

Listed Building Consent Delegated Report



South
Northamptonshire
Council

Application Details

1	Application No.	S/2019/1772/LBC	
2	Case Officer	Ashley Bidwell	
3	Site Address	Claremont House 15 London Road Old Stratford MK19 6AE	
4	Proposal	Orangery style building to rear	
5	Statutory Expiry Date	7 November 2019	
6	Ward:	Old Stratford	
7	Councillors:	Cllr Ken Pritchard	
8	Consultation Expiry Date	Consults date: 4 October 2019 Re-consults date:	
9	Amended plans	Have amended plans been received?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
		If yes, the changes were: Reduction in the depth of the extension as the previous proposal was as deep as the main part of the property. The extension has also been changed to have a more 'lightweight' design with narrow frames.	

Relevant Planning History

11	Site History	S/2009/0575/P Renovation and extension of detached garage/outbuilding - 15 London Road Old Stratford	
		S/2009/0574/LB - Change use, removal of lean-to garage and extension of outbuilding/garage to ancillary accommodation and garage; including subdivision of outbuilding to create kitchen and toilet - 15 London Road Old Stratford	
		S/2009/0927/LBC - Demolition of lean to extension attached to outbuilding. Repair of roof structure - 15 London Road Old Stratford	
12	Pre-Application Advice	Has pre-application advice been sought for this proposal?	<input type="checkbox"/> Y <input type="checkbox"/> N
		If yes, the details of this were:	

Relevant Planning Policies and Considerations

13	Development Plan	<ul style="list-style-type: none"> • South Northamptonshire Local Plan 1997 (SNLP) G3, EV12 and EV13 • West Northants Joint Core Strategy (JCS) BN5 • Local Plan Part 2 (Submission Draft)¹ HE5
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14	Material Considerations	<ul style="list-style-type: none"> • National Planning Policy Framework (NPPF) • Planning Practice Guidance (PPG) • Supplementary Planning Guidance and Documents (SPGs/SPDs) - Residential Extensions, Listed Buildings • Conservation Area Appraisal Document • SNC Design Guide • Corporate Priorities² - Protected, Green & Clean, Thriving Communities & Wellbeing, Opportunity & Growth
15	Equalities Act	Due regard has been taken to South Northamptonshire Council's equality duty as contained within the Equalities Act 2010.
16	Human Rights Act 1998 Considerations	There may be implications under Article 8 and Article 1 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 potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

Summary of Consultation and Neighbour Responses

17	Town/Parish Council	No objections
18	Consultations	<p>1. SNC Conservation</p> <p>Previous proposal</p> <p>Claremont House is an early 19th 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reconsideration over the size and design is strongly advised.</p> <p>Updated design</p>

		<p>The proposal is a lot better in terms of size and the eaves design, there are no heritage objections.</p> <p>2. Clerk to Old Stratford Parish Council – no objection</p> <p>3. Historic England – No comments to make</p>	
19	Neighbours	<p>a) Have any letters have been received from neighbours/third parties? If N, skip to question 20, if Y, go to question (b) below</p>	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		<p>b) List the addresses of the neighbours who have commented and summarise their concerns:</p>	
Case Officer Assessment			
20	Impact on Listed Building and/or its setting	<p>a) Have you had special regard to the desirability of preserving the Listed building or its setting or any features of special architectural or historic interest which it possesses?³</p>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
		<p>b) Is the significance of the Listed Building considered to lie primarily in its age, vernacular construction and form, survival of the historic fabric, plan form and features with the building being a good example of this type of vernacular building?</p>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
		<p>c) Is the proposed development considered to result in limited less than substantial harm to the significance of the Listed Building?</p>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
		<p>d) Is any less than substantial harm caused by the development (such as loss of historic fabric or modest extensions) outweighed by the long term or public benefits, such as the preservation of the building?</p>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
		<p>Comments (if any):</p> <p>Policy Policy HE5 of the upcoming Local Plan Part 2 states that Proposals to alter or extend a listed building including its change of use or development within its setting will be permitted where they: (a) contribute to the preservation of the building and are not detrimental to its special architectural or historic interest or any features that contribute towards it; (b) are of an appropriate scale, form, massing and design and use appropriate materials and methods of construction which are compatible with the character and construction of the building; (c) have regard to the historic layout of the building and other internal features of significance; (d) respect the setting of the listed building including inward and outward views, being mindful that the setting may extend beyond the immediate curtilage of the building and include a street scene and a wider urban or rural context.</p> <p>Assessment The main impact of the development that should be assessed is the impact upon the character of the Listed Building itself and the setting of the neighbouring listed buildings. As stated above the extension has reduced in scale following a recommendation from the Council as the former proposal saw an extension as deep as the original part of the property. The amended proposal has reduced in depth by 1m over the former except for the roof as this has a slight overhang.</p> <p>Overall the amended scheme is considered to result in minimal harm to the character of</p>	

		<p>the building, the location of the proposed extension is sympathetic to the traditional L-shape of the property and does not alter this and therefore complies with part b and c of Policy HE5 above. Additionally, being situated at the rear it is not visible from the principal elevation and as such the proposed contemporary design is not an issue.</p> <p>Regarding said design this is considered (following the changes to make the scheme more 'lightweight' in design) to have a good contrast to the design of the original property whilst being subservient and sympathetic and with the high level of glazing and narrow framing it also allows for views of the original building through the extension.</p> <p>In respect of the development affecting the setting of the neighbouring listed buildings this proposal is also considered suitable. The application site features a relatively high boundary wall which by virtue of the flat roof design the extension only surpasses this by 0.4m including the rooflight.</p> <p>When assessing the harm to a listed building, even if it is less than substantial according to point d of the above question, the development should have a benefit to either the public or the preservation of the listed building. In this case there will be no public benefits, however, it could be argued that the development will aid in preserving the building, additionally there are no losses to the public as a result of the development and thus it is considered suitable overall.</p>	
21	Response to Comments	<p>The above report incorporates the concerns of the Parish Council, consultees and/or neighbours.</p> <p>If no, the response to other matters raised by Parish Council, consultees and/or neighbours are detailed below.</p> <p>Comments (if any):</p>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
Conclusion			
22	Conclusion	<p>The proposals are considered to preserve the historic fabric, character, appearance and features of architectural and historic interest of this listed building and its setting as well as the setting of the neighbouring listed buildings.</p> <p>The proposal will not cause harm to, or loss of, the significance of the heritage asset or its setting and the proposal therefore complies with advice in the NPPF, the policies referred to above and the Council's Corporate Priorities.</p>	
Recommendation			
23	APPROVE	Subject to the conditions and reasons set out on the attached decision notice.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	REFUSE	For the reasons set out on the attached decision notice.	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Authorisation			
24	Case Officer	Ashley Bidwell	Date: 01/11/2019
	Authorising Officer	Tracey Hill	Date: 01/11/19

Notes	
1	<p>Part 2 Local Plan</p> <p>The draft South Northamptonshire Part 2 Local Plan was submitted to the Planning Inspectorate for</p>

	<p>Examination on 22nd January 2019. The examination was held during the two weeks commencing 10th and 17th June 2019. The Inspector's Final Report is awaited once consultation on the Main Modifications has been carried out. In accordance with Paragraph 48 of the National Planning Policy Framework (NPPF) the Council may now give weight to relevant policies in the draft Plan according to:</p> <ul style="list-style-type: none"> a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given) <p>As the Plan was submitted prior to 24th January 2019, in accordance with Paragraph 214 of the NPPF consistency should be tested against the previous Framework published in March 2012.</p>
2	<p>Council Corporate Priorities:</p> <p>South Northamptonshire Council's Business Plan for 2019-20 sets out the Council's three strategic priorities which form our overarching business strategy. Below these are the key actions for the year 2019–20. This is a strategy which looks to the future taking into account the priorities and aspirations of the communities who live and work in the district.</p> <p>The three corporate priorities are to ensure the District is "Protected, Green & Clean", is a place which supports "Thriving Communities & Wellbeing", and is a District of "Opportunity & Growth". All three priorities are of significance to the determination of planning applications and appeals. Below these priorities, the key actions which are of most relevance to planning applications and appeals are: (1) deliver the Local Plan; (2) increase tourism and increase employment at strategic sites; (3) develop our town centres; (4) protect our built heritage; (5) protect our natural environment; (6) promote environmental sustainability; (7) promote healthy place shaping; (8) delivery innovative and effective housing schemes; and (9) deliver affordable housing.</p> <p>The remaining key actions may also be of significance to the determination of planning applications and appeals on a case by case basis.</p> <p>The above corporate priorities are considered to be fully compliant with the policy and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.</p>
3	<p>Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the duty of Local Planning Authorities (when considering whether to grant listed building consent) to 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.</p>