

**Application No:** S/2019/1772/LBC  
**Proposal:** Orangery style building to rear  
**Location:** Claremont House, 15 London Road, Old Stratford MK19 6AE

Claremont House is an early 19<sup>th</sup> century property primarily constructed of stone or brick finished in a white render. The 3 storey, 3 unit plan benefits from a symmetrical front façade typical of a building from that period. The property has been extended over the years, the largest being a two-storey rear extension. The significance of the property lies not only in its traditional construction but also its architectural detailing and plan form. Any proposals should seek to sustain or enhance the significance and character of the heritage assets.

The proposals seek to further extend the property to the rear to incorporate a contemporary kitchen extension. There are reservations regarding the proposed. The massing and volume of the proposed, when also including the existing later extension, exceeds in doubling the overall size of the original, principal building. This significant increase to the building has the potential to become a dominant feature rather than a subservient extension to the principal building.

Whilst it is appreciated that the rear has been altered over the years, and the proposed is to extend off a later extension, it is still felt when viewing the property from the rear the proposed will create an uncomfortable juxtaposition with the various roof forms and details resulting in harm to the setting and overall character of the heritage asset.

The size and design of the proposed, including the thickness of the flat roof detailing around the eaves, has the potential to create a somewhat blockish, 'out of place' character; taking few cues from the architectural pallet of the principal building.

A single storey extension that was **significantly** reduced in size/length to become a more subservient extension would have less of an impact on the heritage asset. At present the proposals would cause harm, albeit less than substantial, to the special interest and character of the heritage asset. This harm would not be outweighed by any public benefit (Para 196 NPPF). As such I am unable to support the proposal in its current form.

Reconsideration over the size and design is strongly advised.

Katherine Harrison  
Conservation Officer