

Item No 06:-

19/00644/LBC

**23 Westonbirt
Tetbury
Gloucestershire
GL8 8QT**

Item No 06:-

Erection of two storey and single storey rear extensions and internal alterations at 23 Westonbirt Tetbury Gloucestershire GL8 8QT

Listed Building Consent 19/00644/LBC	
Applicant:	Mrs Natasha Dury
Agent:	
Case Officer:	Ben Bendall
Ward Member(s):	Councillor Richard Morgan
Committee Date:	12th August 2020
RECOMMENDATION:	REFUSE

Main Issues:

(a) Impact on the Grade II Listed Building

Reasons for Referral:

Recommendation to Refuse

1. Site Description:

The proposal relates to Grade II mid-terrace dwelling of natural Cotswold stone within the built settlement of Westonbirt. The property has an elevated slope into the rear garden.

2. Relevant Planning History:

None

3. Planning Policies:

TNPPF The National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer: Objects

Historic England: 'On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser'.

The National Amenity Society: None received

5. View of Town/Parish Council:

None received

6. Other Representations:

None

7. Applicant's Supporting Information:

Drawings, Historic Impact Assessment, Design and Access Statement

8. Officer's Assessment:

Planning Policy and guidance

The proposed development relates to the removal of a historic two and single storey rear extension and internal alterations to the dwelling.

The proposal is to erect a two storey rear extension that would be larger than the existing. The proposal would project 4.8 metres from the rear built line of the dwelling and be 5.92 metres in width and 7 metres at ridge level and 3.8 metres at eaves level. There would be a single storey element that would be connected to the neighbour's rear extension that would be 1.17 metres in width with a mono pitched roof that would be 2.8 metres in height at the highest point and 3.2 metres from the rear built line of the dwelling. The proposal would occupy approximately 35 sq metres.

(a) Impact on the Listed Building

21, 23 and 25 The Street, Westonbirt, is a mid-C19th designed terrace of cottages which is a grade II listed building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the NPPF (Achieving well-design places) makes it clear that the Government attaches great importance to the design of the built environment. The consistent high quality standard of design is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 124 states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process'.

Section 16 of the National Planning Policy Framework requires Local Planning Authorities to take account of the desirability of sustaining or enhancing the significance of heritage assets.

Paragraph 193 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 196 of the NPPF requires that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.

In assessing this application, officers have obtained further evidence and justification as to why the applicant considers it to be acceptable to demolish the existing rear extensions. This has enabled officers to assess the particular significance of this heritage asset, taking into account the available evidence, so as to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

A comprehensive review of the Heritage Impact Assessment has been carried out and officers are unable to agree with its conclusions. Officers are of the view, that the existing rear extensions which are proposed to be demolished form part of the significance of the listed building and cannot be removed without harming that significance of the listed building.

The rear extensions were in existence between 1850 and 1886 they comprise of a two storey rear extension with a lean-to single storey element with a cat-slide roof, which is consistent with Victorian architecture. This indicates that they were added to the building shortly after it was dismantled and rebuilt in this location. The principal form of the addition and the fabric of the external walling remains, buildings from this period are subject to greater selection as a result of their abundance, properties of the highest architectural contribution were selected for listing from

this period. As such, 23 The Street, Westonbirt, is of national significance as a surviving example of this age and type of building as a terrace property. This contributes to the significance to the architectural and historic interest and development of the listed building.

The historical value of the property has been attributed to by its associative and illustrative values, which connects the ways in which events and aspects of life are associated to a place through to the present. The associative value with Lord Robert Stayner Holford as a notable person who constructed Westonbirt House, its designed gardens and the expansion of the Arboretum demonstrate his political and cultural affiliations. The property is also associated with Lewis Vulliamy who designed the cottages and the grade I Listed Westonbirt House. The whole of Westonbirt village was moved to facilitate its construction and picturesque landscape. The reconstruction of the property also took place at a time of political and social reforms, to provide better housing and improve conditions for working classes. The design, floorplan, site layout, construction and materials reflect this illustrative value. The house was designed for the rural working class in the mid C19th, whereby better housing provision was an important political and social consideration for Landowners.

Internally, there have been some alterations to the original floor plans which are largely in-tact with a two cell arrangement, which is separated by the staircase. The main front-range is replicated at first floor level. The proportions of the rooms and their relationship with the placement of windows and fireplace location are retained. Modern plasterwork has also been used internally. The level of significance attributed to the first floor bedroom is considered to be high, significance has therefore been identified. The total loss of the rear sections of the building would result in harm being caused. The division of the first floor bedroom to provide an en-suite would harm the historic layout of the floor plan and the proportions and character of the room. This forms an essential part of its historic and architectural significance.

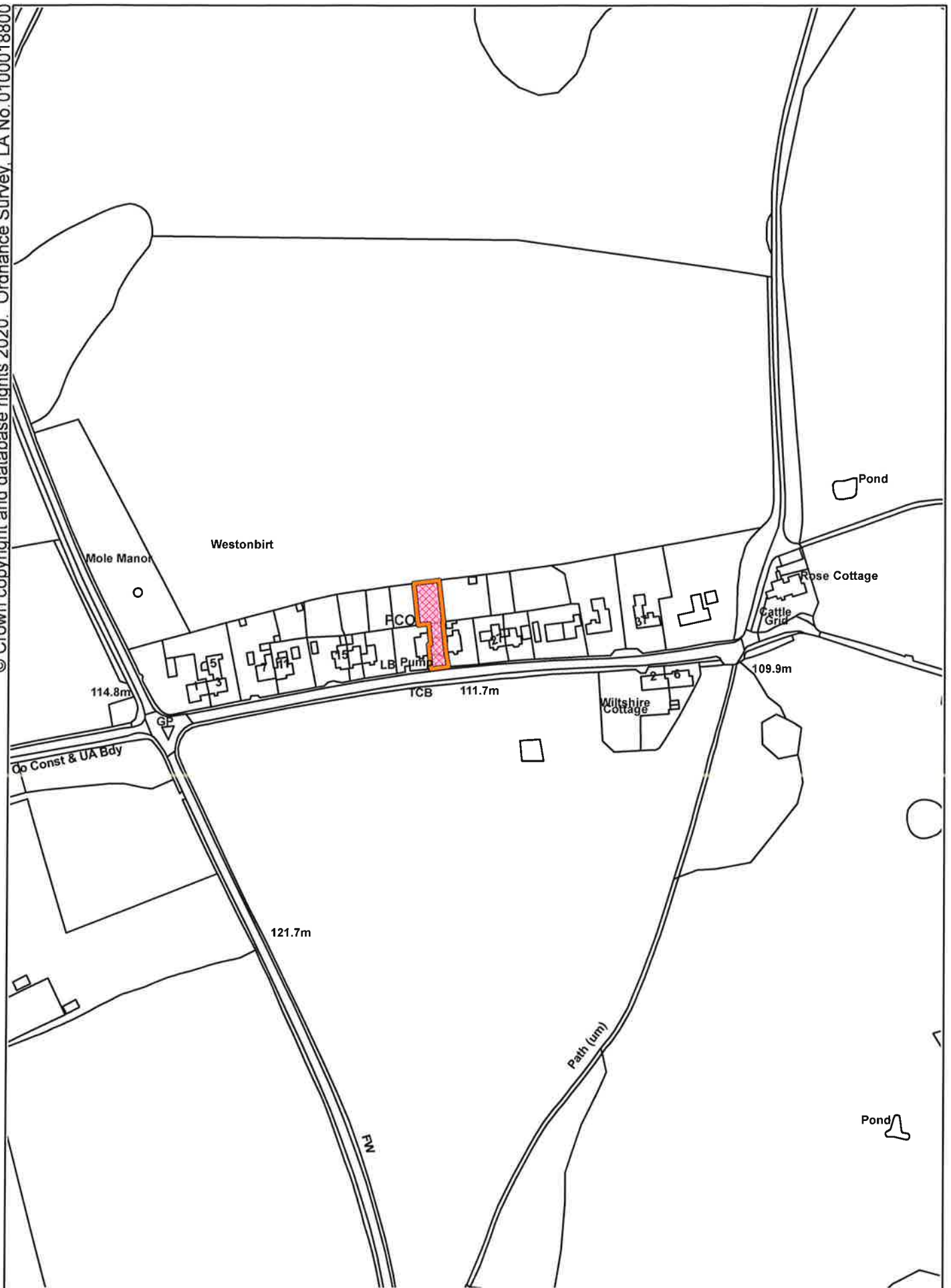
The principle of the proposed works to demolish the existing two-storey and single storey rear projecting additions and internal alterations to the property are considered to cause less than substantial harm, albeit considerable to the special architectural interest of the listed building. The listed building already has a viable use, consistent with its conservation as a residential property. The proposed works would also diminish the property's significance as a designated heritage asset for which there would not be any resultant public benefit that would clearly and convincingly outweigh this harm, whilst giving great weight to the asset's conservation. The proposal would not accord with the objectives of Section 16 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Conclusion:

The proposed works are considered not to preserve or enhance the Grade II Listed Building, its setting, and any features of special architectural or historic interest it possesses. The proposed demolition works are considered not to accord with the objectives of and Sections 16 of the NPPF and Sections 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

10. Reason for Refusal:

23 The Street, Westonbirt is a Grade II listed terrace dating to the mid C19th, designed by Lewis Vulliamy and forming part of a relocated village. Under the Planning (Listed Building and Conservation Areas) Act 1990, the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The loss of the rear gable addition, its side lean-to and the division of the first floor bedroom would neither preserve or enhance the special architectural or historic interest of the listed building, nor sustain its significance as a designated heritage asset. The harm would be less than substantial albeit considerable and would not be outweighed by any resultant public benefit presented. As such the proposal conflicts with Paragraph 196 of the National Planning Policy Framework and Section 16 of The Framework, and Section 16(2) of the 1990 Act.



23 WESTONBIRT

Organisation: Cotswold District Council
Department:

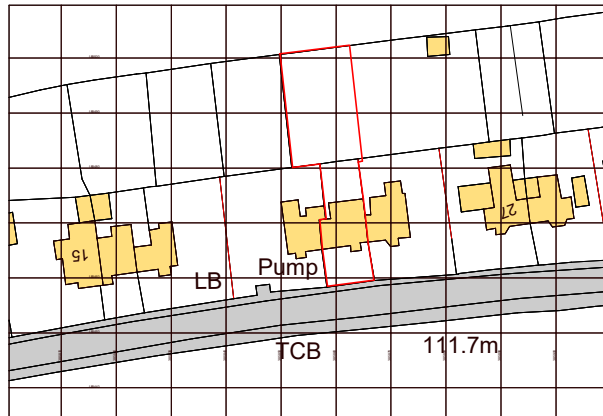
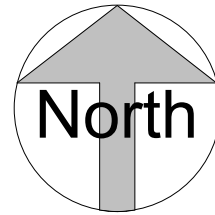
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COTSWOLD
DISTRICT COUNCIL




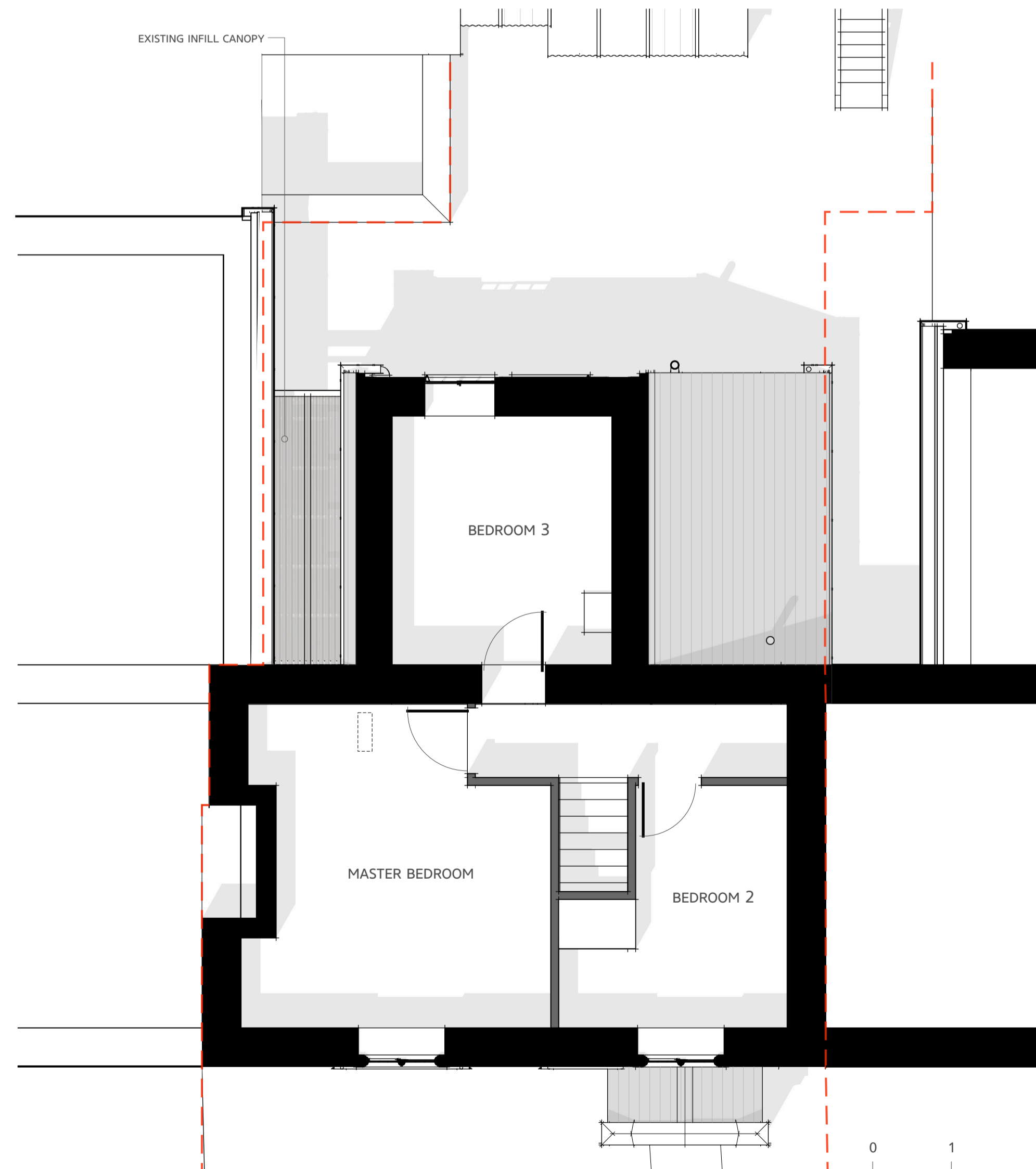
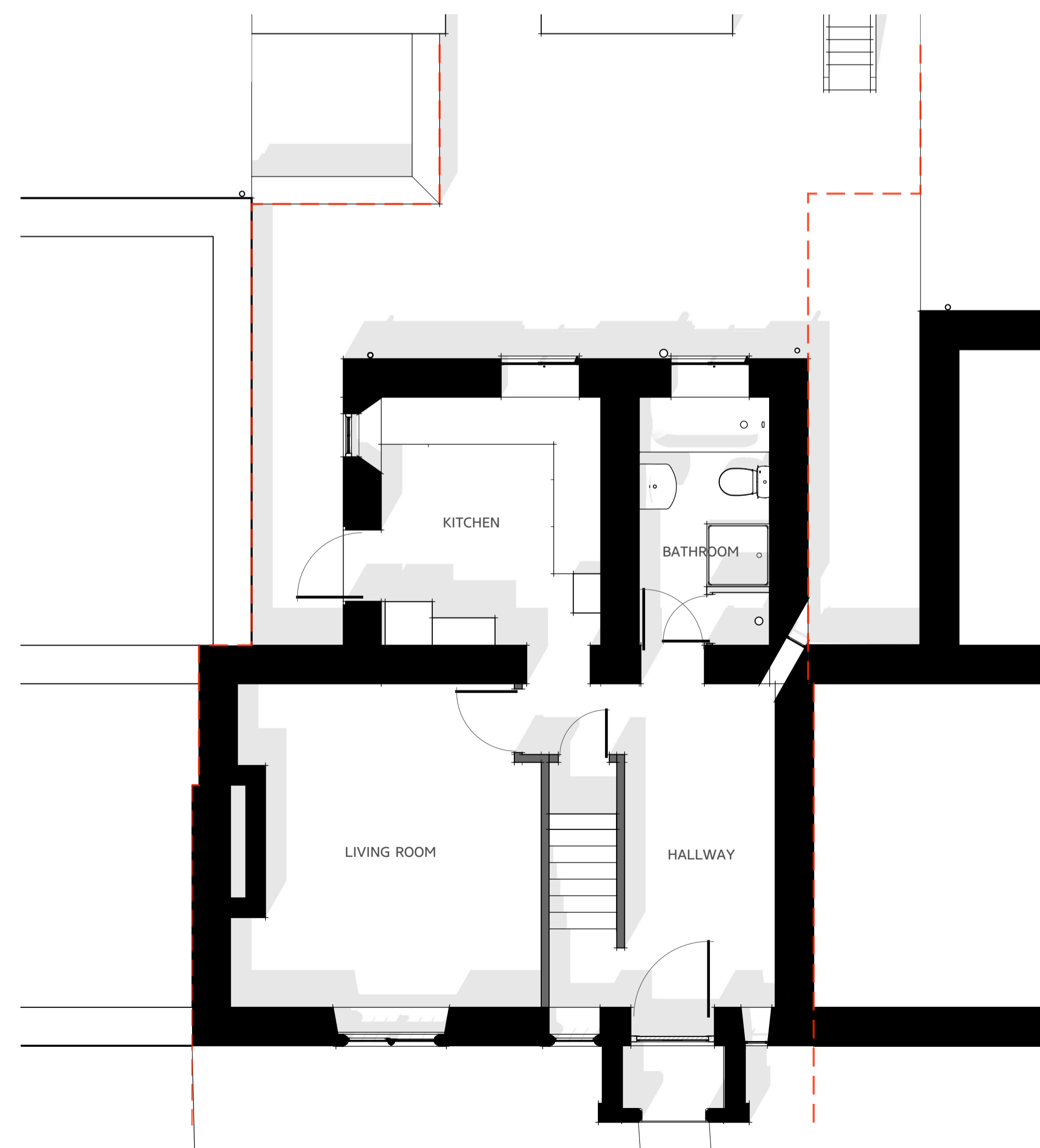


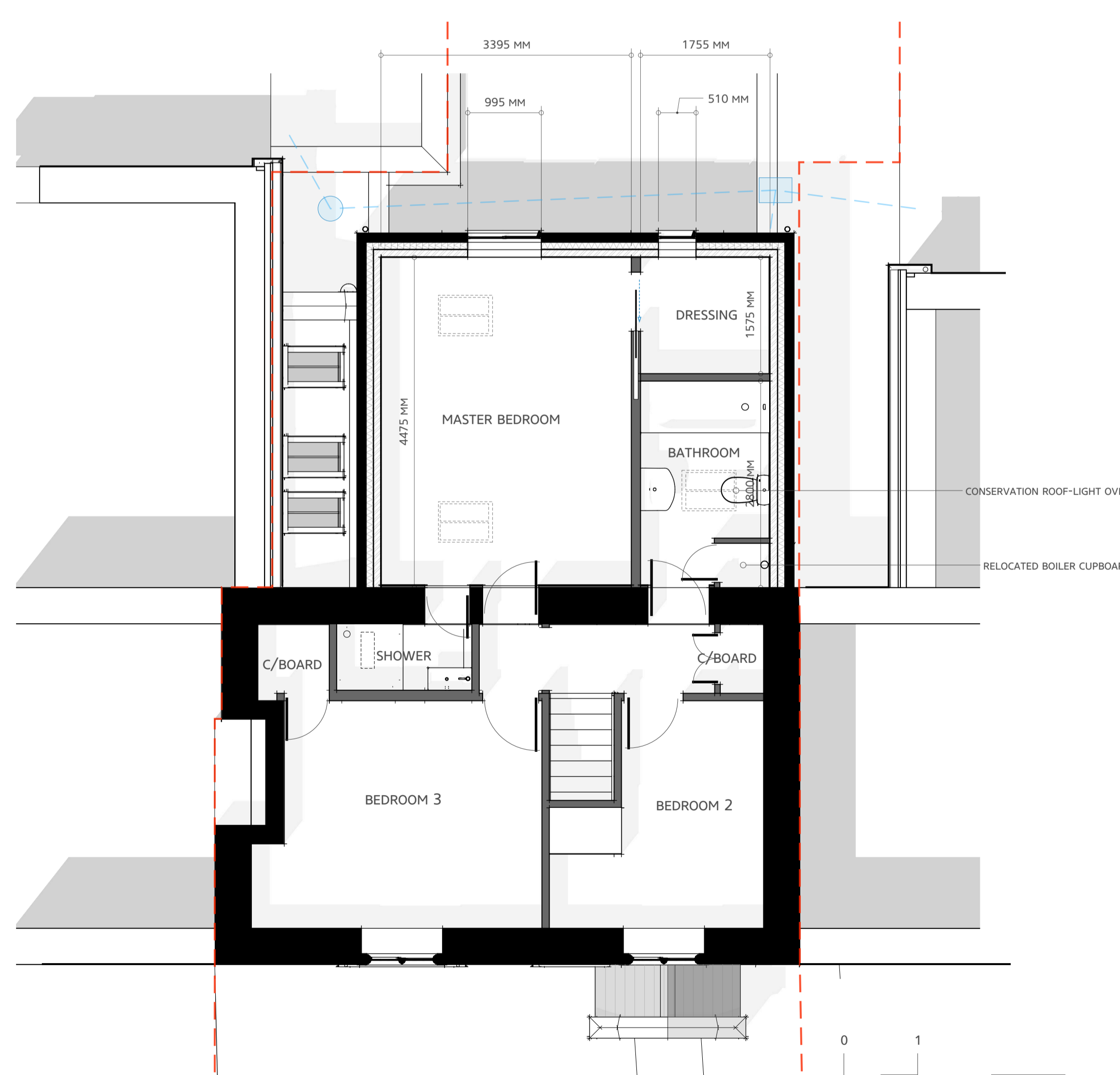
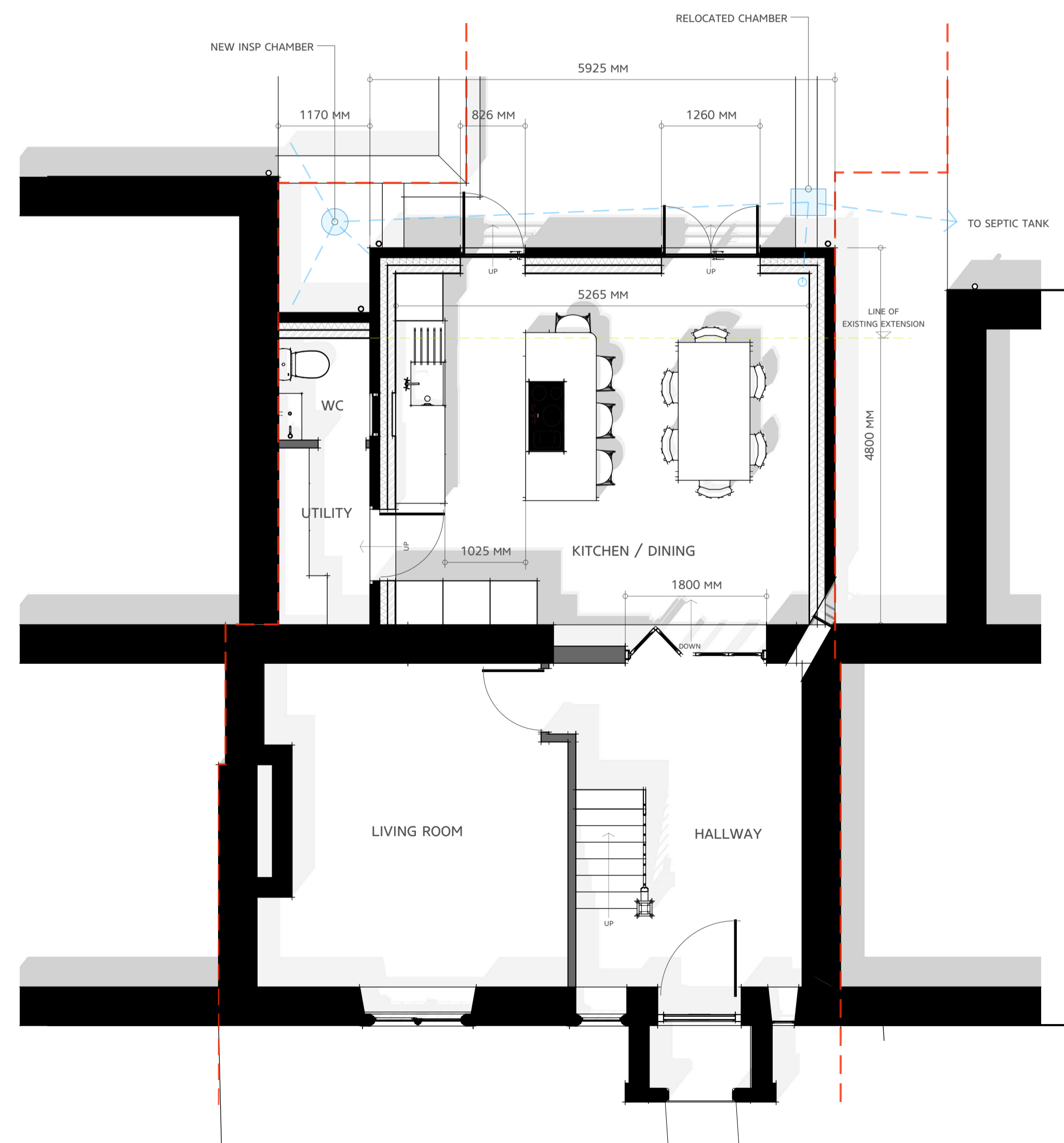
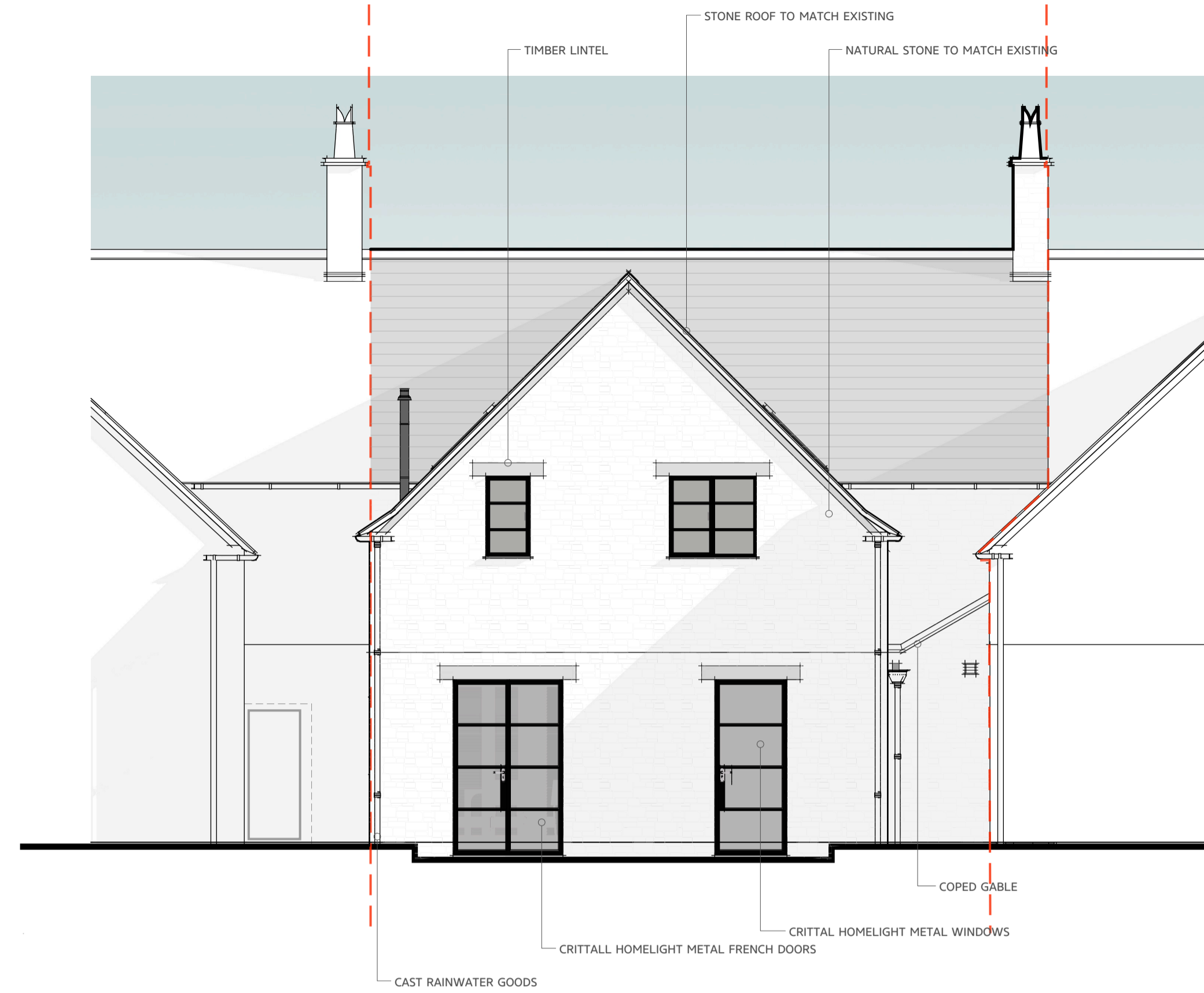
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1 Location Plan

1 : 1250

	<p>N Dury</p> <p>Hawthorne Cottage The Street Westonbirt GL8 8QT</p>	LOCATION PLAN											
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NOTES

GENERALLY:

All work is to comply with the current Building Regulations and all Codes of Practice. All materials are to be used in strict accordance with manufacturer's instructions and are to comply with all relevant British Standards. All timbers used in the structure must be tanalised C24 grade unless otherwise specified. All steelwork to be provided and installed as per Structural Engineers Design.

FOUNDATIONS:

Provide 600 x 750mm deep foundations to new approx 315mm external walls. All foundations are to be at a depth of at least 1000mm below ground level. Build up from foundation with 7N/m2 concrete blockwork and fill cavities with lean mix concrete up to within 225mm of ground level. Foundations to be widened to a minimum 150mm beyond any projections (i.e. fireplace). Allow for foundations to be taken below drains as required. All foundations sizes and depth are to suit ground conditions on site. Contractor to agree all foundation details with Local Authority on site.

DAMP PROOF COURSE:

Provide Hyload or similar damp proof course (DPC) 150mm minimum above finished ground level and to be continuous with damp proof membrane (DPM). Vertical DPC to jamb of all openings in external walls to be insulated.

FOUL DRAINAGE:

Provide 100mm diameter flexibly jointed PVC pipes, bedded in 150mm pea gravel to a fall of 1:40 and a minimum fall of 1:80 connected to existing foul drain system.

Provide concrete lintels where pipes pass through walls and concrete covers where pipes pass under floor.

SVP to be 100mm diameter encased within room with void filled with mineral wool insulation, and be taken via flexible ducting to a suitable tile or ridge vent that is at least 900mm above any window heads.

Stub stack to be 100mm diameter and encased within room, stack to terminate 1000mm above floor level with durgoo or similar pressure release valve. Provide vent to boxing.

New inspection chambers to be preformed units by Messrs Osma or similar approved manufacturer and fitted with heavy duty covers where required.

GROUND FLOOR:

Provide 75mm sand/cement screed to receive finish as chosen by client on 100mm minimum concrete on 1000 gauge polythene vapour barrier on 100mm Celotex GA4000 insulation board on 1200 gauge DPM laid on 35mm sand blinding on 150mm minimum well consolidated hardcore. Insulation to turn up walls in accordance with manufacturer's instructions. DPM is to turn up walls to provide a continuous waterproof layer with horizontal DPC. Contractor to ensure that new floor finishes are flush with existing unless otherwise instructed.

WALLS:

Cavity masonry walls to consist of outer skin gullitined to minimum 125mm reclaimed natural coursed stone, set in NHL 3.5 hydraulic lime in a 2:1:1 ratio (2 clean sharp, 1 stone dust (3mm down) to 1 lime), pointed with a hydraulic lime mortar, (aggregates identified following analysis). 100mm cavity full filled with CavityTherm manufactured to BS EN 13165 by Xtratherm, including corner boards and ancillary detail components comprising of CFC/HCFC free engineered jointed rigid Polyisocyanurate (PIR) with a lambda value of 0.021 W/m.k with heavy low emissivity foil facings and engineered outer skin to achieve a U-value of 0.20W/m2K for the wall element. Inner skin 100mm dense concrete blockwork or Thermalite Aircrete High Strength 7 or similar. Internal face fitted with Celotex PL5000 37.5mm laminated board dot and dabbed to blockwork and finished with a plaster skim.

CAVITY CLOSERS:

Close cavities at jambs and under sills of all openings in external walls by using insulated Cavity Tray closers fitted in accordance with manufacturer's instructions.

Close cavities at eaves using 6mm Supalux or similar sheet material.

WALL TIES:

For masonry cavity walls provide Ancon Staifix RT2 stainless steel wall ties at 950mm centres horizontally and 450mm centres vertically staggered. At jambs provide ties every course (225mm) within 150mm of opening. Cavities to be fitted with clips to retain insulation.

WINDOWS & DOORS:

Frame types and opening casements to be as indicated on elevations. Powder coated Crittal W20 type metal windows. All to be double glazed sealed units with a minimum 16mm Argon filled air gap between panes of glass coated with Low E. Opening casements units to be fitted with draught excluders. Frames to have trickle ventilators to give 8000mm2 to all habitable rooms and 4000mm2 to all non habitable rooms. Glazing must comply with Part N of the Building Regulations.

New French doors to be fitted with level threshold to manufacturer's instructions. TBA Fitting to be carried out by contractor or supplier.

All glazing to windows within 800mm of floor level and within 300mm of doors (1500mm for doors and sidescreens from floor level) is to be safety glass. All new glazing to achieve a U value of 1.6W/m2K.

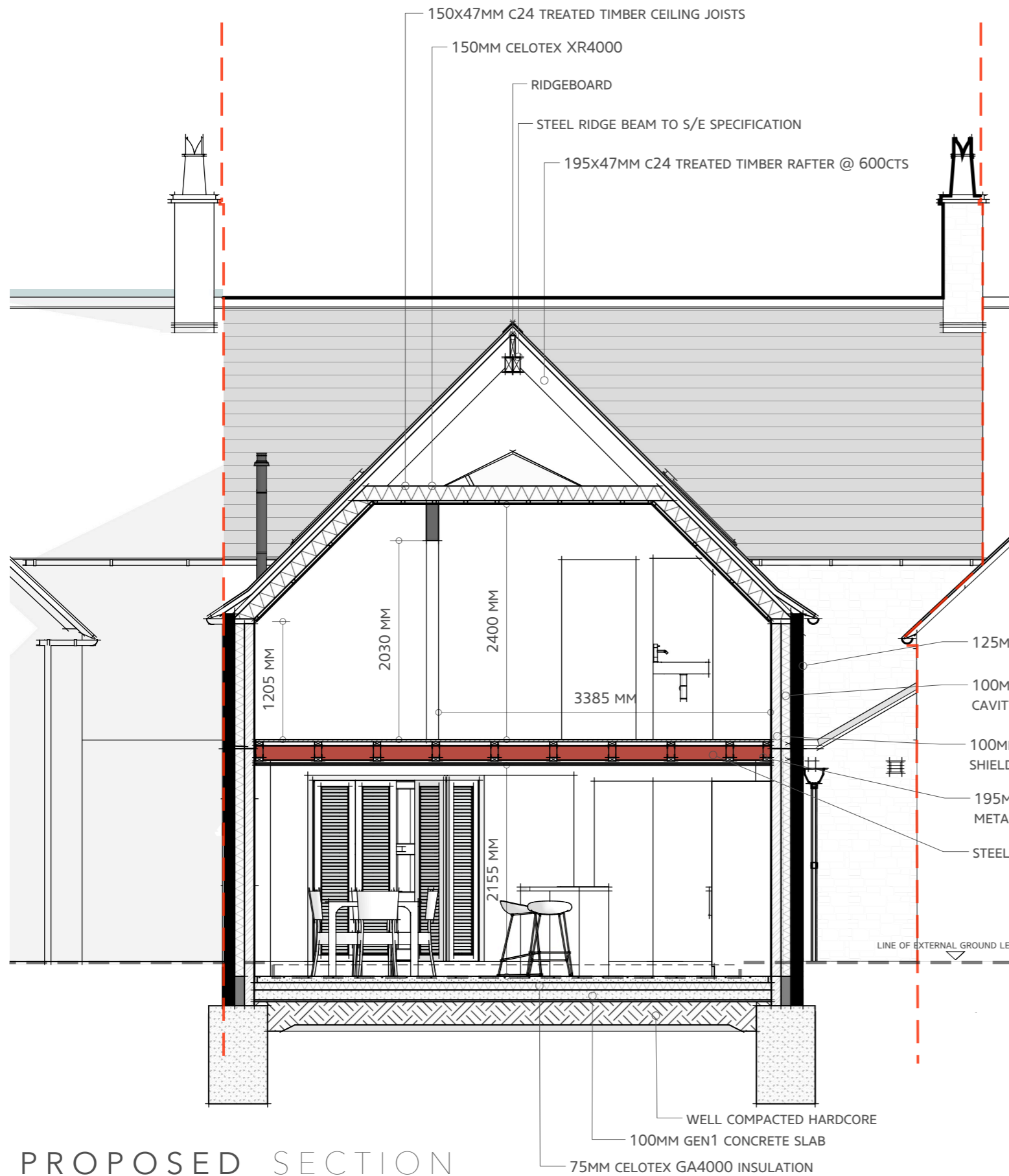
Rooflights to be Lumen Heritage Conservation type Rooflight with winder.

ROOF:

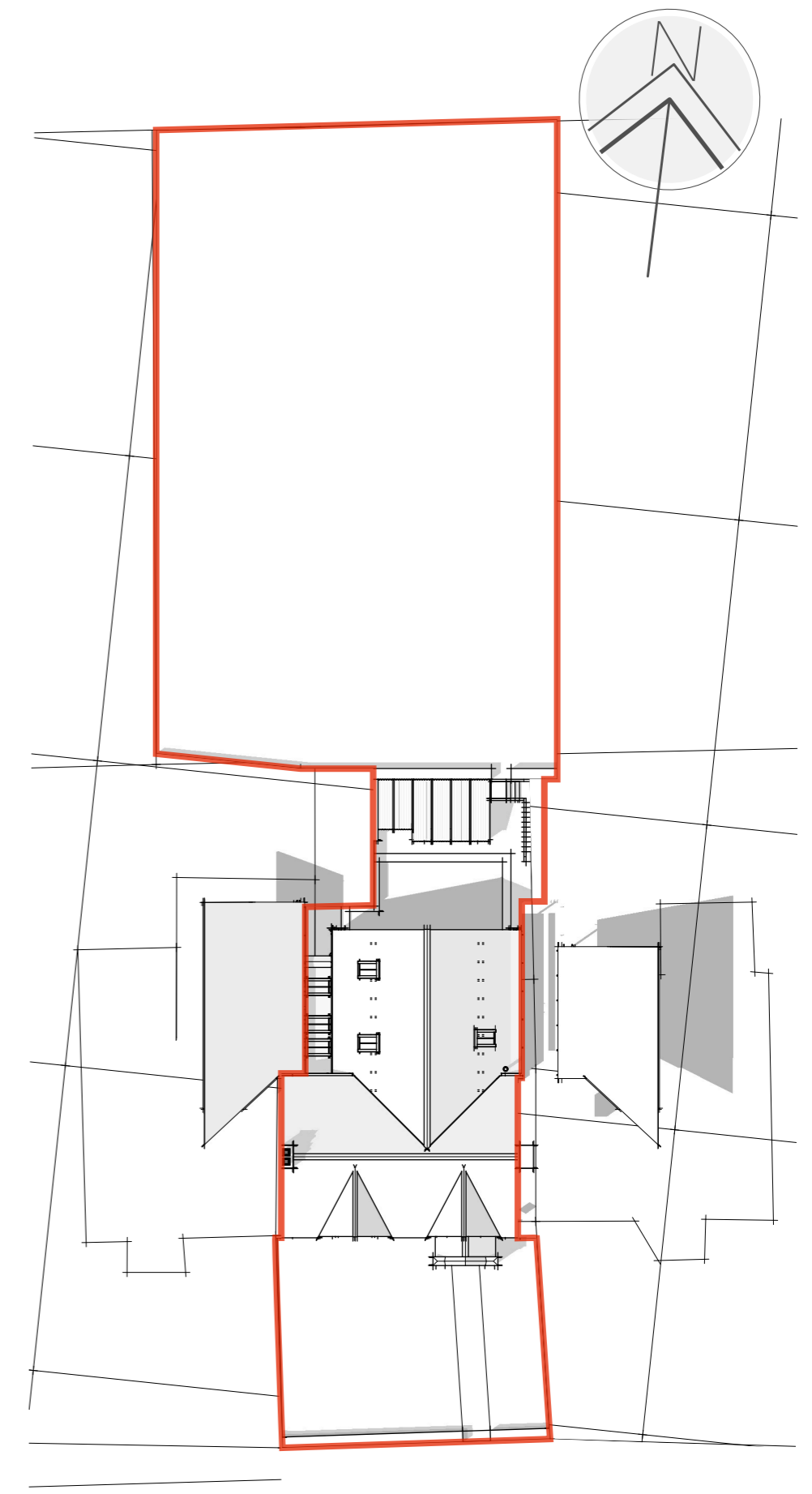
Reuse natural stone slates from existing roof where possible on 25x50 treated timber battens gauged accordingly on 25x50 treated counter battens on breathable felt, Klobler Permo Air Breathable or similar on 195x47 C24 treated timber rafters at 600mm cts.

INSULATION:

For sloping ceilings provide 50mm (as described) ventilated cavity and 150mm Celotex XR4000 between rafters VCL then 25x47mm fixing batten and plasterboard below. Apply plaster skim finish below to give 0.13w/m2K U-Value.



PROPOSED SECTION



PROPOSED SITE PLAN



