

**UTT/18/1696/LB**

Reason: the applicants are elected members of Uttlesford District Council.

**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.

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

**APPLICANT:** Mr & Mrs Barker

**AGENT:** Miss Emily Harris - Edward Parsley Associates Limited

**EXPIRY DATE:** 16 August 2018.

**CASE OFFICER:** Peter McEvoy

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**1. NOTATION:**

- 1.1
- outside development limits.
  - protected lane.
  - general aerodrome directions.
  - archaeological site.
  - Grade II listed building.

**2. DESCRIPTION OF SITE:**

- 2.1 The applicants' property is a large detached dwelling set in its own generous grounds. It is located in the open countryside at Bishops Green which is between High Roding and Onslow Green. The building is listed.

**3. PROPOSAL:**

- 3.1 The applicants are requesting listed building consent for the following works:
- enclose the front porch with glazing.
  - rebuild the existing conservatory as a garden room with new windows, a traditionally styled chimney for the room's new log burner, and a pitched tiled roof.
  - replace the existing roof which the applicants state is in a poor state of repair.
  - new fenestration and doors.

- 3.2 There is also an associated application for planning permission.

**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.

**5. APPLICANTS' CASE:**

- 5.1 The applicants have included a design, access and heritage statement and a photograph as part of their submission.

**6. RELEVANT SITE HISTORY:**

- 6.1 The site has benefited from earlier applications, but they are not considered to be relevant to the current proposals.

**7. POLICIES:**

**7.1 National Policies:**

National Planning Policy Framework (2018).

**7.3 Uttlesford Local Plan (2005):**

GEN7 – nature conservation.

ENV2 – development affecting listed buildings.

**7.4 Other Material Considerations:**

None.

**8. TOWN / PARISH COUNCIL COMMENTS:**

- 8.1 The Parish Council has no objection to this application.

**9. CONSULTATIONS:**

**9.1 Place Services (Ecology) – Essex County Councils**

No objection as the proposal is limited in scale and scope and so is unlikely to impact designated sites, protected/priority species or priority habitats. The OPDM Circular 06/05 is clear that further surveys are only required if there is a *reasonable likelihood* of biodiversity being impacted. Given the low ecological value of the site, further surveys are not required.

**9.2 Conservation Officer:**

The conservation officer considers that the new garden room with hand made plain clay tiled roof, lead valley link and external joinery of painted timber would respond much better to the architectural and historic special interest of the heritage asset. In addition the simplified windows and the work to the existing porch as indicated would not diminish the significance of the historic elements of the listed building, but result in its enhancement. The officer recommends approval, subject to conditions regarding the use of materials.

**10. REPRESENTATIONS:**

- 10.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press. At the time this report was prepared, no comments had been received.

**11. APPRAISAL:**

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

- A Impact on the listed building (NPPF, Local Plan Policy ENV2).  
B Site biodiversity (NPPF, Local Plan Policy GEN7).

**A Impact on the listed building:**

- 11.1 The property is a Grade II Listed Building and so Local Plan Policy ENV2 applies to the proposal. The policy reflects the LPA's statutory duty set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, s16(2) which states that a development which affects a listed building should be in keeping with its scale, character and surroundings. Development proposals that adversely affect the setting and special characteristics of a listed building will not be permitted.
- 11.2 The National Planning Policy Framework (NPPF) states that permission will be refused if the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.
- 11.3 There are no concerns relating to the listed buildings based on the Conservation Officer's comments (see above) and so the proposal complies with Policy ENV2.

**B Site biodiversity:**

- 11.4 Local Plan Policy GEN7 requires applicants to show that the development would not have a harmful effect on wildlife or geological features unless the need for the development outweighs the importance of the feature to nature conservation. Applicants also have a legal duty towards legally protected species or habitats. The NPPF requires development to enhance and contribute to biodiversity where possible. The applicant has submitted a biodiversity questionnaire which has not identified any potential issues.
- 11.5 Place Services have examined the applicant's submitted site biodiversity checklist and they do not raise any objection to the scheme,

**12. CONCLUSION:**

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

- A** The design is considered to be appropriate and would not adversely affect the setting of the listed building.
- B** There would be no impact on the site's biodiversity.

**RECOMMENDATION – grant conditional listed building consent.**

**Conditions:**

1. The development to which this consent relates shall be begun before the expiration of three 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.

JUSTIFICATION: The existing building is of historical importance and the details regarding roof materials are required before the works commence to ensure that no detrimental harm to the appearance and fabric of the building is caused.

- 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.

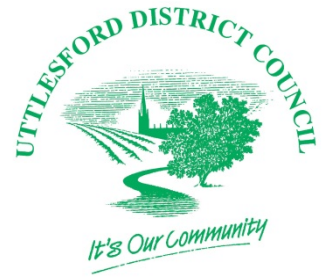
REASON: In order to protect the architectural character of the heritage asset in accordance with Uttlesford Local Plan Policy ENV2

- 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.

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Address: Little Garnetts, Bishops Green, High Easter Road, Barnston



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Organisation: Uttlesford District Council

Department: Planning

Date: 20 August 2018