

Item No 08

17/01694/FUL

**The Stables
Laines Farm
Down Ampney
Cirencester
Gloucestershire
GL7 5QR**

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**Extension to existing dwelling at The Stables Laines Farm Down Ampney
Cirencester Gloucestershire GL7 5QR**

Full Application : 17/01694/FUL	
Applicant:	Mr & Mrs Smith
Agent:	Verity & Beverley Ltd
Case Officer:	Lydia Lewis
Ward Member(s):	Councillor David Fowles
Committee Date:	12th July 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Impact on significance of Listed Building
- (b) Impact on neighbouring properties

Reasons for Referral:

Cllr Fowles has requested that the application be heard by the Planning and Licensing Committee. The building material in Down Ampney is predominately stone, which is referenced within the Down Ampney Design Guide, and this is a sensitive site within the curtilage of a large Listed Building.

1. Site Description:

The main house at Laines Farm, formerly a farmhouse and subsequently subdivided, is Grade II listed. It is an impressive house of three storeys, constructed in local stone, with a stone tile roof. To its front elevation are sash windows, with casements to the attic storey gables. It was historically a farmhouse of some status.

Associated farm buildings extended to the north and north east. These included The Stables, a linear range immediately to the north of the farmhouse. There is a close visual relationship between the two still, but The Stables now forms a separate dwelling.

The building itself is very simple in form. It is again built in local rubble stone, with a long pitched roof covered in clay pantiles. It is fenestrated with timber casement windows, and timber panelled and glazed screens. The Stables is now surrounded by its own garden area, domestic in character.

Although the building lacks the very obvious architectural features of an historic stables, its simple form and character still reflects its former functional use. The stables building is of significance for these reasons, and in its general age, materials, and traditional construction. It is a curtilage listed building, and also contributes to the setting and significance of the main Laines Farmhouse.

The Village Hall and shop are situated to the rear of the site, together with tennis courts, community allotments and a children's play area.

2. Relevant Planning History:

01/00604/LBC - Conversion of stables into a dwelling - Permitted October 2001.

10/02858/FUL - Erection of a timber garden building - Permitted August 2010.

11/00911/LBC - To replace existing single glazed doors and windows with double glazed to match - Permitted May 2011.

11/03105/FUL & 11/03106/LBC - Erection of conservatory - Withdrawn due to concerns raised by the Conservation Officer.

17/01695/LBC - Extension to existing dwelling - currently under consideration.

3. Planning Policies:

NPPF National Planning Policy Framework
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer - Comments are included within the Officer's recommendation.

5. View of Town/Parish Council:

Down Ampney Parish Council - No objection to this with the exception of the inclusion of timber cladding on the building. This is not a material which is favoured within the village and does not form part of the Down Ampney Village Design Statement. The Parish would propose that the walls should be Cotswold stone only, leaving the glass connection to differentiate between the old and new buildings

6. Other Representations:

No representations have been received in response to the application publicity.

7. Applicant's Supporting Information:

Design and Access Statement.

8. Officer's Assessment:

(a) Impact on significance of Listed Building

Laines Farmhouse is a Grade II Listed Building, and The Stables is curtilage listed by virtue of its historic ownership and function as part of the farm. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving Listed Buildings, their setting, and any features of special architectural or historic interest they may possess, in accordance with Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation.

Section 12 of the NPPF asks 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 state 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 weighted against the public benefits of those works.

Policy 42 of the Local Plan requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

It is proposed to extend the existing converted stables building. Although the desire for further accommodation is recognised, there are not considered to be any public benefits in delivering this accommodation. So the proposals must not cause any harm to the significance of the Listed Buildings.

There are no objections in principle to extending from this end of the building. There is not historic fenestration or other features of significance that would be obscured. The quoins to the front corner are attractive, but the rear corner shows evidence of former attached structures. These are also evident from historic maps.

At pre-application stage exploring an in-line extension and some form of elongation of the building was suggested. This retains the overall simple form and linear character of the building, which makes it distinctive and relates to its previous functional use. An in-line pitched roof extension is now shown.

The extension respects the depth of the building, no longer projecting forward or to the rear. The same ridge and eaves heights, and same clay pantile treatment to the roof, provides a continuity between new and old. The extension is left legible by means of a break, infilled by a glazed link. The glazing is slightly set in from the roof slopes and wall lines, but the benefits of doing so in terms of limiting the visual impacts of reflectivity and night time lighting is recognised.

In contrast to the historic building, the new addition is then given a lighter-weight timber boarded treatment. It is noted that the Parish Council object to the use of timber cladding as it 'is not a material which is favoured within the village and does not form part of the Down Ampney Village Design Statement', which is a document published to provide guidance in respect of development in the village. The guidance is a material consideration in the assessment of the current application. In reference to materials, the Down Ampney Village Statement advises that 'in the conservation area and in the heart of the village, new buildings in prominent locations should use natural Cotswold stone for walls.' The Conservation Officer has advised that timber is a material frequently seen within the context of traditional agricultural buildings, if true weatherboarding is oak left to silver or similar. The boarding should weather to a tone to blend with the stone and should leave the historic stone building as fully legible and the prime focus. A condition is recommended requiring the submission of sample boarding, showing the proposed finish.

The design is in other respects very simple, with blank end and rear elevations, and just a large glazed timber-framed screen, and a more contemporary style rooflight.

Whilst more contemporary designs can be difficult to resolve with the strong vernacular style of the area, here the extension has been carefully considered, in order to respond to the form and character of the existing building. Sufficient reference is made to the existing building, and the proposed design sits neatly in the corner of the site. It is not considered to intrude on or detract from the setting of The Stables or Laines Farm. The use of timber boarding leaves the addition distinct and yet it is not considered that this is an inappropriate or discordant material.

Whilst Officers would have no objection to the use of stone, the proposed use of timber is considered equally appropriate in this instance due to the existing historic character of the building. Insistence on natural stone walling for all new buildings or extensions within the village would be unreasonable and each case must be considered on its own specific merits, having the necessary regard to the statutory and policy requirements in relation to built heritage and good design.

For the reasons above, it is considered that the proposed extension would preserve the Listed Building, its features and its setting, as well as the setting of Laines Farm. The significance of these designated heritage assets would be sustained. It is judged that the proposals would therefore meet the requirements of Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, Section 12 of the NPPF, and Policy 42 of the Local Plan.

(b) Impact on neighbouring properties

Policy 46 of the Local Plan states that 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.

Given the context of development in relation to the surrounding properties it is considered the proposal would not cause significant harm to living conditions of the neighbouring properties in terms of overshadowing or overlooking. As such, the application is considered to be in accordance with Policy 46 of the Local Plan, and Section 7 of the NPPF and is acceptable in respect of any potential impact on neighbouring living conditions.

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 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 16.1382/06.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the construction of the roof of the development hereby approved, samples of the proposed clay tile shall be approved in writing by the Local Planning Authority and only the approved materials shall be used and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed boarding showing proposed finish shall be approved in writing by the Local Planning Authority and only the approved materials shall be used and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

No boarding, eaves, verges, glazed link, glazed screen or rooflight shall be installed in the development hereby approved, until their design and details, including finishes have been 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, in accordance with Cotswold District Local Plan Policy 42, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

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

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.