

Item No 07:-

16/03490/LBC (CT.9112/F)

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

Item No 07:-

Erection of single storey extension to rear and internal alterations (amendment to 15/04263/LBC) at 54 Gloucester Street Cirencester Gloucestershire GL7 2DH

| Listed Building Consent 16/03490/LBC (CT.9112/F) | |
|---|---------------------------------|
| 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

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.

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:

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:

The property is a Grade II listed building. As such, the Council is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 16(2) 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.

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 interest it may possess.

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).

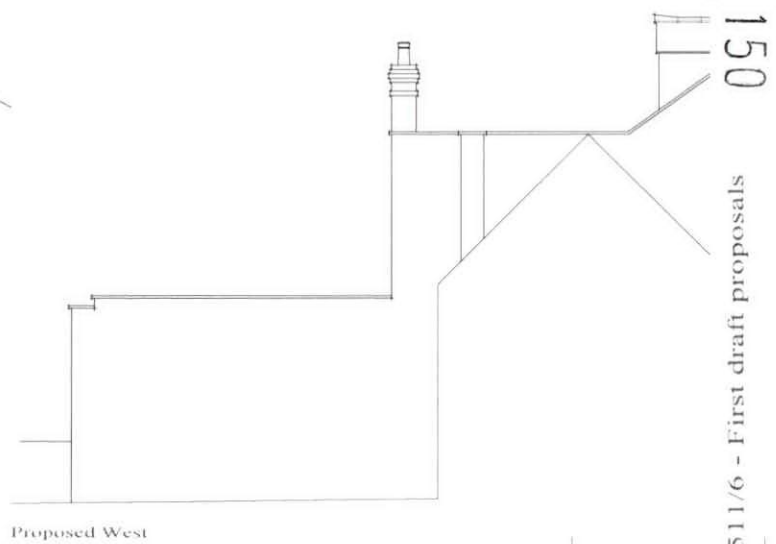
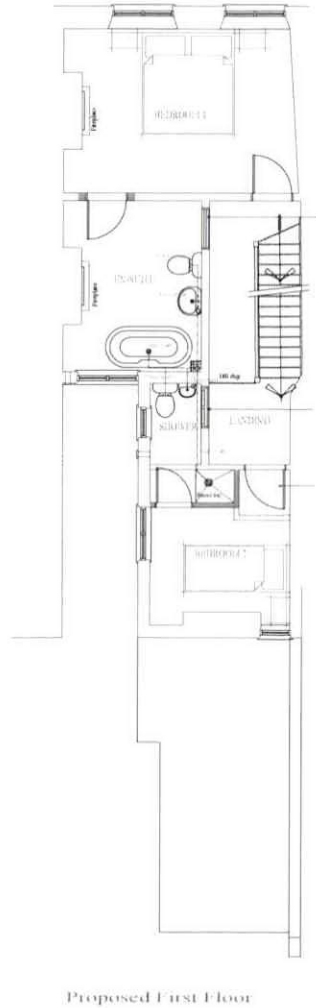
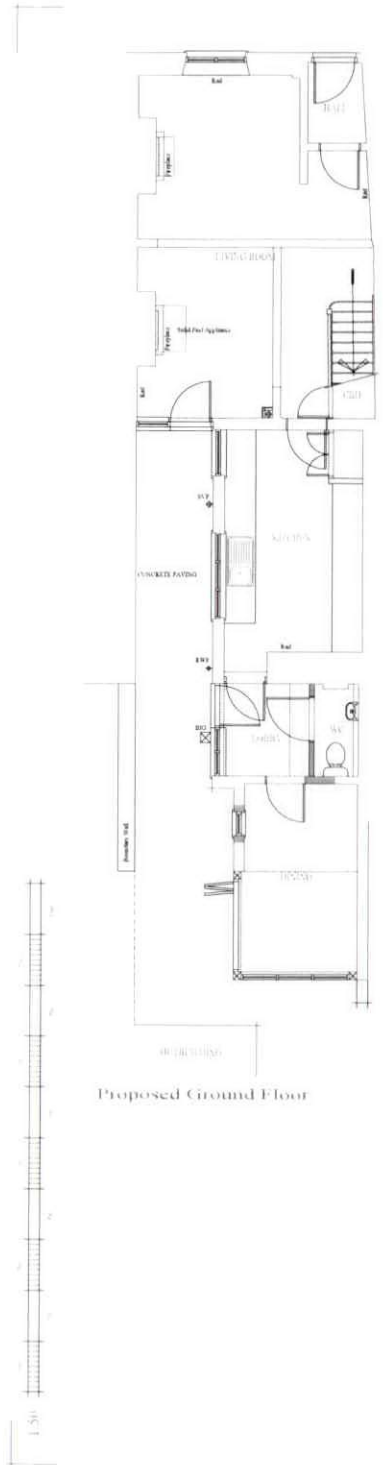
Permission has recently been granted to extend the kitchen between the rear built line of the dwelling and the two storey brick element to the rear of the property. The proposal includes the provision of French Windows onto the garden (Application numbers 15/04262/FUL and 15/04263/LBC). It is considered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

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. The proposals would fail to preserve the special interest of the listed building and would not outweigh any public benefit arising from the proposal. Therefore, the scheme is considered not to accord with Section 16(2) 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.



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PROPOSED

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| Project Name: Gloucester Street Location: Gloucester, UK |
| Client: Gloucester City Council Date: 15/11/15 Scale: 1:500 Drawn: [Name] Date: 15/11/15 |
| Checked: [Name] Date: 15/11/15 Approved: [Name] Date: 15/11/15 |

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