a new door within the corridor as this will not obscure the legibility of the corridor as part of the historic plan form. I am able to support the proposed single bay extension to the garage which, although enlarging the footprint of the outbuilding, will retain its ancillary character in relation to the host listed building. I am also able to support the proposed addition of a pair of electrically operated traditional timber gates to the entrance to the rear drive/garage area.*

10.7 *In conclusion, I am able to support the revised application subject to conditions.*

11. REPRESENTATIONS

11.1 9 notifications letters were sent to nearby properties.

11.2 No Comments have been received from any neighbouring properties.

12. MATERIAL CONSIDERATIONS

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- a) The provisions of the development plan, so far as material to the application:
 - (a) a post-examination draft neighbourhood development plan, so far as material to the application,
 - b) any local finance considerations, so far as material to the application, and
 - c) any other material considerations.

12.3 The Development Plan

- 12.3.1** Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Felsted Neighbourhood Plan (made February 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
Thaxted Neighbourhood Plan (made February 2019)
Stebbing Neighbourhood Plan (made July 2022)
Saffron Walden Neighbourhood Plan (made October 2022)
Ashdon Neighbourhood Plan (made December 2022)
Great & Little Chesterford Neighbourhood Plan (made February 2023)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2023)

13.2 Uttlesford District Local Plan 2005

13.2.1 Policy ENV2- Listed Building

13.3 Thaxted Neighbourhood Plan 2017-2033

13.3.1 Policy TX HC1 – Heritage and Development:

Uttlesford Local Residential Parking Standards (2013)

Essex County Council Parking Standards (2009)

Supplementary Planning Document- Accessible homes and play space
Homes Essex Design Guide

Uttlesford Interim Climate Change Policy (2021)

14. CONSIDERATIONS AND ASSESSMENT

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

14.2 A) Development affecting a Listed Building (ENV2, NPPF)

14.2.1 Whether the proposal would adversely impact the character and setting of the Listed Building (ULP Policy ENV2)

14.2.2 In considering whether to grant listed building consent, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990), NPPF and ULP Policy ENV2.

14.2.3 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”.

14.2.4 According to ULP Policy ENV2, development affecting a listed building should be in keeping with its scale, fabric, character and surroundings. 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.

14.2.5 Following the revised plans on the 15 Jan 2024, Rev Number 2303/PD/01 B which includes the omission of the partition within the utility room the

proposal can be supported. This is subject to the conditions relating to the rooflights details and sample of external materials.

14.2.6 Place services has been re-consulted and supports the application following the omission of the partition within the utility room.

15.1 CONCLUSION

15.2 The proposed work is acceptable and will not harm the significance of the listed building thus complying with the NPPF and ULP Policy ENV2.

16.1 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 development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3.** Prior to their first use on site, samples of the materials to be used on the external finishes (including those for the garage extension, doors, windows, rooflights, gates, paint specification and colour) to be used on the external finishes shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

REASON: In the interests of the character and setting of the Listed building in accordance with the adopted Uttlesford Local Plan 2005 - Policy ENV2

4. Prior to their installation additional drawings that show details of proposed new rooflights, timber windows, doors and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be 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.

REASON: In the interests of the character and setting of the Listed building in accordance with the adopted Uttlesford Local Plan 2005 - Policy ENV2