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Item No 14:-

15/02443/LBC (CT.9096/A)

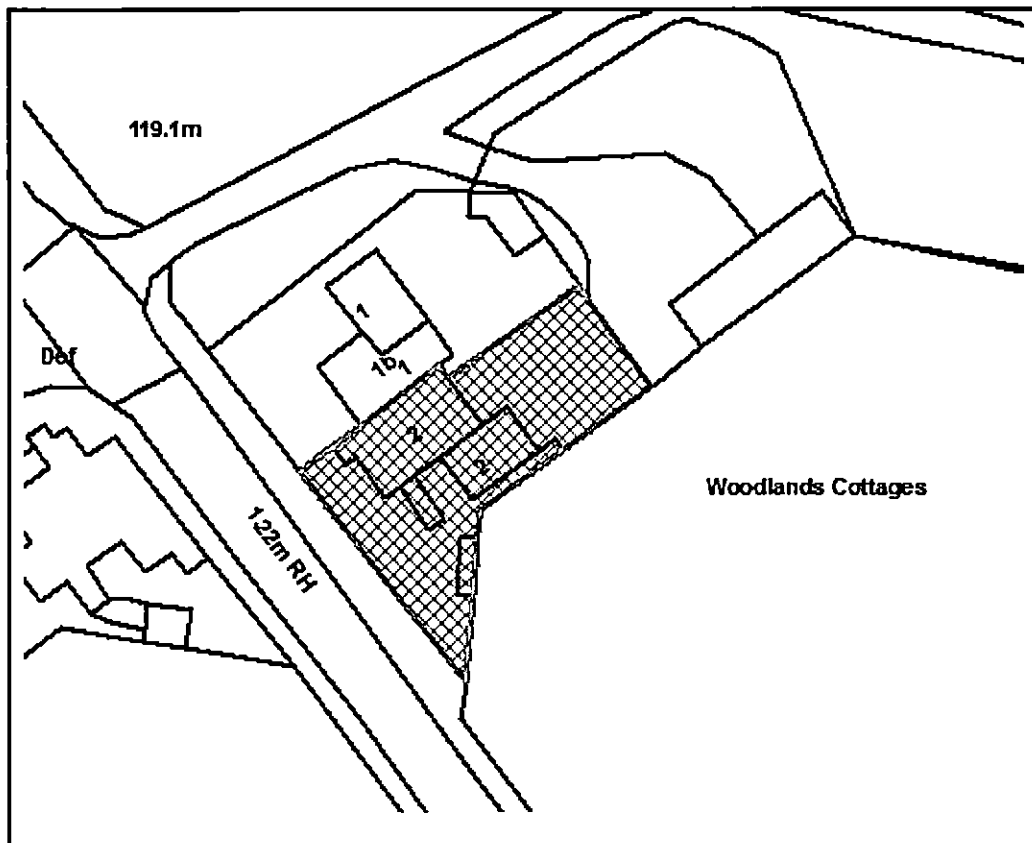
**2 Woodlands Cottages
Easton Grey Road
Westonbirt
Tetbury
Gloucestershire
GL8 8QE**

Item No 14:-

**Proposed extension and alterations at 2 Woodlands Cottages
Easton Grey Road Westonbirt Tetbury**

Listed Building Consent 15/02443/LBC (CT.9096/A)	
Applicant:	Ms P Kent
Agent:	Clark & Maslin
Case Officer:	Alison Hall
Ward Member(s):	Councillor Maggie Heaven
Committee Date:	19th August 2015

Site Plan



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RECOMMENDATION: PERMIT subject to conditions

Main Issues:

(a) Impact on the character and appearance of the Grade II Listed Building and Grade I Listed landscape

Reasons for Referral:

Councillor Heaven has requested that the application be referred to committee due to over development of the site, design in relation to materials for walls and openings and proximity of the South East elevation adjacent to the boundary wall with regards to future access and maintenance.

Site Description:

2 Woodlands Cottages comprises a modest estate cottage. The building is predominantly stone, although the rear single storey wing, as shown on 1900 Ordnance Survey map is constructed from red brick.

The cottage is Grade II Listed and located within the Westonbirt Conservation Area, Grade I Listed Westonbirt Park and Garden and Cotswold Area of Outstanding Natural Beauty (AONB).

2. Relevant Planning History:

No relevant planning history.

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer - Comments included within officer assessment.

Historic England - No comments received at the time of writing the report

5. View of Town/Parish Council:

No comments received at original consultation. No comments received on amended design at the time of writing the report.

6. Other Representations:

1 letters of representation has been received on the original plans. At the time of writing the report no further letters of representation have been received.

The material objections received are as follows:

- i) Impact on bats
- ii) Impact on Grade II Listed Building
- iii) Impact on Grade 1 Listed Landscape of Westonbirt
- iv) Materials (brick)
- v) Scale of proposals
- vi) Impact on the AONB

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:**Background and Proposed Development**

The scheme has been amended following the advice of the Conservation Officer. The existing historic brick pitch element of the existing extension would be retained and the metal roof replaced with slate. In addition it is proposed to extend the property to the north east (rear) with a light weight, oak framed (to silver) and rolled lead roof extension.

(a) Impact on the character and appearance of the Grade II Listed property and the Grade I Listed Park and Garden of Westonbirt

The Conservation Officer has been consulted on the original and amended proposal. The current proposals are a result of discussions with the Conservation Officer. They comments that the proposed extension would project further to the rear of the existing brick rear wing however it would be set back so as not of envelope and lose the character and historic significance of the wing. The proposal would entail a light-weight oak and glass extension, with a traditionally detailed flat lead roof. The two elevations facing the garden would be a simple oak frame, with glazing; the rear wall would be clad in oak boarding left to silver.

The use of such a construction method continues the descending hierarchy from the main stone house, through the historic red brick rear wing which would be retained, to the oak structure projecting into the garden, and allows a light-weight, visually permeably form of construction. The natural oak, left to silver, would sit comfortably in a structure that forms a transition from the building to the garden, and is an appropriate cladding for ancillary structures.

The simple, traditionally detailed lead flat would further reduce the massing of the proposal, and the visual impact upon the historic building. Whilst relating to the fact that the extension is, despite its use of a traditional palate of materials, a contemporary addition.

Internally, the rear wall of the red brick wing has already been removed, and no internal features of any note survive outside the principal, 2-storey part of the building. Therefore it is considered that the proposal would not result in harm to the fabric of the Listed Building.

Consequently the proposal would not harm the character of the Listed Building, or the character and appearance of the surrounding Listed Park and Garden. The proposed development therefore maintains the character and appearance of both designated heritage assets in accordance with Policy 42 of the Cotswold District Local Plan and Chapter 12 of the NPPF.

9. Conclusion:

Overall, it is considered that the proposal will result in a sympathetic development to a Listed Building. The proposed development is considered to comply with local and national policy and is hereby recommended for permission.

10. Proposed Conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby granted consent shall be implemented in accordance with the following drawing number(s): 4159/51 Rev B, 4159/52 Rev B received 30th July 2015, 4159/02 Received 5th August 2015

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

The oak shall not be treated in any way and shall be left to weather and silver naturally.

Reason: Traditionally oak was often untreated and this method is considered to be the most appropriate in order to preserve the special architectural or historic interest which the Listed building possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The natural silvering of oak can be a traditional feature in the Cotswolds.

LBT06 Oak to silver

Prior to the installation of external woodwork (windows and doors) a sample of the external woodwork finished in the proposed colour shall be submitted to and approved in writing by the Local Planning Authority. The external woodwork shall be finished and thereafter maintained as approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the window(s) and door(s) are finished in a manner appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. Traditionally doors and window frames in the locality are painted, while stained timber, in brown or chestnut colour rarely looks appropriate in buildings constructed of Cotswold stone.

Notwithstanding the approved drawings, prior to the commencement of the installation of the oak framed structure, glazing or roof lantern, full construction details of the proposed oak framed structure, with large-scale details of eaves; full details of the glazing system to be used; and of the roof lantern shall be submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure that the design of the aforementioned details are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. There are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.

New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority.

Reason: To ensure that the rainwater goods are constructed of a material appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.