

PLANNING AND LICENSING COMMITTEE

10th April 2019

ADDITIONAL PAGES UPDATE

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

Pages 30 – 71

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
02	18/04983/FUL	Further neighbour letter of objection received in response to application – Please see attached dated 2 nd April 2019.
03	18/04696/FUL	<p>(i) Please find attached contextual view of existing agricultural buildings, agent’s presentation and accompanying photograph.</p> <p>(ii) Case Officer : Proposed plans and elevations – Please see attached.</p>
04	18/04770/FUL	<p>(i) 7 further third party representations have been received objecting to the proposal, raising the following issues –</p> <ul style="list-style-type: none"> - proposal is contrary to the policies in the Local Plan - highway safety - foul drainage - impact upon protected species - health risk from asbestos <p>(ii) Case Officer : 2 additional conditions are recommended, as follows, relating to surface water and foul drainage -</p> <p>No part of the development shall be occupied / brought into use until the surface water drainage works serving the said development have been permanently carried out in accordance with details to be first approved in writing by the Local Planning Authority.</p> <p>Reason: To prevent the risk of flooding and pollution in accordance with Cotswold District Local Plan Policy EN14.</p> <p>Prior to the erection of any external walls of the development hereby approved, details of the Package Treatment Plant, or other means of foul water disposal, shall be submitted to, and approved in writing by, the Local Planning Authority and the development shall be undertaken fully in accordance with the agreed details.</p> <p>Reason: In order to avoid adverse environmental impact upon the community from sewage flooding in accordance with Cotswold District Local Plan Policy EN15.</p>

		(iii) Photographs received from Parish Council – Please see attached.
08	18/04188/FUL	<p>(i) The Ward Member, Cllr. Jenny Forde has submitted a statement that she would like to be forwarded to the other Members of the Committee -</p> <p>"I like to think of myself as a progressive and modern thinking member of this Council and am generally minded to favour good quality modern architecture arguing in favour of extensions on a number of occasions. This application has proved a tricky one for me to come down on a view, either for or against as I have been very torn for a number of reasons.</p> <p>On driving through lower Chedworth I always notice Bliss cottage, it stands out to me as somewhat of a landmark – it is on a bend and from the road looks like a cottage out of a storybook. It has lots of quirky original features and as is stated on its rental page on Zoopla – "it is a wonderfully charming 3 bedroom period country cottage that has to be seen to be believed." It is surrounded quite closely by neighbouring properties and sits comfortably alongside these, affording passers-by, drivers, walkers and residents, views between the houses and across the landscape.</p> <p>It is almost a perfect little Cotswold cottage that you would expect to find nestled in an agricultural rural village such as Chedworth.</p> <p>On visiting the site and seeing how far the extension would extend into the garden, I must admit that my gut reaction was that it seemed excessive and would almost certainly change the character of the area, not to mention the cottage itself.</p> <p>The new extension into the space will form a dominant and prominent feature when viewed from the road and the footpath in the valley to the north. If we are to maintain the vibrancy and diversity of the Chedworth population then I would argue that what we need is more small cottages like this one, not more large homes. Architecturally the extension looks like a large house and I have concerns about this.</p> <p>However, on the other hand there is possibly an opportunity here in this application. There is an existing albeit much smaller extension on the back of the cottage and a 1990s conservatory, neither of which I doubt would be given permission these days. This application seeks to remove these old and somewhat dated add ons thus restoring the cottage back to its former glory and this is certainly a positive aspect of this application to be welcomed.</p>

		<p>The applicants have also worked hard to ensure that they have specified traditional, local quality materials throughout the design. All this, along with ensuring that the building will be brought up to date with a renewable energy system such as a ground source heat pump, I would argue is most certainly a public benefit.</p> <p>With these aspects in mind it almost seems like it could work with a high quality design that will maintain and enhance the front of the property continuing to honour and reference the beautiful local vernacular and elegantly moving into a more modern development at the rear which would enable modern living and denote clearly the evolving nature of the building and the village residents. There seems to be a great deal of support from local residents but this may say more about the applicants than the design.</p> <p>I am therefore completely undecided. On the one hand, I can see the assessed harm which could be caused to the Conservation Area and heritage asset but on the other hand, I can see the desire to expand and enhance and trust that their development would be of a high quality fit for modern living.</p> <p>Members, I trust in you to question and judge the balance of harm and make up your own minds.</p> <p>Yours, Cllr Jenny Forde”</p> <p><i>(ii) A letter has been received from Andrew Miles (Director, LPC (Trull) Ltd) who is the planning agent for the applicants - Please see attached.</i></p> <p>(iii) A statement has also been submitted by the applicants themselves – Please see attached.</p> <p>(iv) Officers received an updated Site Location / Block Plan after a small discrepancy was highlighted – Please see attached.</p>
09 & 10	18/04737/FUL & 18/04738/LBC	Case Officer: At the request of the Ward Member, Cllr Neil, the Heritage Report as submitted by the applicant is attached in full.

DAVID AND SHEILA THORPE

Bobble House, Brans Lane, Upper Oddington , GL56 0XQ

2 April 2019

Chief Executive Officer
Cotswold DC
Trinity Road
Cirencester
GLOS
GL7 1PX

RECORDED DELIVERY

Dear Sir / Madam

Planning Application Reference number 18/04983/FUL

I am writing in connection with the above application. I have objected to the application in accordance with the proper process. However a situation has arisen whereby the Council appears to be acting unreasonably and without regard to due and proper process. Unless this is addressed it may give rise to a judicial review. In recent days following the Oddington Parish Council meeting on the 5th March 2019 it was established that the site the subject of the application was within the Cotswold Conservation Area. The original application states clearly that "The site is outside the Oddington Conservation Area". Furthermore at the time officers gave significant pre application advice it was believed that (as state in documents) that it was not in the conservation area. This would and must have had a direct bearing on how they approached pre application advice. If they had been aware that application was in a conservation area and on agricultural land I am sure the advice would

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2 April 2019

have been different . It appears that based on the information available that the Conservation Officer was not properly aware of the boundaries of the conservation area (in itself a serious issue) .

Now that these facts have been established (months after the application process started) the efficacy of the application and is called into question as are all the comments on the application by all parties. A revised application was placed on the website on the 28th March and we received a letter on the 29th March with a deadline of 2nd April – 2 working days. This cannot possibly be fair and reasonable way for the authority to conduct its processes and fulfill its obligations.

The application need to be resubmitted with a proper and appropriate time scale and officers need to reexamine their advice and comments.

The objections submitted remain valid

- It is in a conservation area
- It is on agricultural land
- It would set a precedent
- There is no requirement for building
- The design is entirely in consistent with a Cotswold village in a conservation area
- The access is on a bend with limited visibility

This is in addition to those submitted by the Parish Council

I intend to be present at the Committee on the 10th April

Yours faithfully

David Thorpe

Copy to Cllr Mark Mckenzie-Charrington .

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ITEM No.3 - APRIL 10th PLANNING COMMITTEE - HULLASEY BARN, TARLTON - BARN CONVERSIONS (18/04696/FUL)

'STREET SCENE' OF EXISTING AGRICULTURAL BUILDINGS (AS VIEWED FROM THE FIELD TO THE EAST) AND THEIR PROPOSED USES



ITEM No.3 - APRIL 10th PLANNING COMMITTEE - HULLASEY BARNS, TARLTON -
BARN CONVERSIONS (18/04696/FUL)

Good Morning, Chairman and Members

We hope to provide further clarification and explanation to address those matters of concern raised by the Parish Council and Ward Councillor.

To assist we have provided a photograph taken from the east - this would not be a public view, but it does show the scale of the barns in relation to each other, and land levels. It is annotated to show the existing and proposed use, and should be in your extra pages.

The amended scheme is a result of Officer guidance and no longer include a new-build dwelling. Therefore, the main concerns seem to relate to:

- (i) The conversion of Barn 4;
- (ii) Visibility from the access, and the level of traffic associated with the conversions; and
- (iii) Light pollution.

CONVERSION

Policy EC6 supports the principle of barn conversions that are physically capable in terms of size and structural stability, without significant extension, alteration, or re-build.

Barn 4 (Dutch Barn) is unusually long, 52.0m in length, and is of substantial structural construction; having a reinforced concrete foundation that supported 21 concrete grain silos, and concrete plinth walls around all sides, on which steel stanchions are supported; this evidence shows Barn 4 to be structurally sound.

The excessive length of the Dutch barn was felt to compete with the scale of the stone barns; therefore, the proposal is to split Barn 4, as shown by the dotted line in the photo, and remove a 3½m section; resulting in two, more appropriately proportioned dwellings. Timber weather boarding replaces the corrugated sheeting to the walls, and a matt grey steel roof. Upper windows have been kept to the minimum number and size necessary for the proposed use. No significant extension, alteration or re-build is required to achieve this.

Barn 5 (Grain Dryer) is by far the tallest and widest building on the site - 12.0m high and 12.70m wide - and being situated only 7.0m from the roadside it is the most prominent; however, this building will be demolished in its entirety. Generous tree planting is proposed along the roadside boundary, with native hedgerows and fruit trees within the site. This approach is considered to represent a significant

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enhancement to Barn, 4 and to the wider setting of the group of barns and landscape.

VISIBILITY AND TRAFFIC

Evidence has been submitted to the Council and accepted by County Highways showing that the required visibility can be met.

The level of traffic likely to be generated by the proposed units must be balanced against that arising from the full potential of the original use. National policy states that development should only be refused if ...*the residual cumulative impacts on the road network would be severe*; this is not the case here.

LIGHT POLLUTION

Both Barns 3 and 4 have existing high levels opaque panels and internal lighting, in addition to external lighting that would result in some light spillage if the buildings were in their lawful operational use today. The council can control this element of concern through conditions.



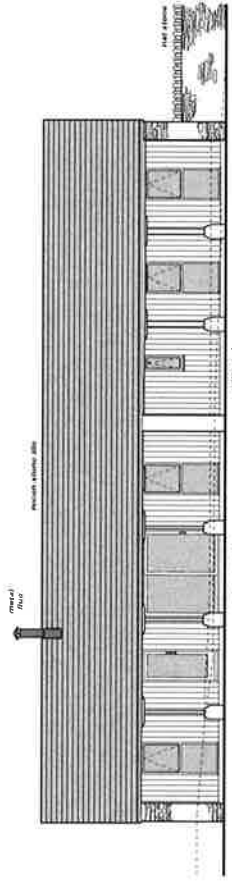
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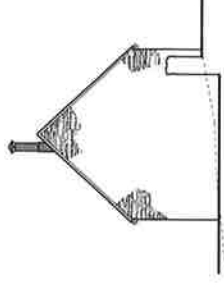


BARN 1
PROPOSED SECTION A - A
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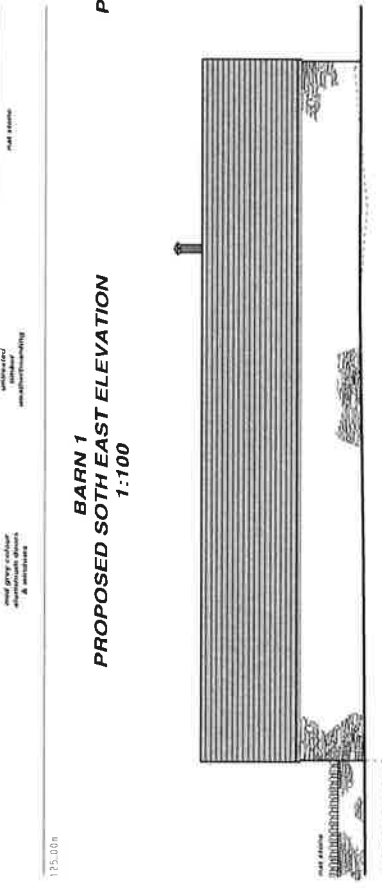
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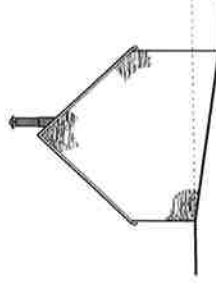
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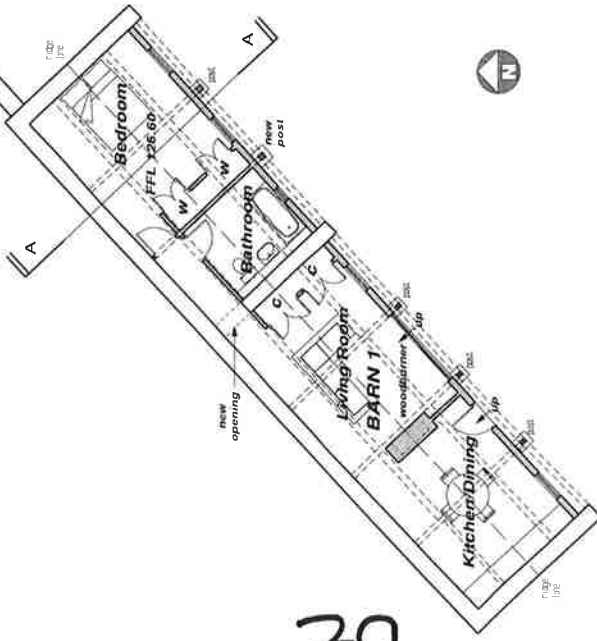
BARN 1
PROPOSED NORTH EAST ELEVATION
1:100



BARN 1
PROPOSED NORTH WEST ELEVATION
1:100



BARN 1
PROPOSED SOUTH WEST ELEVATION
1:100



BARN 1
PROPOSED GROUND FLOOR PLAN
1:100

Revision	A	stone wall added	1/19		
		Description	Date		
CLIENT		The Bathurst Estate			
LOCATION		Hullasey, Tarlton, Cirencester, Glos.			
TITLE		PROPOSED ALTERATIONS BARN 1 Floor Plan, Elevations & Section			
This drawing is COPYRIGHT ©		Date	5/16	Scale	1:100 at A2
		Project No	2357	Dwg No	10
		Rev			A

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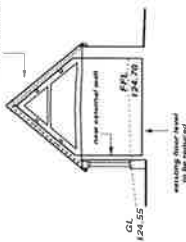
Rockness House, Rockness Hill,
Nailsworth, Stroud, Glos. GL6 0HS

Tel: 01453 835107

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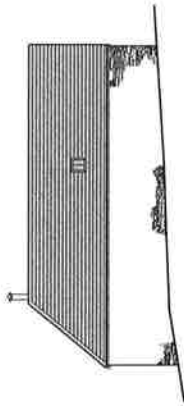
Item 03
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new constructed stone like
red in diminishing courses



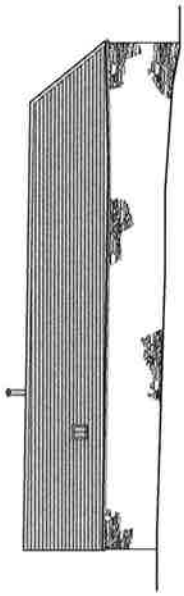
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**BARN 2
PROPOSED SECTION A - A
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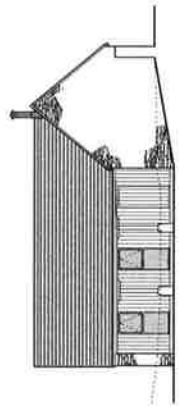
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**BARN 2
PROPOSED NORTH EAST ELEVATION
1:100**



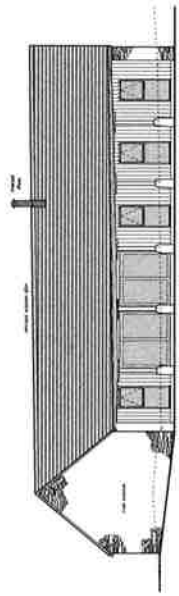
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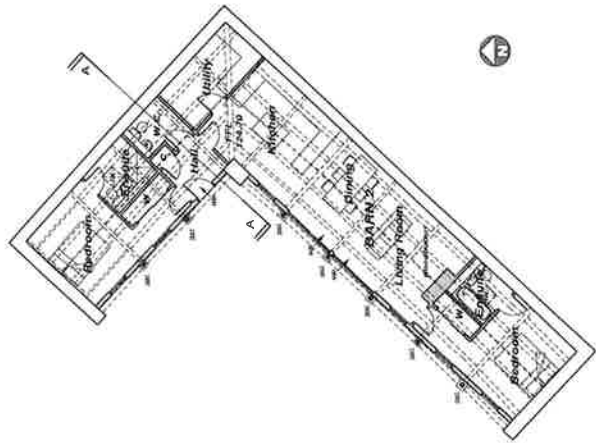
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PROPOSED SOUTH WEST ELEVATION
1:100**



1/10

**BARN 2
PROPOSED NORTH WEST ELEVATION
1:100**

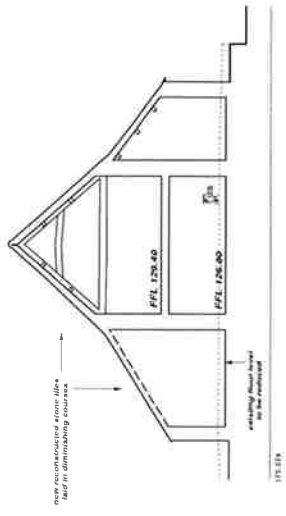


**BARN 2
PROPOSED GROUND FLOOR PLAN
1:100**

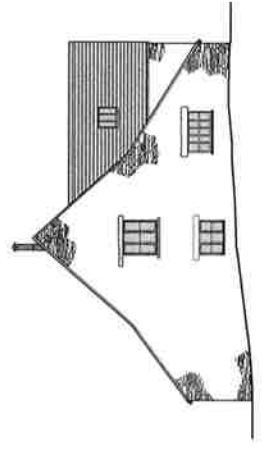
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	Date: 5/16	Scale: 1:100 at A1	Project No: 2357	Rev: 11
Drawn by: [blank]	Checked by: [blank]	DANIEL STEWART ARCHITECTURAL SERVICES LTD <small>Lockdown House, Lockdown Hill, Milverton, Stroud, Gloucestershire, G12 8JL Tel: 01453 434007</small>		

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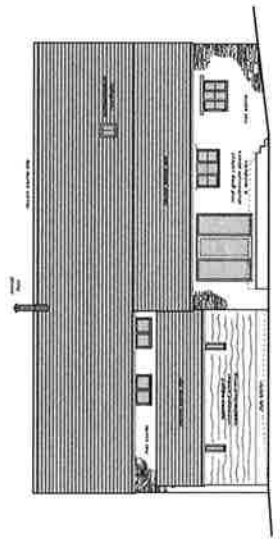
Item 03
13/04/2016/FUL



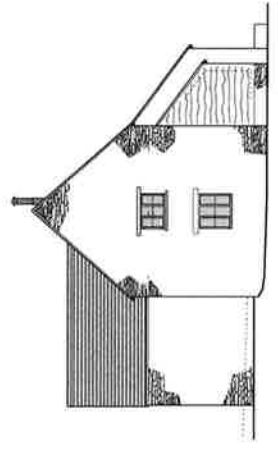
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PROPOSED SECTION A - A
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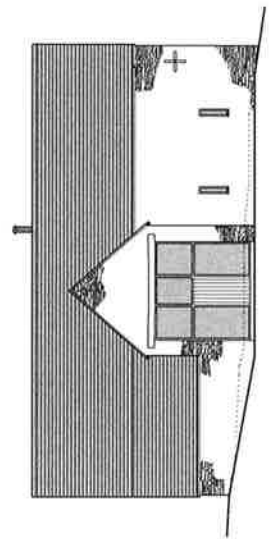
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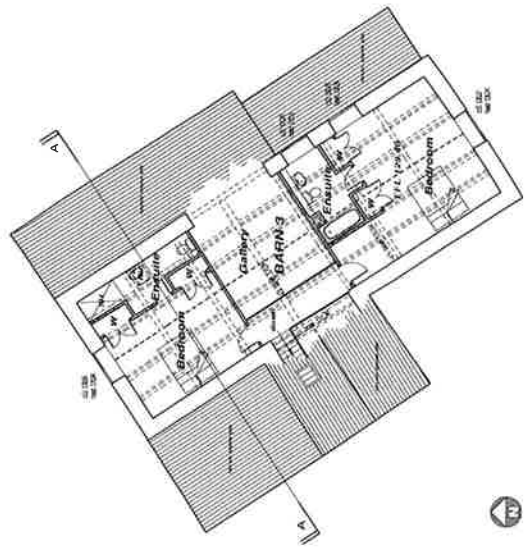
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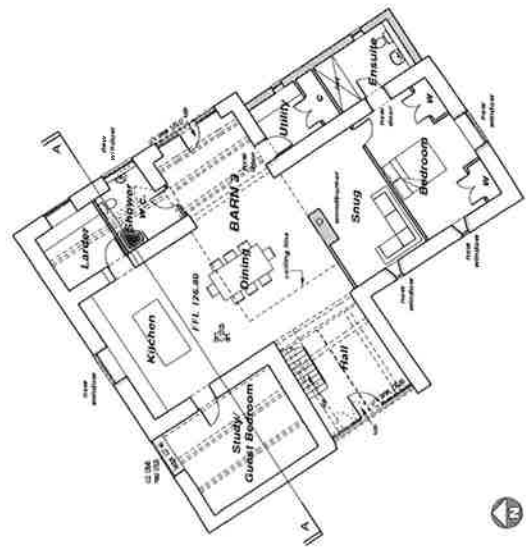
**BARN 3
PROPOSED SOUTH EAST ELEVATION
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**BARN 3
PROPOSED SOUTH WEST ELEVATION
1:100**



**BARN 3
PROPOSED FIRST FLOOR PLAN
1:100**

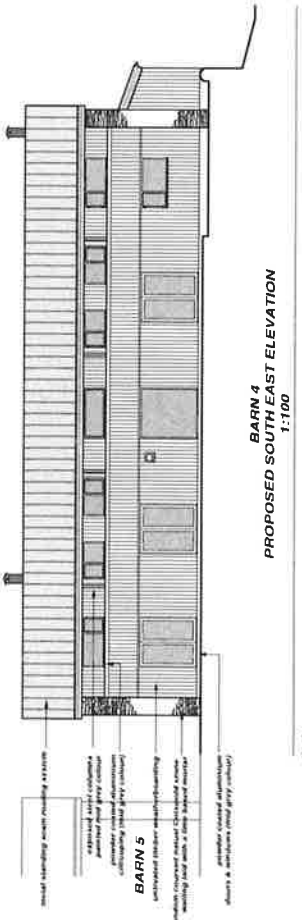


**BARN 3
PROPOSED GROUND FLOOR PLAN
1:100**

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		Date 5/16	Scale 1:100 at A1
Drawn by/Date 	Checked by/Date 	Project No. 2357	Sheet No. 12
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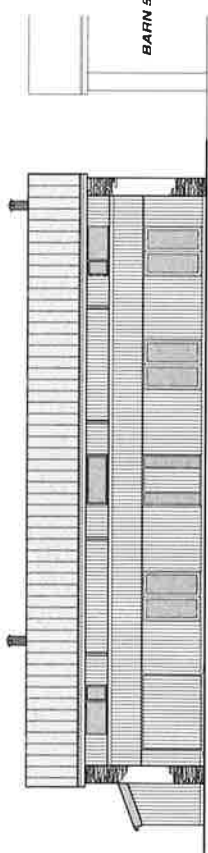
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18/04/06/FU



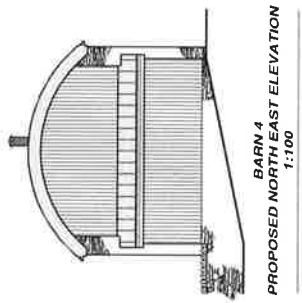
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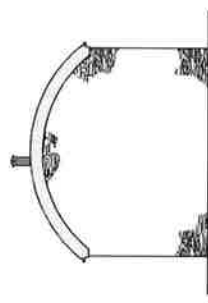
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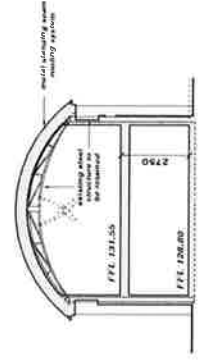
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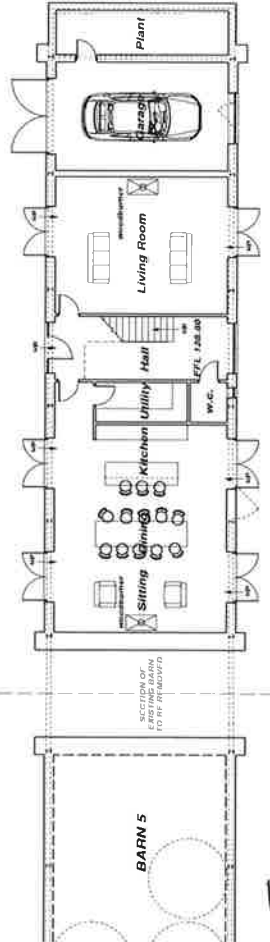
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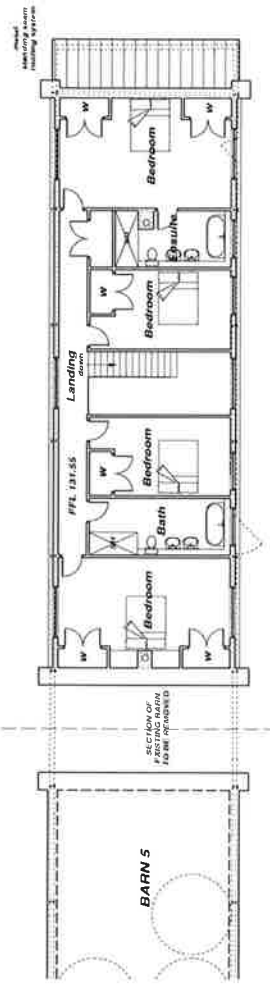
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101.004



BARN 4
PROPOSED GROUND FLOOR PLAN
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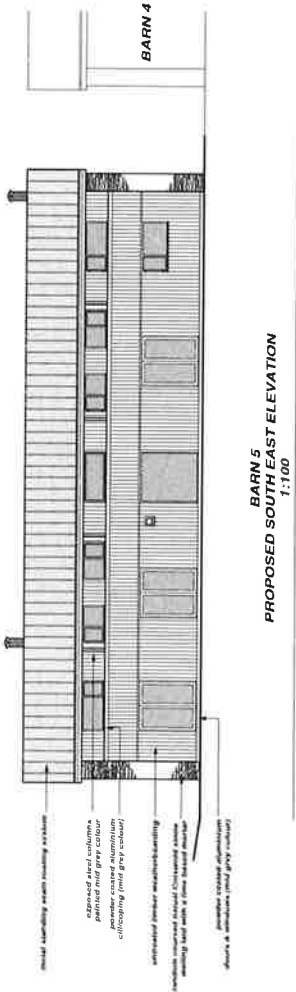
Item 03
18/04/2016 JFL



BARN 4
PROPOSED FIRST FLOOR PLAN
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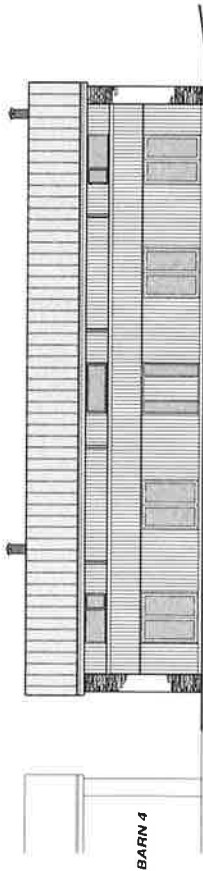
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	Architect	Daniel Stewart Architectural Services Ltd					2357	

DANIEL STEWART
ARCHITECTURAL SERVICES LTD
Redkings House, Redkings Hill,
Newnham, Stroud, Glos. GL6 0JH
Tel: 01453 835007



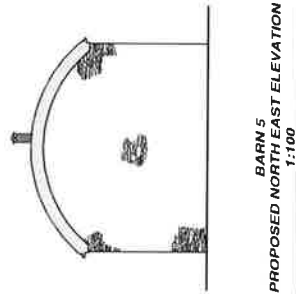
BARN 5
PROPOSED SOUTH EAST ELEVATION
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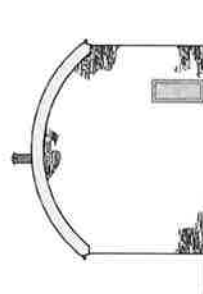
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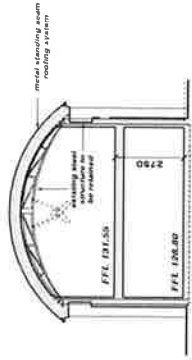
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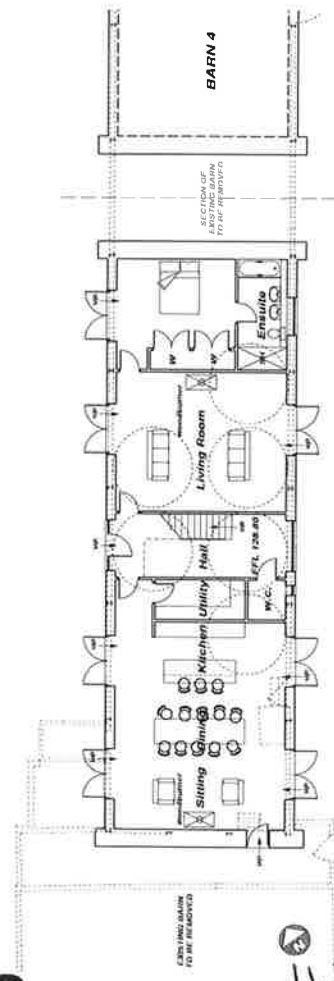
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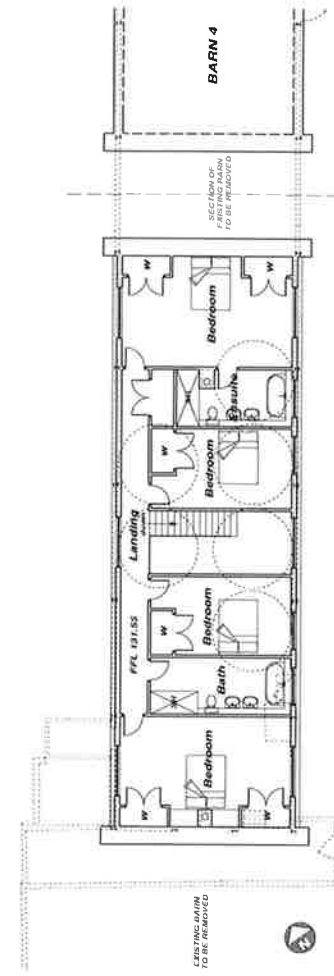


BARN 5
PROPOSED TYPICAL SECTION
1:100

13.134



BARN 5
PROPOSED GROUND FLOOR PLAN
1:100



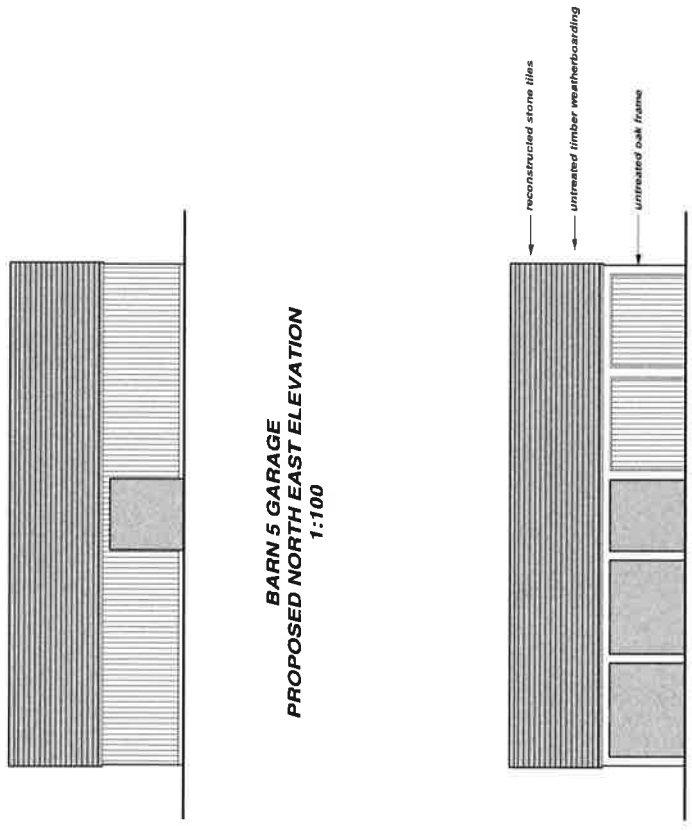
BARN 5
PROPOSED FIRST FLOOR PLAN
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LOCATION: Hullasey, Torton, Cirencester, Glos.		Scale: 1:100 at A1	Date: 5/16
Version: 1.00		Drawn No: 2357	Rev: 14
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ARCHITECTURAL SERVICES LTD
15, Bathurst Estate, Cirencester, Glos.
Tel: 01453 85007

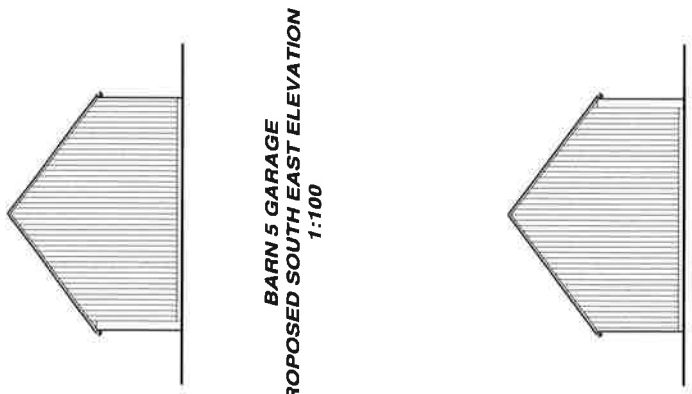
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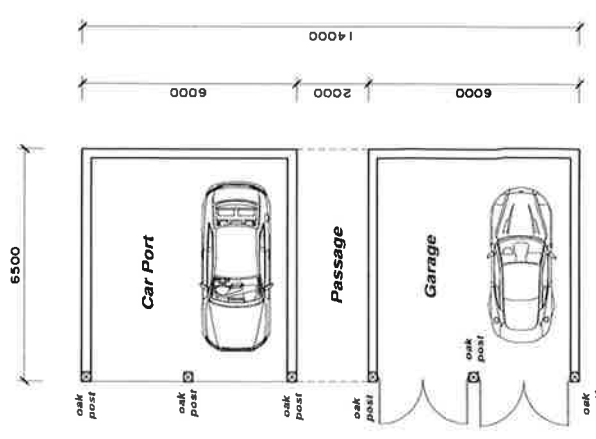
**BARN 5 GARAGE
PROPOSED NORTH EAST ELEVATION
1:100**

**BARN 5 GARAGE
PROPOSED SOUTH WEST ELEVATION
1:100**



**BARN 5 GARAGE
PROPOSED SOUTH EAST ELEVATION
1:100**

**BARN 5 GARAGE
PROPOSED NORTH WEST ELEVATION
1:100**



**BARN 5
PROPOSED GARAGE FLOOR PLAN
1:100**



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DANIEL STEWART ARCHITECTURAL SERVICES LTD Rockness House, Rockness Hill, Nailsworth, Stroud, Glos. GL6 0JS Tel: 01453 835007		This drawing is COPYRIGHT ©	
Date: 5/16	Scale: 1:100 at A1	Project No: 2357	Rev: 15
CLIENT: The Bathurst Estate		TITLE: PROPOSED ALTERATIONS BARN 5 GARAGE Floor Plans & Elevations	
LOCATION: Hullasey, Tarlton, Cirencester, Glos.		10m at 1:100 scale	
Revision	Description	Date	

Item 03
18/04/2016/FUL



BACK LANE – SINGLE TRACK ALONGSIDE SITE OF TWO ALREADY APPROVED COTTAGES (16/05309/FUL)



BACK LANE – SINGLE TRACK ALONGSIDE PROPOSED DEVELOPMENT SITE

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Item 04
18/04770/FUL.



BACK LANE – SINGLE TRACK ALONGSIDE SITE OF PROPOSED 5 BEDROOMED HOUSE



DRIVERS VIEW NORTHBOUND OF BLIND EXIT FROM BACK LANE ONTO BUTCHERS ARMS LANE

4b

HEM 04.
18/04770/FUL



DRIVERS VIEW SOUTHBOUND OF BLIND EXIT FROM BACK LANE ONTO THE POUND & VILLAGE STREET



THE POUND FROM VILLAGE STREET TOWARDS BACK LANE (UNSIGHTED ON LEFT)

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HEM 04
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PARKING ON THE VILLAGE STREET AT THE POUND (MAKING VILLAGE STREET ONE WAY)



BLIND BEND ON VILLAGE STREET AT THE POUND - WEEKDAY PARKED CARS

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Item 04.
18/04770/FUL



VILLAGE STREET – WEEKDAY ON STREET PARKING CLOSE TO THE POUND



VILLAGE STREET – WEEKDAY ON STREET PARKING

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Item 04
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TOWN AND
COUNTRY
PLANNING
DEVELOPMENT
CONSULTANTS

8th April 2019

Our Ref: ADM.LPC4502

Lisa-Marie Evans, Planning Officer
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Dear Ms Evans

**Demolition of Extensions to rear of Bliss Cottage, Lower Chedworth and
erection of single storey link to a two-storey extension at lower level
Item No: 08, Planning Committee Agenda, 10th April 2019**

I am writing to you in advance of the meeting on Wednesday to set out the response by the applicants to the points raised in the Committee Report, which I am copying to Members of the Committee and to provide you with further information in respect of this application.

The application that is before you arises in major part due to a disagreement with the Conservation Officer over a point that is not highlighted within the Committee Report. This concerns the erection of a single-storey link between the original cottage and the proposed extension. The Officers did not oppose the erection of a substantial two-storey extension directly to the existing heritage dwelling, as discussed at one of the meetings held during the course of the application. The architect prepared a sketch at the meeting and it was then submitted in the Design statement as part of the revised application.

The applicants, their architect, as well as their closest neighbours, do not consider that the above suggestion is the most beneficial approach as it would result in the attachment of large, double-storey additions to the rear of Bliss Cottage. The applicant's proposal will provide a 'light' single-storey link to a similar sized addition further down the valley within the current garden area and lower than existing Bliss Cottage.

During those discussions, the Conservation Officer's comment was that a link is not a traditional way of extending Cotswold properties. However, it is a method that has been permitted, successfully in Chedworth, notably at York House, a Listed Building almost opposite Bliss Cottage; at Keens Cottage next door to Bliss's Cottage (17/00681/FUL/03.17), at Brook Cottage; and at Swans Nest, a Listed Building where the glazed link was allowed on appeal.

LPC (Trull) Ltd
Trull Tetbury
Gloucestershire
GL8 8SQ
Tel: 01285 841433
Fax: 01285 841489
www.lpc-trull.com

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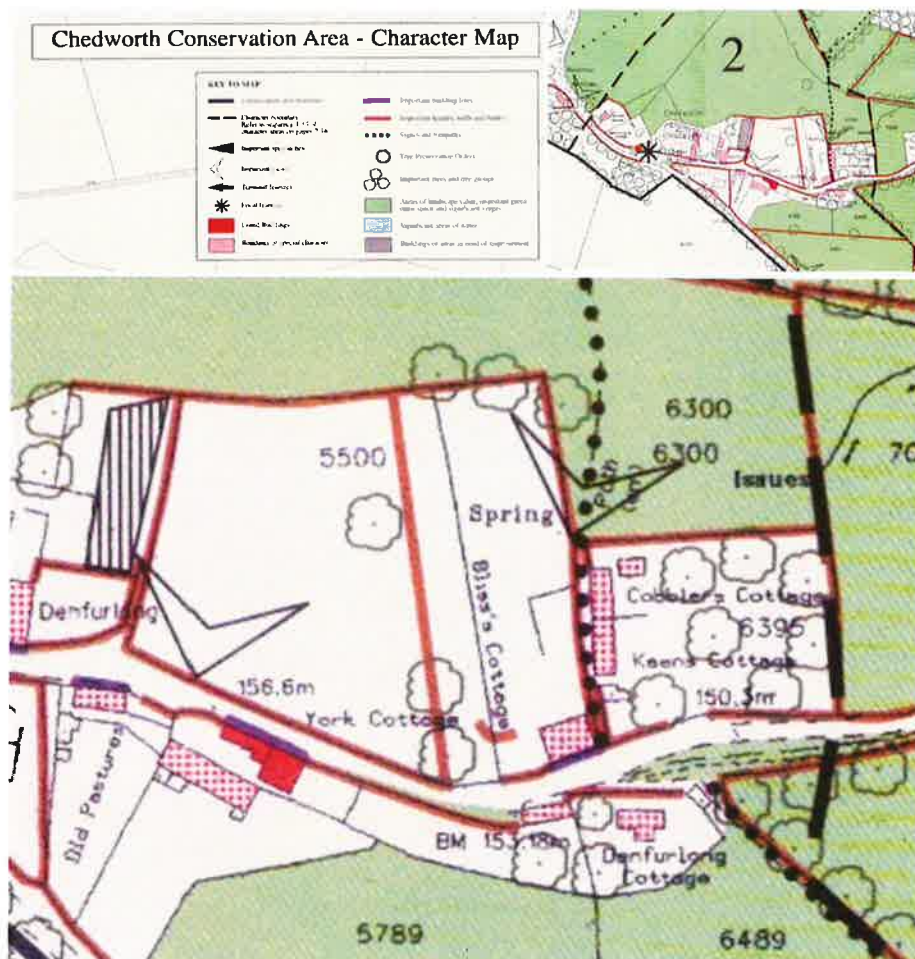
The applicants consider that a design that strips back and renovates Bliss Cottage to its original appearance and then extends at a small distance via a link and at a lower height will enhance the character of the non-designated heritage asset, as per Local Plan Policy EN12.

Furthermore, the justification for the proposal does not, as is stated in the Committee Report, largely rely on the historic barn that was within the curtilage of Bliss Cottage. More important is the revealing of the significance of the original cottage, which can best be done by leaving much of the cottage in isolation by removing extensions that are of poor design and construction.

The Committee Report states that the views through the site mean that it is an important part of the special character and significance of the Conservation Area. The Conservation Area Statement Map identifies important vistas, one of which is across the field to the west of Bliss's Cottage and another from the public footpath to the East of the proposal. It does not define the view across the application site as being 'important' nor is it defined as being part of an area of landscape value nor important green space. If the site is as important as the Committee Report indicates, I fail to see why it was not given higher status in the Conservation Area Appraisals Map.

Bliss's Cottage is mentioned in the Conservation Area Statement and whilst the views from the narrow footpath at the rear of Keens/Cobblers Cottages are referred to, these views are from the position where said footpath joins the fields and indeed this gives a fine view of the valley with its hedged and stone-walled meadows leading down to the brook. This view would be unaffected by the application, and the referenced Public Footpath (KCH43) is indeed deemed unaffected by the proposed development by the PROW Officer.

The Conservation Area Statement also mentions an open meadow to the west of Bliss Cottage being an important foreground to valley views but, again, no reference is made to the application site. An extract from the Conservation Statement Map forms the next page of this letter.

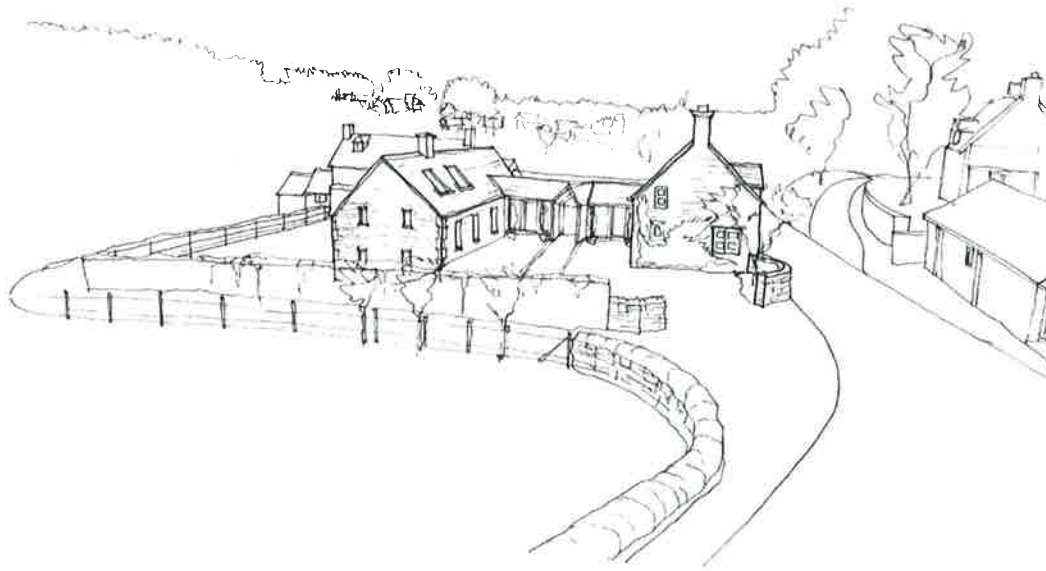


The erection of a single-storey link and partially submerged extension within the current garden of Bliss Cottage would not harm the AONB in this valley location in respect of the interrelationship between the built and natural environments referred to in the Conservation Area Statement as 'a constant dialogue between buildings and the open valley landscape'. The design and materials of construction of the proposed extension will be wholly consistent with such a designation and the proposal will assimilate with its context, located alongside properties, namely Cobblers/Keens Cottages that step further down the valley side as can be seen in the following sketches and photographs.

View from opposite side of valley.



View from the west, excluding vegetation.



Great care has been taken in the design process to ensure that the ridge heights will be lower than both Bliss's Cottage and these neighbouring properties with, as stated in the Committee Report, the mass of form being mitigated by digging one storey level into the garden. Hence the visual ridge height of the extension above ground, rather than the slab level to ridge height as quoted in the Committee Report, will be subservient to the adjacent properties and will not impact the sight line across the valley to the north, as shown in the previous photographs and sketches of the proposal and site.

In terms of public benefit, views across from the public highway through Lower Chedworth towards Pancake Hill on the south side of the valley will be enhanced through the removal of the current extension mass.

Additionally, the proposal will benefit the occupants of the adjacent dwelling in that the current extensions that block sunlight to that property will be demolished and replaced with a much lower link with the main part of the extension set further to the rear, not impacting their property. This approach has been adopted throughout the Conservation Area due to the sloping valley sides and this approach would not harm the settlement pattern of the Conservation Area, the characteristic density or the form of buildings.

In view of the above, the applicants request that consideration is given to the points being made on their behalf in order that a balanced decision can be made regarding this proposal.

Yours sincerely

Andrew Miles
Director

Summary of Bliss Cottage Renovation & Extension Plan by the Applicants

Submitted as Applicants Supporting Information to the Planning Committee in response to the Planning Officers report 18/04188/FUL Item No 8 : 10th April Planning Committee

The reason for our planning application is to refurbish and enhance Bliss Cottage to create an energy efficient 3-bedroom Life-Long Living home for our retirement and, as a result, provide an asset to the Chedworth village.

This we intend to achieve by removing from Bliss Cottage the current ugly (1950s) double-storey non-subservient extension, the Welsh slate roofed further extension and the (1990s) conservatory. Then by way of a single-storey link in traditional materials, to make use of the sloping ground to create a lower and subsidiary extension allowing for Life-Long Living e.g. possibility of stair-lifts etc. This reinvigorates and enhances the beauty and character of the original (circa 1800) pair of workers cottages (which were converted to one home in the early part of the 20th century). Complete refurbishment of the interior of both old and new to the highest standards including modern quality insulation will enhance energy efficiency and enable renewable options to replace oil-fired heating systems.

We would like to say that addressing any concerns of the local community including our nearest neighbours, as well as The Chedworth Society and Chedworth Parish Council has been very important to us as they represent the village where we have lived for 29 years. We have received 5 supportive comments from neighbours, many overlooking the site, as well as the Parish Council. Thinking beyond our own lives, we feel we are creating a 3-bedroom home that will fit into future lifestyles at an appropriate size and "live-ability" for Chedworth.

Turning to the views of the Conservation Officer (CO) detailed in the report of 29th January which, we understand, form the basis for the Planning Officer's Recommendation to Refuse permission as presented to this Committee. Although there is much reference to policies, the Chedworth Conservation Area Plan/Appraisal (1993), and the Cotswold District Local Plan, it would appear that a fundamental objection has been to a link to a "separate" extension as opposed to a mass extension as currently exists at Bliss Cottage. A constructive face to face dialogue about what *could* meet with the CO approval revealed a preference for a substantial new two-storey extension being directly "bolted-on" to existing Bliss Cottage. We wish to disagree from a conservation perspective, as our scheme will allow the original form of the non-designated heritage asset Bliss Cottage to re-emerge, and a new extension would be sympathetically joined by a link to the Old building.

Due to the use of the sloping ground within the residential curtilage, the ridge height of the new extension will be significantly below that of the old cottage, with one storey of the new extension dug to below ground level. The result is subservience to both Old Bliss Cottage and the mass of Keen's Cottage/Cobblers Cottage immediately adjacent on the eastern side of Bliss. Please see the attached "birds eye" view to give the context for Committee members not familiar with the site.

Additional benefits are that once the current double-storey extension is demolished, a new view towards Pancake Hill will be opened up from the public highway through Lower Chedworth, and an improvement of light into the neighbouring cottage on the east side.

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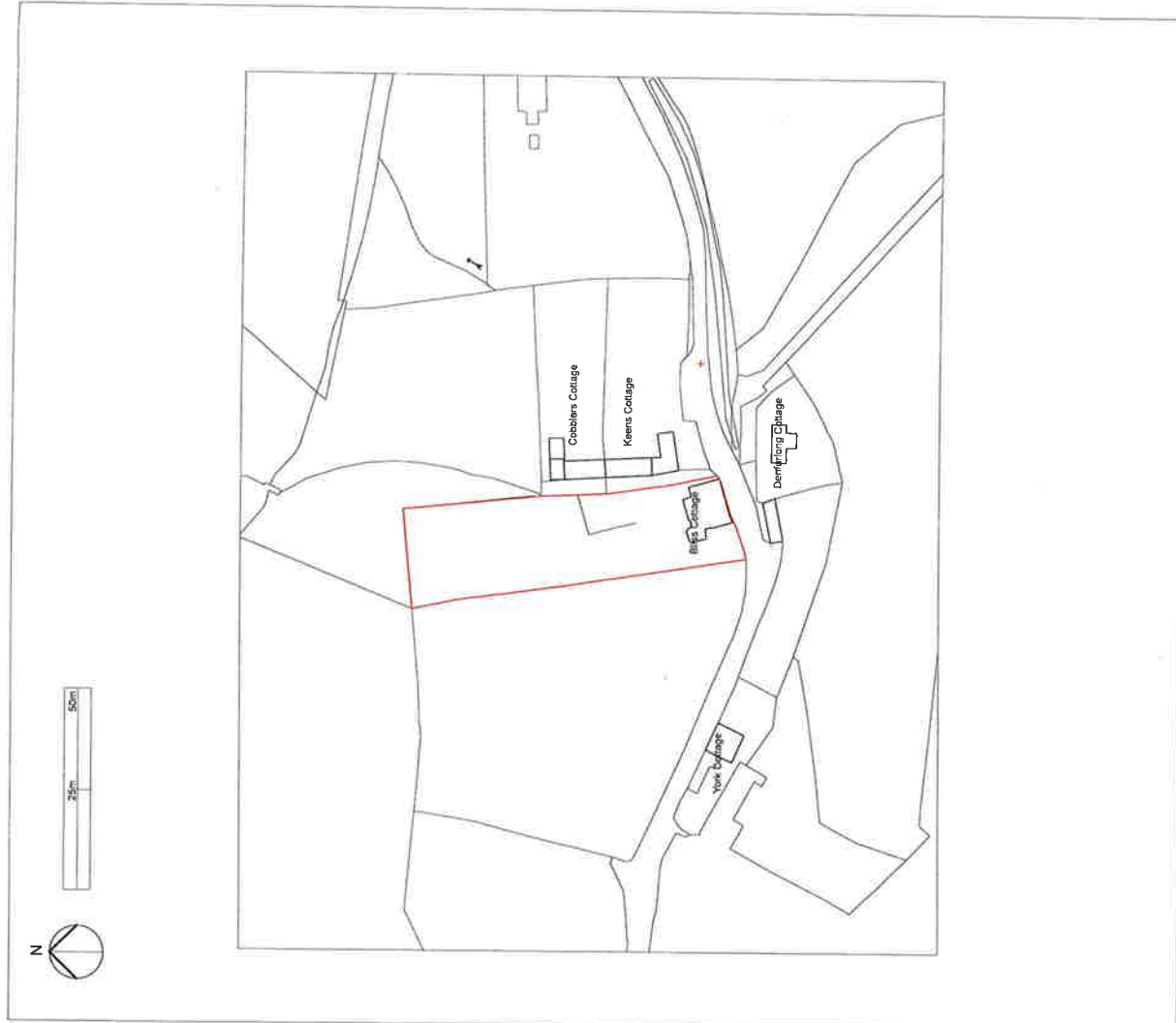
We have lived in Chedworth for almost three decades and would never aim to do anything other than enhance its character. We believe that our application preserves, and in fact enhances Bliss Cottage and the surroundings, and are pleased that those who will live in closest proximity are supportive of our plans.

Ceri Powell and Ajay Shah (applicants)

April 2019.



Birds Eye view of the proposed application showing restored Bliss Cottage with modern mass extension removed, the new extension further down the garden slope, the ridgeline relation to adjacent mass of Keens/Cobblers Cottages stepping down the valley and the scale of the application within the upper garden area of Bliss Cottage.



01 Location Plan



02 Block Plan

notes

01 All dimensions to be checked on site by the contractor and confirmed in writing
 02 Report all drawing errors, omissions & discrepancies to the architect.

key	rev	description
-		Issued for Planning
A		Issued for Planning
B		Issued for Planning

date	description
26.09.18	Issued for Planning
25.02.19	Issued for Planning
09.04.19	Issued for Planning

9 The Common, Saddington
 Cirencester, GL7 6EY
 t: 07949 946798
 e: info@rixonarchitects.com
 job title
Bliss Cottage, Chedworth

RIXON
 ARCHITECTS

drawing title / location	status	scale	drawn by
Location and Block Plan	PLANNING	1:1250, 1:200 @A3	JR
project number	1814	drawing number	00
revision		revision	B

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8 WRAGGS ROW STOW ON THE WOLD

PROPOSED INTERNAL & EXTERNAL
ALTERATIONS & REAR EXTENSION
HERITAGE REPORT
JANUARY 2019



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Worledge Associates

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WORLLEDGE ASSOCIATES

Nicholas Worlledge holds a Bachelor Science Degree in Environmental Planning and a Postgraduate Diploma in Historic Building Conservation and is a member of the Royal Town Planning Institute and the Institute of Historic Building Conservation. With over 30 years experience working for a number of local planning authorities up until 2015, when he decided to move to private practice.

He has experience of working on a wide variety of casework, in historic towns, large urban areas, rural settlements and country estates. He has project managed the repair of historic buildings, including a 13th century lepers' hospital in Blandford, an 18th century thatched stone cottage in Shaftesbury, an 18th century clay pipeworks in Broseley, the Franciscan Friary in Bridgnorth and the Martyrs Memorial, Oxford. He has been involved in significant commercial, residential and University building projects in Oxford – Westgate, Oxford Castle, the Ashmolean Museum, University Science Area, Radcliffe Observatory Quarter, Weston Library, colleges and the award winning Oxford Brookes campus building as well as providing specialist advice on a number of Country Houses and estates – Criche House, Dorset, Tottenham House, Wiltshire, Nevill Holt Hall, Leicestershire, Aynhoe Park, Oxfordshire, Hunsdon House, Hertfordshire, Ombersley Court, Worcestershire, Great Tew Estate, Oxfordshire and Bathurst Estate, Gloucestershire. He is currently a panel member on the BOBMK Design Panel, which provides design, heritage and planning advice on emerging planning proposals.

His role with local government involved him in detailed discussion on specific schemes with leading local, national and international architects and advising on strategic projects including Masterplans, Area Action Plans, Public Realm Strategies and Townscape Character Studies. His work, developing methodologies for assessing the character of and managing historic areas has attracted funding from Historic England and has been recognised with two RTPA Awards (in 2011 and 2013) for improvements in the planning process.



Fig 1. Seating for the axial beam in from left hand barfour

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INTRODUCTION

The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework provides a very similar message in paragraphs 128 and 129 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This scoping report has been prepared to assess the heritage significance the building holds and to use that understanding to inform the design of the proposed extension and other alterations.



Fig 2: First floor window

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BRIEF HISTORY

Stow-on-the-Wold lies just east of the Roman Fosse Way, but was a site of settlement and a vital thoroughfare long before the Romans occupied Britain. The town rests on the site of an Iron Age hill-fort from 700 BC, and some evidence exists of Bronze Age Celtic settlements in the area. When the Romans arrived in Britain, they built the Fosse Way across two older, ancient roads, thus forming a triangular area where travellers and traders could meet, and laying the foundation for the later market town. The land around Stow-on-the-Wold was divided into a system of manors. The local manor took its name from the Celtic fort Maethelgeris Byrig, but came to be known as Mangersbury. The town of Stow-on-the-Wold was formally established during the Middle Ages.

The Fosse Way was turpiked during the late 18th century and the improved transport links led to a period of economic growth in the town. The turpiking may have resulted in some realignment of the road (House of Lords Journal Volume 39: April 1792. An Act for "mending, widening, altering, and repairing the Roads") and this may be an explanation for relationship of Wraggs Row with the main road, set on what may have been the earlier road. The buildings in the Row vary in date becoming progressively younger from one end to the other.

The name Wraggs Row probably derives from William Le Rag, presumed Rector of St Edwards Church and who in 1328 had a house on the corner with Sheep Street and Fosse Way.



Fig 3: Front elevation

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MAP REGRESSION

The James Anderson map of 1815 suggests that Wraggs Row exists in its entirety at this point.

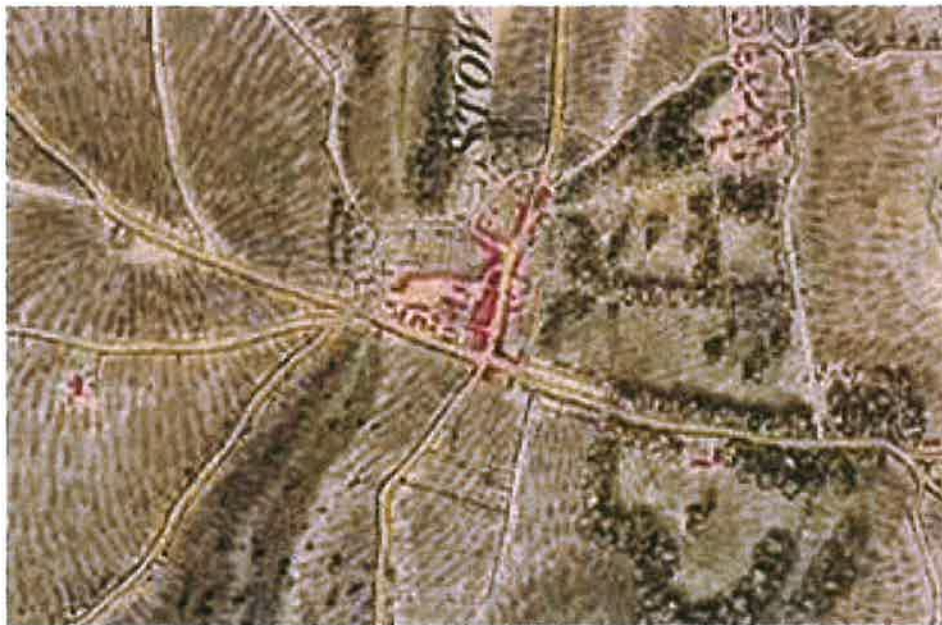


Fig 4: James Anderson map 1815

The Ordnance Survey map of 1884 provides more detail of the row of houses and cottages and, shows 8 Wraggs Row as a single property with a rear extension (presumed lean-to). By 1902 though the house is divided into two. The 1921 Ordnance Survey map shows this arrangement clearly, with what appears to be a 'communal' rear garden.

The maps also help to illustrate the nature of extensions to the rear of these properties and their varied footprint

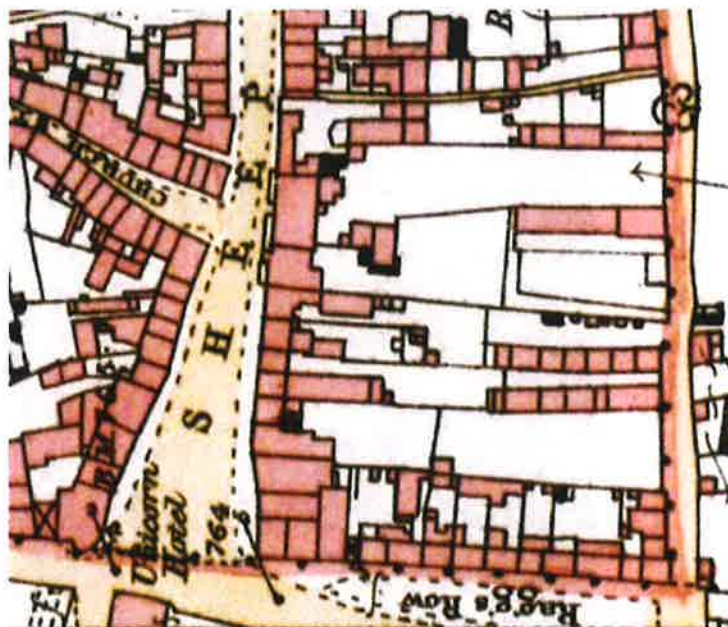


Fig 5: Ordnance Survey 1884

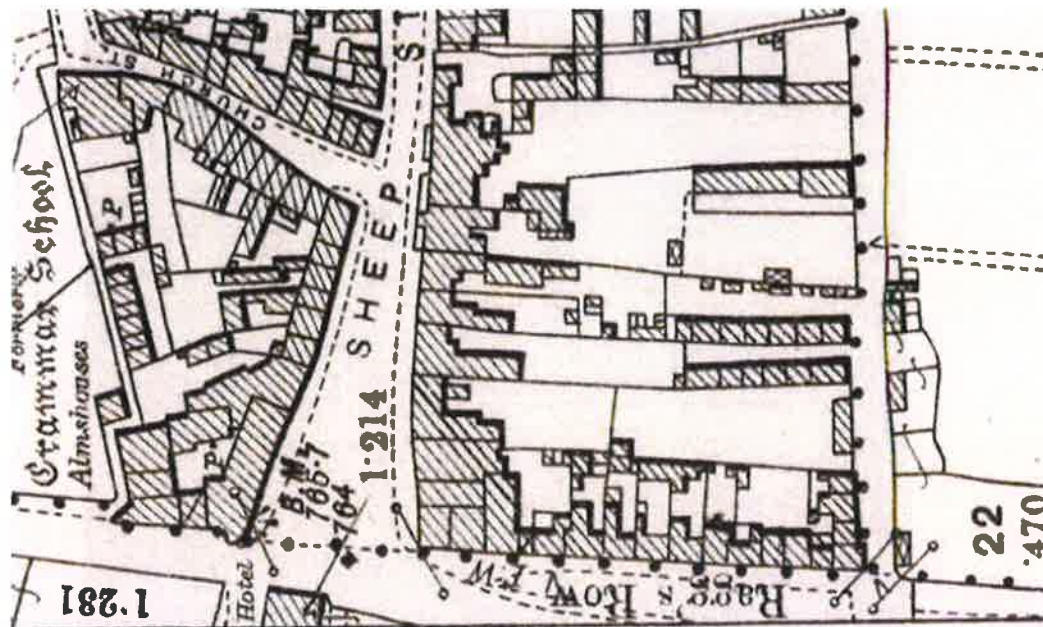


Fig 6: Ordnance Survey 1902

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AERIAL PHOTOGRAPHS



Fig 7: Ordnance Survey 1921



Fig 8: 1929



Fig 10: 1953



Fig 9: 1953

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DESCRIPTION

8 Wraggs Row is early 19th century and listed grade II. The list entry reads:

Wragg's Row (Nos 8 and 9)

Early C19, No 9 is possibly rather later than No. 8. Coursed rubble with Cotswold stone roof. Two storeys, the window to No. 8, 2 to No. 9, all 2 light casements. No. 8 has modern metal windows on the ground floor, small paned above. Central glazed door with hood on brackets. No. 9 has a central half-glazed door. Ashlar end stacks with weathering.

The property is listed for its Group Value as are all the other listed buildings in the Row.

Internally the building has been altered at various points in the 20th century. The windows to the front have been replaced with modern metal windows on the ground floor and modern timber casements on the first floor. The sill of the central window has been dropped. To the rear the lean-to is a later extension, showing as existing by 1884, built off what appear to have been an existing boundary wall. The openings to this rear lean-to have been altered and there are no surviving early windows, all having been replaced with modern timber casements. The roof of the rear lean-to has been replaced, probably as a part of the early – mid 20th century alterations.

Internally in this lean-to the partitions have been altered with an old stoneware sink embedded in the partition, perhaps associated with the subdivision of the property into two. The central hallway would have provided a communal entrance (perhaps hence why it has an unusually elaborate canopy) with a new winder staircase inserted into the left hand unit (the plasterwork runs behind the staircase) with a similar arrangement to the right hand unit (but subsequently replaced with a straight flight). This would explain the floor finishes. Both fireplaces on

the ground floor have been remodelled with a new bressumer inserted into the left hand unit.

On the first floor there is further evidence of subdivision, with openings blocked and new timber partitions inserted (19th century). The attic rooms, which are boarded, have two modern rooflights inserted. The roof structure consists of principal trusses with intermediate common rafter with ridge plate and in line purlins.

In summary the building originates from the early 19th century, before 1815, extended in the late 19th century and reorganised internally during the first part of the 20th century to form two units. During the 20th century the hallway partition was removed (possibly and early 20th century insertion), all the windows replaced, rooflights inserted, fireplaces rebuilt and the rear lean-to altered.



Fig 11: Front elevation showing central door canopy and replacement windows.

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Fig 12: Rear elevation



Fig 13: Central hallway and front rooms

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HERITAGE SIGNIFICANCE

Significance is defined in the National Planning Policy Framework (NPPF) Annex as comprising:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Placing a building in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise to inform understanding of a place's significance and contribution of its setting. As Historic England explains in 'Conservation Principles' (2008) understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise.

From the foregoing the heritage significance the site holds can be defined as follows:

- Physical evidence of the growth of the town;

- The relationship of the buildings in Wraggs Row to the main road evidence the transport improvements of the late 18th century;

- Architecturally the building is modest with vernacular qualities (elevated by a comparatively elaborate front door canopy) and use of local materials that reinforce local distinctiveness and help to place the building geographically;

- The modest size of the building (and its subsequent subdivision into two smaller units) evidences the social status of the occupants and helps understanding of how the households lived.

- The subsequent alterations – the lean-to extension, the subdivision and then later the reversion to a single dwelling illustrate the ebb and flow of changing societies and the way buildings are adapted to meet those changing needs.

- The building is part of a group that has picturesque qualities, facing onto a small green and marking the effective historic

edge of the town. Appreciation of these qualities is somewhat marred by the busy and noisy main road;

- As part of a group there is variety in the composition of the rear elevation with lean-tos, rear gabled extensions, dormer and rooflights;

- The front elevation of the group by comparison possesses a linear form with unbroken roof slopes along much of the length of the front elevations;

- The replacement of all the windows has compromised the architectural and aesthetic qualities of the building;

- The rear lean-to is rudimentary and simple in form illustrating how the building has been simply adapted to meet changing needs. Its historic interest has been compromised with the loss of the original roof and roofing material, replacement of all the external joinery and alteration to the existing openings.

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THE PROPOSALS & ASSESSMENT OF IMPACT

The proposals involve upgrading and extending the property to meet 21st century demands. In its current arrangement and condition it is not suitable for modern living accommodation. In particular the rear lean-to is an important component and reorganising access to the first and second floor is necessary to avoid interconnecting internal rooms.

On 25th October 2018, Cotswold District Council approved a Planning Application, Ref: 18/02544/FUL and Listed Building Consent Application Ref: 18/02177/LBC, for the demolition and replacement of rear extension, dormer windows to rear, re-roofing and roof alterations to existing rear extensions, replacement doors and windows and new boundary walls.

Having given further consideration of the options for the viable conservation of the property, the owner is revising the scheme, and now proposes the following works:

- The dismantling of the existing single-storey rear lean-to extensions;
- A glazed lean-to roof with double glazed doors;
- A two-storey extension with a gabled roof and chimney; a three-light casement window to the first floor and five-light casement window to the ground floor;
- A mono-pitched extension to the same depth as the gable extension, with a triple conservation roof-light;
- Re-roofing;
- Inserting a new flat roofed dormer to the rear roof slope, in place of the two existing velux style roof lights; and the insertion of a double conservation roof-light;
- Replacement of the windows to the front elevation with traditional casements;

- Replacement front door;

- Internal alterations to provide access from the new rear extensions into the first floor; removal of a staircase to dining room; providing fire-rated enclosure to the remaining staircase at the first floor and in the second floor; re-ordering the partitions on the first floor to create a lobby, two bedrooms and bathroom; inserting a partition to create a shower-room to the second floor.

ASSESSMENT OF IMPACT

Paragraph 3 of Historic England's Advice Note 2 *Making Changes to Heritage Assets*, 2016, states:

The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation. Even recently restored buildings that are vacant will soon start to degenerate. An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners' needs is therefore essential.

Wrags Row is a part of group of buildings that face onto a small green beside the main A429. Though built at different periods the buildings are listed for their group value, representing a picturesque group in local stone and following vernacular traditions. A part of these vernacular traditions includes adapting and extending buildings to meet contemporary needs. This is evident in 8 Wrags Row, with the addition of the rear lean-to and also in the remainder of the row of cottages with a variety of rear pitched roof ranges, lean-tos and outbuildings. Indeed, arguably No 8 is odd in not having a rear pitched roof extension, where many others do. This is evident in the aerial photographs in Figures 8-9.

It is also worth noting in these aerial photographs the number of

rear dormers on the rear roof slopes, including one at 8 Wrags Row (subsequently replaced with two modern roof lights). Thus the context for these proposals is one where the cottages have undergone phases of change resulting in the group possessing variety and interest within a limited palette of materials and traditional forms.

It is into this varied context that these proposals will fit. It is not one where the house is unique or where the relationship with other buildings is unique. It is not even a context that is exposed to public eye.

What is clear is that something needs to happen to ensure that this building has a sustainable future. This requires some change as without a reasonable expectation to provide improved levels of accommodation, then the cottage may not attract the investment needed to fund its repair and renovation. The Planning Practice Guide addresses this issue in paragraph 014 where it states:

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

Any further limitation by officers on the scope of the works currently proposed risks the viability of this building. Officers have made it clear that any form of extension beyond a 'modest' addition to the existing small lean-to would be resited, this means that circulation and access is difficult to achieve without compromising the size of the first floor bedrooms (which are already small). To compensate for this it is important that best use be made of the second floor. However, this can only be achieved with the insertion of a first floor landing lobby and the insertion of a dormer window. If it is the case that the second floor cannot be put to effective use and the size of the second floor rooms is compromised then accommodation will need to be provided in some other way. Given the resistance of officers to

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- any remodelling of the rear it raises the question of the viability of the house. Two single sized bedrooms is not marketable and officers have already made it clear that the existing first floor partitions must remain, so there is no option of enlarging the rooms on the first floor.
 - It is acknowledged, and it should be evident in the supporting evidence accompanying this application, that the objective of these proposals is to sustain the significance of the designated heritage asset. It is considered that what is proposed will result in changes – to the appearance of the building and how it is used. However, these proposed changes would not be harmful. They may change, to a small degree how we experience the building, but given its setting and context these changes would be entirely consistent with the history and character and appearance of the area. It should also be noted that the proposed works include the replacement of the windows and door on the front elevation, which represents a significant enhancement.
 - Historic England published Good Practice Advice Note 2 *Managing Significance in Decision-Taking in the Historic Environment* (2015) sets out the steps to follow to ensure that local authority and applicant working collaboratively and proactively to find the right balance between the owners needs and sustaining the significance of the designated heritage asset.
 - It states the steps to follow in Paragraph 6:
 - Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- A description of the building and the heritage significance it holds is set out on pages 8-10 of this report. The impact of the proposals on that significance is understood. That impact has been minimised or eliminated by various design iterations, opportunities to better reveal and enhance significance are proposed and there are opportunities to record the building or parts of it to better understand its history (to an good extent this has already happened as a part of this report). The current proposals accord with this advice and have followed the methodology to secure consistency with the NPPF.
- In brief the impact of the proposals on the heritage significance of the listed building and its contribution to the conservation area can be summarised as follows:
 - The replacement of the existing poor quality and poorly detailed windows throughout the building with new timber ones will be an enhancement, improving the architectural integrity of the building and its contribution to the appearance and character of the listed building. This will also enhance the character and appearance of the conservation area;
 - Removing some of the later 20th century internal alterations allows a better understanding of the earlier plan form and represents an enhancement;
 - The proposed repairs to the buildings structure, following good conservation practice will be a welcome investment in the building's condition and help to sustain its significance;
 - The retention of part of the rear lean-to extension would preserve evidence of the former extent of this late 19th century addition;
 - The proposed new extension to the lean-to seeks to add some additional accommodation within the scope of officers' advice that there is potential for a 'modest' extension. The form of the extension is deliberately simple and reflects a structure in size and siting, that historic photographs show once existed. The removal of the door and window, required to allow it to be used as a part of the lean-to are modern and sit within disturbed stone work. Their removal and of the small amount of stonework surrounding would not result in harm;
 - Replacing the exiting roof with a new roof in slate would be an enhancement. Increasing the pitch of it to accommodate the stairs is consistent with other extensions where the wall plate level sits at the eaves level of the main range as a 'catslide' roof;
 - The insertion of a dormer into the rear main roof slope facilitates use of the second floor accommodation. Doing so compensates for the compromised bedroom accommodation on the first floor and is justified by the need to provide a reasonable level of bedroom accommodation, and more than just two single bedrooms, which otherwise would be the case. The design of the dormer follows historic precedents, used particularly by arts and crafts architects. It is not a box dormer and at Only 700mm tall would appear as a minor incident in the roof slope. Given that there was previously a dormer on this roof slope and that the design for the proposed dormer is more aesthetically pleasing than the two existing modern rooflights it can be concluded that this element of the proposals would not result in harm;
 - Should it be concluded that some harm would result from the proposed alterations then the heritage benefits described above would justify this low level of less than substantial harm.

Item 9 + 10
18/04/37/FUL

70
+ 18/04/38/LBC

CONCLUSION

Historic England in the Heritage Protection Guide defines Heritage Conservation as:

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance. The vast majority of our heritage assets are capable of being adapted or worked around to some extent without a loss of their significance. Indeed, change is often vital to facilitate the optimum viable use of an asset so that it continues to receive investment. It is the Government's overarching aim that the historic environment and its heritage assets should be conserved for the quality of life they bring to this and future generations.

Works of alteration or extension or demolition need not involve any harmful impact and may be necessary to ensure a building has a viable future. Historic England in its Conservation Principles explains its approach to managing the historic environment and how we experience changing places stating in paragraph 88:

Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past.

It also points out in paragraph 92:

Retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible.

The rear lean-to in its existing state does not possess such significance that it should not be demolished to allow for the development of a viable scheme to provide for the long-term conservation of this listed building.

The scheme approved in October 2018 which provided for the part retention of the lean-to wall, is not practical or viable in providing for the level and standard of accommodation required to ensure the level of investment for the long-term conservation of the cottage.

The revised design, which closely reflects other traditional forms of extensions noted elsewhere in the Row, is modest in scale and impact, and is considered to strike a balanced and proportionate responses for the requirements to conserve 8 Wraggs Row, while providing for its long-term conservation.



Fig 14: Ground floor, right hand parlour.

Items 9 + 10.
18/04/37/FUL + 18/04/39/LBC.