

Item No 07:-

18/04241/LBC

**The Summer House
Green Lane
Chedworth
CHELTENHAM
Gloucestershire
GL54 4AP**

Item No 07:-**Alterations and enlargement of the existing dwellinghouse and a two storey side extension at The Summer House Green Lane Chedworth Gloucestershire GL54 4AP**

Listed Building Consent 18/04241/LBC	
Applicant:	A McCulloch & S Trafford
Agent:	LPC(Trull) Ltd
Case Officer:	Amy Hill
Ward Member(s):	Councillor Jenny Forde
Committee Date:	10th April 2019
RECOMMENDATION:	PERMIT

Main Issues:

(a) Design and impact on Heritage Assets

Reasons for Referral:

Cllr Forde has requested the application is presented to Committee because "This application is within the Chedworth Conservation Area and can be viewed from a number of points across the valley. Due to the sensitivity of this area and the close proximity to a neighbouring boundary, I think it's important that this is debated at committee to ensure transparency."

1. Site Description:

The site consists of a two storey barn conversion within a rural location near Chedworth. It is curtilage listed to grade II listed Green Farmhouse, which although over the lane from is viewed as a group. It is predominately isolated from the main part of Chedworth; however, it remains clearly visible in views across the valley. It forms part of a key feature in the landscape of the valley within the Cotswold Area of Outstanding Natural Beauty (AONB).

The building is a former traditional stone barn of moderate size, converted in the late 1990s/early 2000s as part of a wider development which permitted the conversion of other buildings associated with Green Farmhouse. It retains a simple elongated gabled form characteristically located with one long elevation along the lane and the other facing open fields. Its simple agricultural character and modest size has been successfully preserved in its conversion. Its size, location, functional form and design along with its age and traditional construction in local materials all form part of its significance, individually, as part of the setting and significance of Green Farmhouse and the character and appearance of the Chedworth Conservation Area as a rural agricultural village.

2. Relevant Planning History:

CD. 8256 - Planning Permission for Conversion of Three Redundant Stone Barns and Construction of New Single Dwelling Following Demolition of Existing Dryer Building at Greenhill Farm, Chedworth. - Refused November 1997

CD. 8256/A - Listed Building Consent for Conversion of Three Redundant Stone Barns To Residential Use at Greenhill Farm, Chedworth. - Refused November 1997

CD.8256/C - Listed Building Consent For Conversion Of Two Redundant Buildings To Residential Use. Provision of Garaging To Greenhill Farm House At Greenhill Farm, Chedworth - Permitted June 1998

CD.8256/D - Application for Full Planning Permission For Conversion Of Two Redundant Buildings To Residential Use And Conversion Of Redundant Barn To Garaging For Greenhill Farm House At Greenhill Farm, Chedworth - Permitted June 1998
This including the following conditions:

4. The development shall not commence until detailed plans showing the following have been submitted to and approved by the Local Planning Authority: (1) 3 no. passing bays on the access road to the east of the site and (2) the reconstruction of the highway adjacent to Barn 1, including the provision of verges to provide visibility and drainage. - Reason: In the interests of highway safety.

5. Before the development hereby authorised is brought into use, the car parking and manoeuvring facilities shall be completed in all respects in accordance with the submitted details and shall be retained and maintained thereafter for that purpose for the duration of the use. Reason: In the interests of highway safety.

CD.8256/K - Listed Building Consent for Barn Conversion to One Dwelling (Revised Scheme) At Barn 2, Greenhill Farm, Pancake Hill, Chedworth - Consent January 2001

CD.8256/L - Barn conversion to one dwelling (revised scheme) - Permitted January 2001

CD.8256/S (Listed Building Consent) - Retain gable end windows as installed. Flue for central heating boiler on north elevation. Vent pipe in south elevation at Barn 2, Greenhill Farm, Pancake Hill - Consent 2001

CD.8256/T (planning) - Retain gable end windows as installed. Flue for central heating boiler on north elevation. Vent pipe in south elevation at Barn 2, Greenhill Farm, Pancake Hill, Chedworth, Cheltenham, Gloucestershire - Permitted June 2001

14/00837/LBC - Proposed two storey side extension - Permitted May 2014

14/00836/FUL - Proposed two storey side extension - Permitted May 2014

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer: No objections following amendments and revised consultation, subject to conditions. Comments incorporated within the main report.

The Joint Committee of the National Amenity Societies (consisting of The Ancient Monuments Society; The Council for British Archaeology; The Society for the Protection of Ancient Buildings; The Georgian Group; The Victorian Society; and The Twentieth Century Society): None received at time of writing.

5. View of Town/Parish Council:

Chedworth Parish Council: No objections

6. Other Representations:

Comment of support: 1 (before amendments)

They supported the proposal as they consider the proposal would be a sympathetic way to allow for more comfortable living to the current owners and that the final result will be in keeping with the overall elevation of the existing building.

Other comments received and detailed on the full application.

The design is discussed in the report below.

No comments received following revised consultation.

7. Applicant's Supporting Information:

Proposed plans
Planning, Design and Access Statement

8. Officer's Assessment:

The Summer House is a curtilage listed building associated with Green Farmhouse, a grade II listed building. The Local Planning Authority is therefore 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 possess in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal site lies within the Chedworth Conservation Area, wherein the Local Planning Authority 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 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

(a) Design and impact on Heritage Assets

NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in. Paragraph 127 states decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which are sympathetic to local character and history maintaining a strong sense of place.

Section 16 of the National Planning Policy Framework states that historical 'assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. Specifically Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 196 states 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 including, where appropriate, securing its optimum viable use.

The proposal is for a two storey side extension including roof lights. The proposal has been modified and reduced whilst incorporating the existing lower section of the building, following the Case Officer's request for amendments. A previous scheme was approved in 2015 for an extension which allowed the continuation of the existing lower section of the existing building; however, this has proved unfeasible to build due to ownership issues.

The Cotswold Design Code states that extensions "should respect the scale, proportions, materials and character of the building" and not "diminish the quality or integrity of the building, and they should not detract from the surroundings". It also advised that extensions should also avoid excessive bulk and not dominate or compete with the original dwellinghouse, either individually or cumulatively. Generally extensions should be subservient in height, area and overall mass, with the form and evolution of the building apparent. In addition, given the predominant character of buildings within the Cotswolds is of a simple vernacular form, simple designs of extensions are important.

Part of the application to convert the building to a dwelling included the lower element to the side of the main barn being substantially altered and partially rebuilt. It has a lower pitch than the main barn and used re-constituted stone tiles. This application has been amended such that this section would be raised and extended, but less so than originally requested. This existing structure is essentially modern and in this respect its removal would not cause harm to the significance of the curtilage listed barn, in terms of loss of historic fabric or structure. Amendments have also reduced the amount of roof lights to the front.

Whilst the roof line is at a lower pitch than would usually be supported for this type of building, the existing form of the roof is considered sufficient justification for this continuation. Due to the roof pitch, the roof is proposed to be constructed with a blue slate roof.

Blue slates, whilst not matching the existing building or other buildings within the Green Farmhouse group, were often used for later additions to agricultural buildings and would accentuate the subservience of this element of the building to the main dwellinghouse. This combined with the more extensive use of glazing at the ground floor level would result in a 'light weight' appearance to the lower section, resulting in the clear evolution of the building. In addition given the reduced roof pitch would prohibit the use of natural stone the use of a natural blue slate would provide a more honest approach than a reconstituted stone. As such, whilst the comments from the Chedworth Society are noted in relation to a preference for a stone roof to match the existing, in this case the use of a contrasting blue slate is considered acceptable.

Whilst the overall scale of this section is relatively large in comparison to the original structure, the extension remains proportionate to the host building, and clearly subsidiary by virtue of its much lower height, its simplicity of form, and overall design. As a result the proposed extension is considered to be subservient and in character with the host building, preserving its historic and architectural significance as a simple agricultural curtilage listed barn. Similarly the proposed extension is also considered to preserve the positive contribution the barn makes to the character and appearance of the Chedworth Conservation Area, preserving its significance also.

The proposal is therefore considered not to harm the significance of the curtilage (converted) listed barn or Chedworth Conservation Area, and is therefore considered to comply with Sections 12 and 16 of the NPPF.

9. Conclusion:

For the reasons above, the proposal is considered to comply with the above Sections of the NPPF, and as such the application is recommended for consent.

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): 001 and 003 (both plans received 04.03.2019) .

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 the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that the development will be constructed of materials that are appropriate to 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.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, method of pointing, corners, head, cills, coursing joint and mortar texture and colour (which must match the existing stonework), shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to 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.

The roof of the development hereby approved shall not be installed/erected/constructed, until the design and details of the verge, eaves and ridge detail have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is completed in a manner appropriate to 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.

No windows, doors, rooflights or flues shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to an appropriately scaled cross sections including materials and finish. 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 development is completed in a manner appropriate to 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.

No lintels shall be installed/inserted/constructed in the development hereby approved, until their materials and finish have been submitted to and approved in writing by the Local Planning Authority. This shall then be installed in accordance with these details and maintained as such thereafter.

Reason: To ensure that the development is completed in a manner appropriate to 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.

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 Policies EN2, EN10, EN11 and EN13.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure that the development is completed in a manner appropriate to 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.