

Item No 08:-

16/03489/FUL (CT.9112/E)

**54 Gloucester Street
Cirencester
Gloucestershire
GL7 2DH**

Item No 08:-**Erection of single storey rear extension (amendment to 15/04262/FUL) at 54 Gloucester Street Cirencester Gloucestershire GL7 2DH**

Full Application 16/03489/FUL (CT.9112/E)	
Applicant:	Ms Susie Barker
Agent:	Corinium Architectural Services
Case Officer:	Ben Bendall
Ward Member(s):	Councillor Mark Harris
Committee Date:	10th May 2017
RECOMMENDATION:	REFUSE

Main Issues:

- (a) Impact on listed building
- (b) Impact on the character and appearance of the conservation area
- (c) Impact on the residential amenities of the neighbouring property

Reasons for Referral:

Cllr Harris has requested that the application is referred to the Planning Committee "as there have been no objections from the Town Council, and no other objections, the fact that neighbouring properties have had similar extensions to the proposed, the 'impact on the conservation area' could be overstated, and coupled with the extant planning permission, may well hang in the balance".

1. Site Description:

The proposal relates to a Grade II listed building within the Principal settlement of Cirencester and is within its conservation area.

2. Relevant Planning History:

15/04263/LBC & 15/04262/FUL Erection of single storey rear extension Approved 26.05.15

16/01252/LBC Formation of opening in existing wall between existing kitchen and approved extension Refused 16.06.16

3. Planning Policies:

LPR15 Conservation Areas
 LPR18 Develop within Development Boundaries
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve
 NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer: Views incorporated within Officer Assessment

5. View of Town/Parish Council:

No objection

6. Other Representations:

1 Objector: Concerns in respect of overlooking their rear garden and concerns about overshadowing their rear garden

7. Applicant's Supporting Information:

Design and Access/Heritage assessment

8. Officer Assessment:**(a) Principle of Development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

54 Gloucester Street is a Grade II listed building. As such, the Council is statutorily required to have special regard to the desirability of preserving the building, its setting or any features of special interest it may possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. In accordance with Sections 16 (2), 66(1) and 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 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. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Section 7 of the NPPF makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy 15 (Conservation Areas) States that, alterations to buildings affecting a Conservation Area must preserve or enhance the character and appearance of the area as a whole, or any part of the designated area. Minor household development that does not adversely affect or obscure historic boundary plots is likely to be acceptable.

Policy 42 (Design) states that development must respect the character, appearance and local distinctiveness of the Cotswold District. The detailed design, materials and layout of buildings and structures must be appropriate to their setting and the character of the surrounding.

Policy 46 (Residential Amenity) states that the design and layout of new residential development, including extensions to existing dwellings should provide adequate areas of open space around dwellings, so as to ensure reasonable privacy, daylight and adequate private outdoor living space.

The house is one of a terrace of three matching houses dating from early 20th in a C17th style with ashlar masonry to the front and brick wings to the rear. The houses are by VA Lawson and were constructed in 1902 for the Bathurst Estate. The proposal has been amended since its initial

submission and now includes a proposal to extend the rear lean-to at single storey level, whilst removing the rear wall and windows of the existing lean-to in order to create a larger room with bi-fold doors facing the garden and a glazed gable.

The rear configuration of the building including the two storey and single storey rear extensions are considered to be original and matches that of No 50 and No 52 are both Grade 2 listed buildings. No 52 has a later glazed lean-to extension which was consented due to the earlier removal of the original lean-to. The existing original lean-tos appear to have been designed as wash houses with integral toilets. The proposed lean-to is characterised by stepping in as it moves away from the main house. The segmental arch headed window openings are also indicative of the function and style of the building. These elements of the building contribute to the significance of the listed building in its design and detailing. The application does not contain any relevant assessment of the impact of the proposals upon the significance of the designated heritage assets present.

There are a number of aspects of this proposal that are considered to be harmful to the significance of the listed building and cannot be supported. These elements are as follows:

-The principle of an additional extension to the existing lean-to would not be possible without disruption and masking of the form and function of the architectural intention of the historic rear wing and would be harmful to the significance of the listed building.

-Removal of the rear lean-to wall to create a single room merged with the extension. This intervention would require the removal of what appears to be original segmental headed window openings and windows. This element of the proposal would constitute removal of extensive historic fabric and detrimental visual changes to the rear of the building which are considered unacceptable.

The significance of this listed building lies partly in the extent of the surviving original features and the legibility of the original architectural intention. The three attached houses represent a nationally important example of a domestic design by locally celebrated architect VA Lawson who was also responsible for a number of other buildings in Cirencester including the Town Council offices (Bingham Hall).

Permission has recently been granted to extend the kitchen between the rear built line of the dwelling and the two storey brick element to the rear of the property. The proposal includes the provision of French Windows onto the garden (Application numbers 15/04262/FUL and 15/04263/LBC). It is considered that this alternative scheme to form additional dining area has not been justified.

Without prejudice to Officers, concerns expressed above are with regards to harm to the listed building, it is considered that the proposed design, scale, form, proportions and use of materials would not detract from the intrinsic character and appearance of the Conservation Area and as such would accord with the objectives of Cotswold District Local Plan Policies 15 and 42.

The proposed development would not impinge on the residential amenities of the neighbouring properties having regard to loss of light. The proposed development is considered to accord with the objectives of Cotswold District Local Plan Policy 46 and the residential amenity considerations contained in Section 7 of the NPPF.

9. Conclusion:

In conclusion, the loss of historic fabric and the impact upon the historic floor plan and external appearance would have a negative impact upon the historic, aesthetic and evidential significance of the listed building and would not outweigh any public benefit arising from the proposal. Therefore, the scheme is considered not to accord with Sections 16(2) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and the guidance set out within Section 12 of the NPPF.

10. Reason for Refusal:

1. 54 Gloucester Street is a grade II listed building as such this Authority is statutorily required to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest it may possess. . The significance of this listed building lies partly in the extent of the surviving original features and the legibility of the original architectural intention. The three attached houses represent a nationally important example of a domestic design by local architect VA Lawson. The proposal would entail the disruption and masking of the form and function of the architectural intention of the historic rear wing of the building. It would also remove what appears to be original segmental headed window openings and windows which would be detrimental to the external appearance of the building through the loss of this historic fabric. The proposed works would fail to sustain the significance of the designated heritage asset. No public benefit would accrue therefrom. This would harm the character of the building, thus failing to preserve the significance of the designated heritage assets. The proposal is therefore judged to be contrary to Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the NPPF.