

Item No 05:-

21/04350/LBC

**Brookford Cottage
Shipton Oliffe
Cheltenham
Gloucestershire
GL54 4JF**

Item No 05:-

Demolition of existing modern (late-C20th) garage (51.77 cubic metres). Internal works (removal of modern timber stud partition, re-wiring and re-plumbing) and external alterations to include: breach of small section of east gable wall and erection of single storey side extension; and wholesale replacement of existing rainwater goods. Demolition and re-build as new the single storey early-C20th brick outbuilding at Brookford Cottage Shipton Oliffe Cheltenham Gloucestershire GL54 4JF

Listed Building Consent 21/04350/LBC	
Applicant:	Mr Richard Hall
Agent:	Corinium Planning Services
Case Officer:	Ed Leeson
Ward Member(s):	Councillor Robin Hughes
Committee Date:	13th April 2022
RECOMMENDATION:	REFUSE

1. Main Issues:

(a) Impact on the listed building, its setting, and any features of special architectural or historic interest that it may possess

2. Reasons for Referral:

2. This application has been referred to Planning and Licensing Committee following a request from Councillor Hughes. The reasons for doing so include:

- The historic environment has been shaped by people and investment of successive generations, and each generation should therefore shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same;
- Change in the historic environment is inevitable, caused by people's responses to social, economic and technological change and that new work should aspire to a quality of design and execution which may be valued both now and in the future; and
- Keeping a significant place in use is likely to require continual adaptation and change and owners of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process.

3. Site Description:

3.1 Brookford Cottage comprises a modest detached cottage which appears to date back to the 17th century with a 19th century extension, and is constructed of large blocks of

coursed squared and dressed limestone with Cotswold stone tiles. It is a Grade II listed building within the Shipton Conservation Area.

3.2 The property sits within a generous garden, but is closely constrained to the north and west, by the road and neighbouring properties.

3.3 The site is bordered by a tributary to the River Coln to the south, and it is partially within Flood Zones 2 and 3.

3.4 The site is also located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

4. Relevant Planning History:

4.1 21/00589/LBC - Re-roofing and associated repairs and alterations, replacement of porch, alterations to dormer window and re-pointing (retrospective). Permitted 13.07.2021.

5. Planning Policies:

5.1 TNPPF The National Planning Policy Framework

6. Observations of Consultees:

6.1 Conservation Officer: views incorporated within the Officer's report

7. View of Town/Parish Council:

7.1 Shipton Parish Council have provided comments of support stating:

"Shipton Parish Council support this application and the renovations. It is important that this property is occupied asap so that further deterioration does not occur."

8. Other Representations:

8.1 One third-party comment of support has been received.

9. Applicant's Supporting Information:

- Drawings
- Heritage Impact Assessment & Planning Statement
- Flood Risk Assessment
- Biodiversity Survey and Report
- Schedule of Works & Method Statement with associated photographs
- Structural Engineering Report
- Further clarification on amendments supplied via email

10. Officer's Assessment:

Proposal

10.1 The proposed scheme comprises a number of internal and external alterations including:

- i. Removal of a number of modern timber plasterboard partitions;
- ii. Re-wiring and re-plumbing;
- iii. Structural works including tie beams, and repairs to lintels;
- iv. Replacement of existing rainwater goods;
- v. Replacement of 4no. windows;
- vi. Erection of single-storey side extension; and
- vii. Demolition of curtilage listed brick outbuilding.

10.2 The single-storey side extension was originally proposed to extend from the side gable by 4.2m and out past the rear elevation, creating an L-shape to the property's floorplan. The length from its front to rear elevation would have been 11.6m.

10.3 Following discussions with the applicant's agent, this extension was amended and reduced in size so that it no longer extended past the rear elevation of the existing dwelling. It is now proposed to have a dual-pitch roof with side gable, extending out approximately 4.3m with a length of 2.9m. Its height would be around 3.1m with 2m-high eaves.

10.4 It should be noted that the description of development for this application includes other proposed elements which do not require listed building consent, only planning permission, and therefore will not form part of this application's assessment. These elements are outlined below and will be dealt with and assessed under the accompanying planning application (ref. 21/04349/FUL):

- i. Erection of replacement garden store; and
- ii. Demolition of garage.

(a) Impact on the listed building, its setting, and any features of special architectural or historic interest that it may possess

10.5 Brookford Cottage is a Grade II Listed Designated Heritage Asset. As such the Local Planning Authority is 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 possesses. This duty is required in relation to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework.

10.6 Section 16 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 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 notes that significance can be harmed through alteration or development within the setting. Paragraph 200 states that any harm to or loss of the significance of a heritage asset should require clear and convincing justification. Paragraph 201 states that where a proposed development will lead to substantial harm applications should

be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits, whilst Paragraph 202 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Removal of a number of modern timber plasterboard partitions; re-wiring and re-plumbing; and structural works including tie beams, and repairs to lintels

10.7 These works are considered to be acceptable.

Replacement of existing rainwater goods

10.8 The existing rainwater goods (RWG) are a mix of black painted, mixed cast iron and modern plastic rainwater goods and brackets. It was proposed that they would be removed and wholly replaced with Alumasc. There is no objection to the use of Alumasc to replace any of the property's existing plastic RWG however, where cast iron exists, this should be replaced on a like for like basis. The applicant has since advised they would agree to a 'periodic renewal' of the existing cast-iron goods on a like-for-like basis which is considered an acceptable compromise. This would be secured by a condition to any consent granted.

Replacement of 4no. windows

10.9 The applicant proposes the replacement of 4no. windows:

- i. The ground-floor bathroom window on the right-hand side of the north/ roadside elevation, which is currently modern white uPVC;
- ii. The ground-floor kitchen window located on the left-hand side of the south elevation, which is a 2-light stone mullion with non-opening double-glazed sealed units fixed directly to stone;
- iii. The first-floor dormer window on the north/ roadside elevation which is an aluminium top-hung opening casement; and
- iv. The first-floor dormer window on the south/ garden-side elevation which is also an aluminium top-hung opening casement.

10.10 The proposed replacement window for the ground-floor uPVC would be a timber frame with single opening casement 14mm double-glazed unit. The other 3no. windows are all proposed to be 2-light timber framed windows, one fixed and one side-hung opening, side-hung casements, each with clear glass 14mm double-glazed unit.

10.11 The replacement of the windows with timber casements is considered acceptable in principal however there is concern over the proposed 14mm glazing dimensions with 10-12mm being preferable due to the scale of the framing detailing. Notwithstanding this, further details of the windows have been requested but these have not been provided. Whilst the applicant has suggested that the details could be submitted and approved prior to implementation by way of the addition of a condition, due to the concern expressed over the proposal, this information is required to be assessed prior to determination. It is considered detailed scaled drawings cannot be conditioned for listed buildings as it is critical to review the proposed replacements and whether they are appropriate for the designated asset.

10.12 As the detailed information has not been provided, Officers do not consider that the windows' acceptability can be fully assessed and approved.

Erection of single-storey side extension

10.13 As outlined above, the initial proposal was amended and reduced in size so as to now be proposing an entrance lobby to the gable end of the dwelling with a footprint of around 12.50 square metres (depth of 2.92m by frontage width of 4.30m), and a height of approximately 3.15m.

10.14 Brookford Cottage comprises a modest detached cottage which appears to date back to the 17th century and was extended in the 19th century. It is a Grade II listed building within the Shipton Conservation Area and is in a prominent location in the streetscene. The earlier part of the building is constructed of large blocks of coursed squared and dressed limestone, whilst the 19th century addition is made of limestone rubble and brick. The roof appears to be Cotswold stone tiles.

10.15 Whilst Brookford Cottage may have been historically extended in the 19th century, it remains a modest and compact building; indeed part of the significance of this building is its modest size and its contained character. The property sits within a generous garden, but is closely constrained to the north and west, by the road and neighbouring properties. Despite Brookford Cottage's position to the north of the site, its principal elevation faces south, into the garden of the property. Whilst the south elevation of Brookford Cottage is considered to be its principal one, its gabled east elevation is one of its most notable and significant features. It is unbroken apart from what appears to be an historic hood moulded mullioned window. The elevation appears intact, without evidence of change of alteration; as such it makes a considerable contribution to the significance of this modest yet charming listed building.

10.16 Whilst the proposal would be subservient to the existing cottage, and only a small area of historic fabric would be removed, with around a quarter of the existing 17th gable end being "masked" externally by the extension, Officers have concerns over the impact the proposal would have on the significance of the heritage asset.

10.17 Firstly, access to an extension created through an opening in the eastern gable end of the property is a proposal which would not only lead to the loss of 17th century historic fabric, but also the alteration of this intact historic feature which appears to be from the original construction of the building. The addition of an extension in this location, would also cause further harm, masking the eastern gable end and, while set back from the roadside elevation, would detract from the host building and be harmful to the modest architectural and spatial character of the designated heritage asset.

10.18 Whilst it is noted that there would be reuse of stone work, this is not considered to mitigate the harm of the new opening within the 17th century gable which would result in the loss of 17th century historic fabric which is considered to be harmful to its significance and the extension will also partially obscure the historic gable walling of the asset. Once fabric is removed, this results in a loss of its historic integrity and a change in the spatial character of the gable wall.

10.19 On the basis of the revised proposals, the scheme is assessed as being of 'less than substantial harm' in terms of the relevant section of the NPPF. As such Paragraph 196, which states that less than substantial harm should be weighed against the public benefits of the proposal, would be pertinent. Although considered 'less than substantial' under the terms of the NPPF, the proposals would still cause harm to the designated heritage assets. The building is not designated on the building at risk register and its use is as a private dwellinghouse; therefore, there are limited public benefits to outweigh the harm identified.

10.20 Although generally not available to view publicly, it is noted that an application for pre-application advice was submitted in November 2019 (ref. 19/04174/PAYPRE) which included proposed additions to the side elevation of Brookford Cottage. The advice provided is broadly consistent with the assessment undertaken here; the advice provided outlined that a side extension would cause harm to the listed building by virtue of the removal of historic fabric and the masking of the prominent gable end.

10.21 Taking the above into account, this aspect of the application cannot be supported as it is not considered to sustain or enhance the significance of the heritage asset, which is at odds with Section 16 of the NPPF.

Demolition of curtilage listed brick outbuilding

10.22 To the property's rear is a brick outbuilding which comprises of two sections; the north-east facing section, which faces the principal elevation of the cottage, containing three timber-boarded doors, painted pale blue, and a window frame with UPVC cill and has a modern roof of artificial Welsh slate; and is the remains of a much larger L-shaped structure. This outbuilding is considered to be curtilage listed.

10.23 The building is in poor condition and it is proposed to demolish it and replace it with a single-storey outbuilding of similar footprint (the full assessment of which will be carried out under the accompanying planning application (ref. 21/04349/FUL).

10.24 The removal of the building is not objectionable due to its condition and its proposed replacement with a building of similar massing and the reuse of some of the building's materials.

11. Conclusion:

11.1 For the reasons outlined above, although the majority of the elements within the application proposal are considered to be acceptable, the scheme as a whole is not considered to comply with national guidance. As such, the application is recommended for refusal.

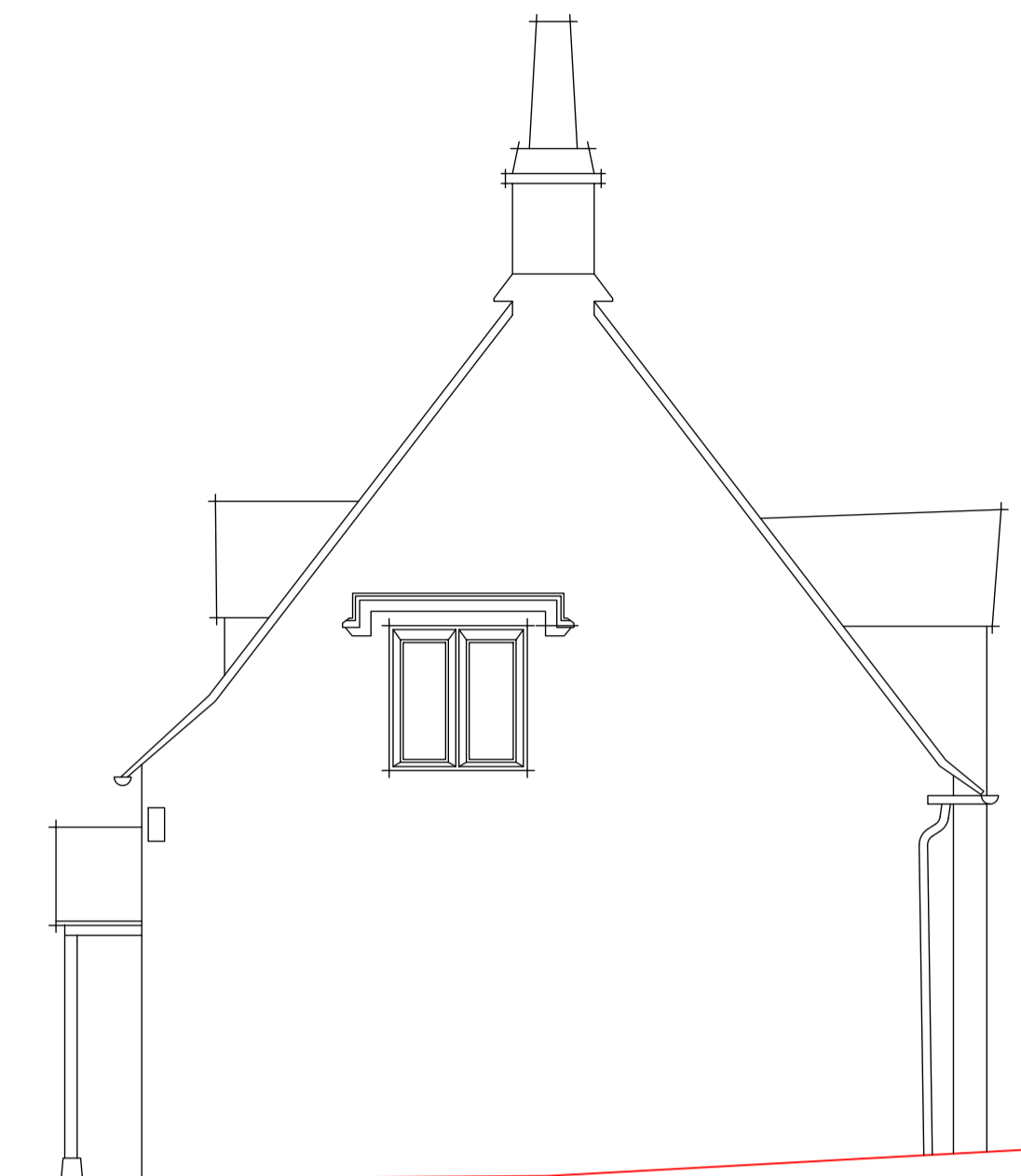
12. Reason for Refusal:

1. Brookford Cottage is a grade II listed building, comprising a modest detached cottage which appears to date back to the 17th century with a 19th century extension, and is constructed of large blocks of coursed squared and dressed limestone with Cotswold stone tiles. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, the Local Planning Authority is 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 which it possesses. The proposed extension, by virtue of the loss of 17th century historic

fabric, as well as the alteration and masking of the property's gable end which is an intact historic feature, would neither preserve the special architectural or historic interest of the listed building, nor sustain its significance as a designated heritage asset. The harm would be less-than-substantial, but not be outweighed by any resultant public benefits. As such the proposal conflicts with Section 16 of the National Planning Policy Framework, and to grant consent would be contrary to the requirements of Section 16 of the Framework, and the statutory requirements of Section 16(2) of the 1990 Act.



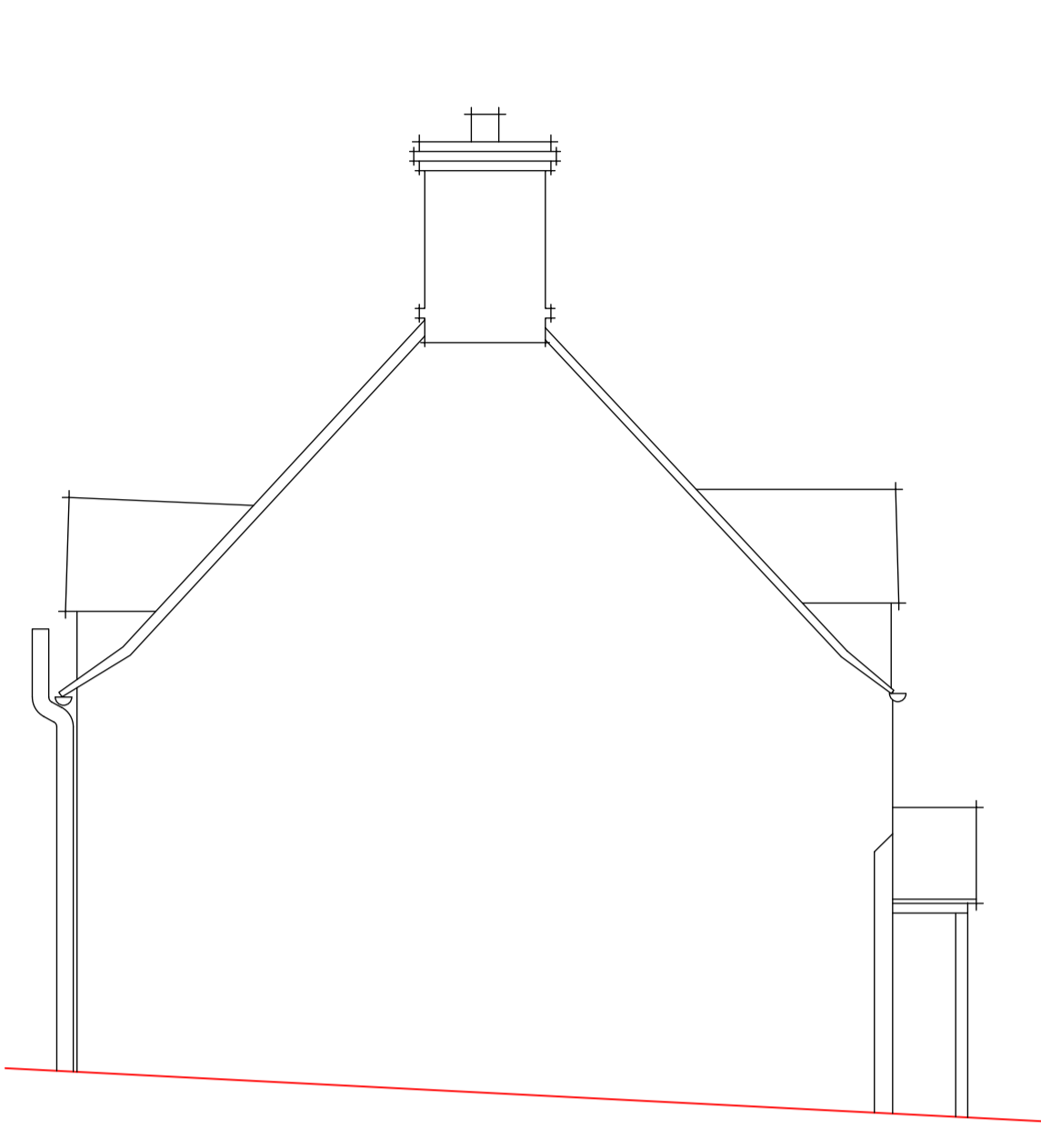
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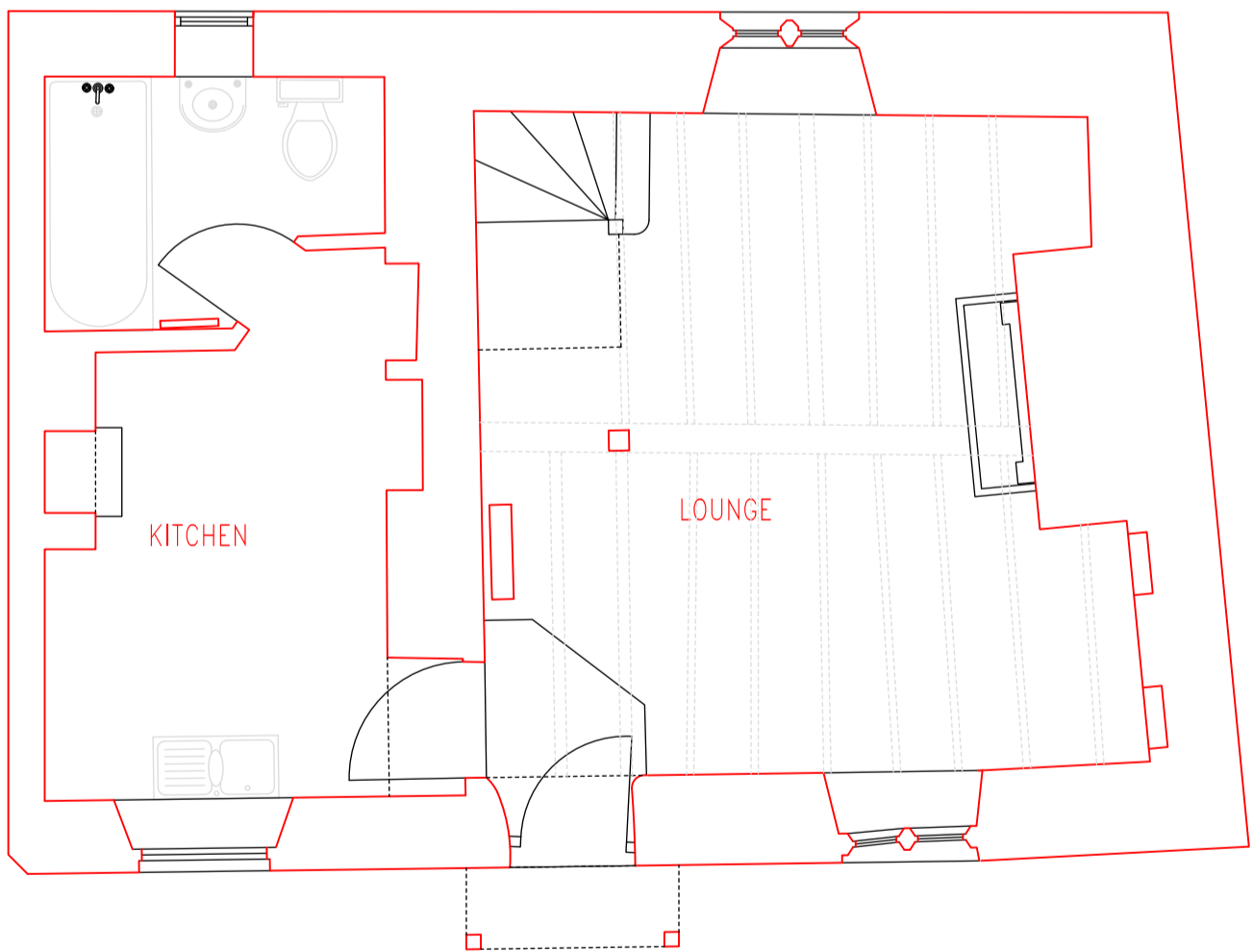
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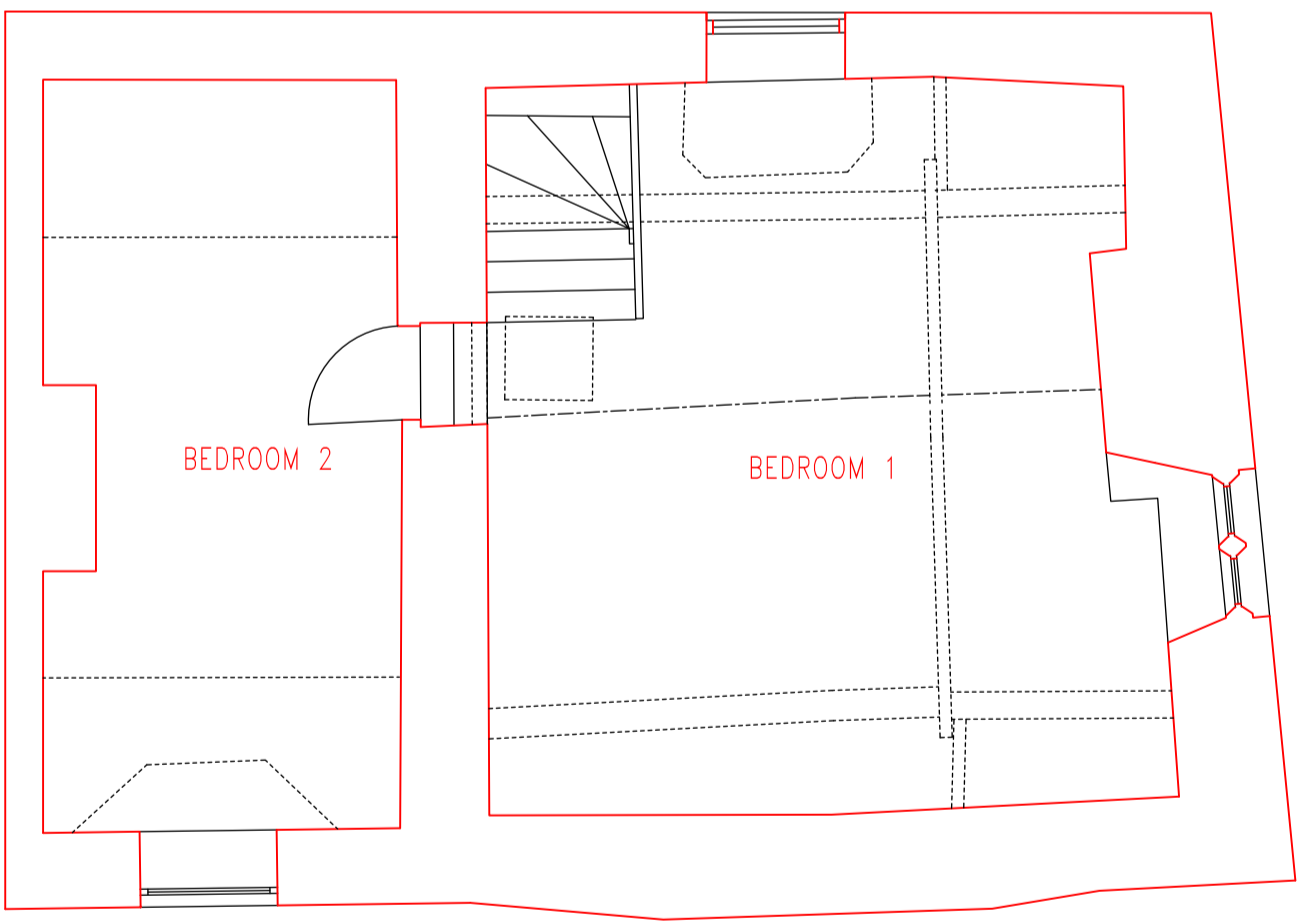
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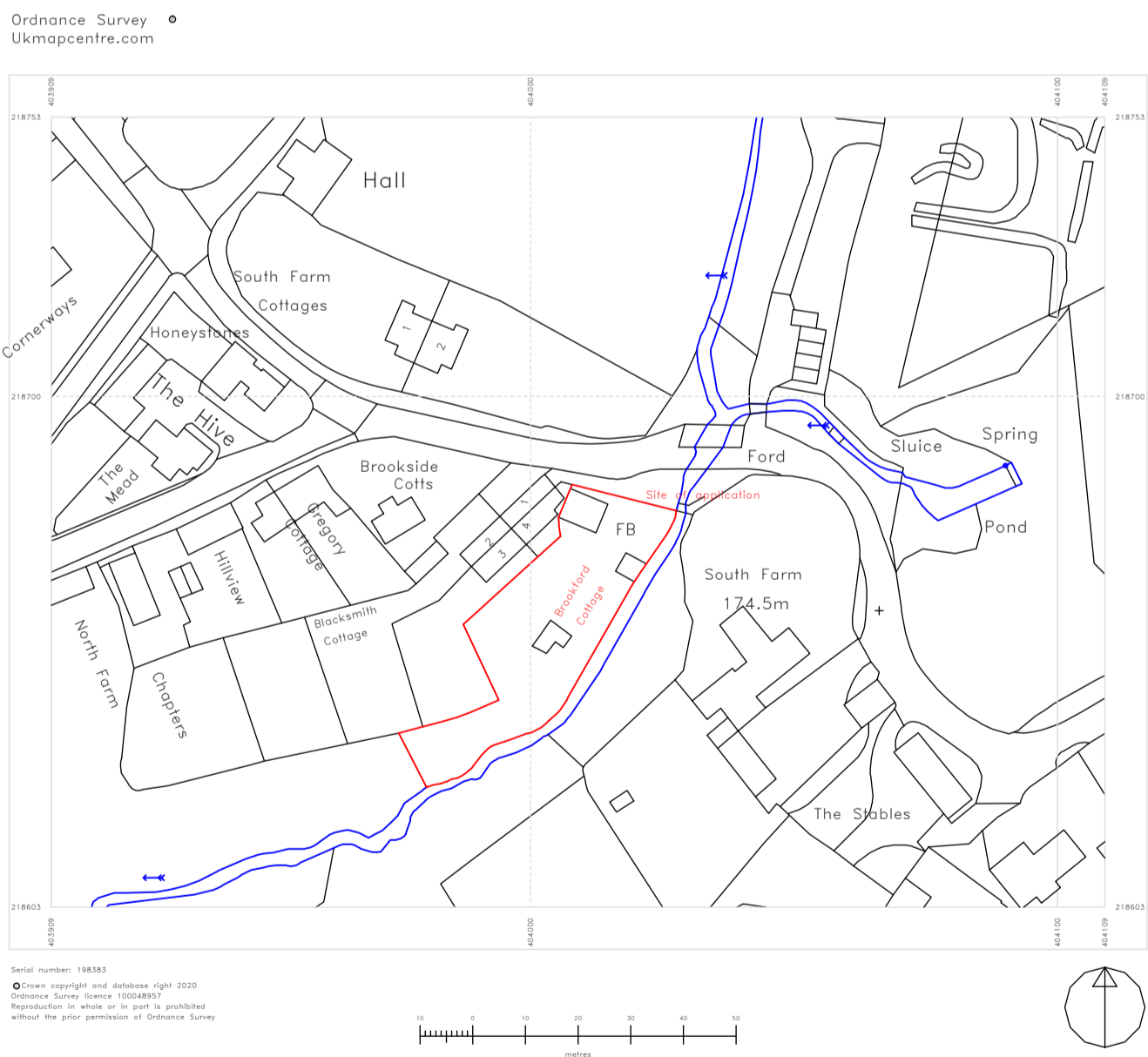
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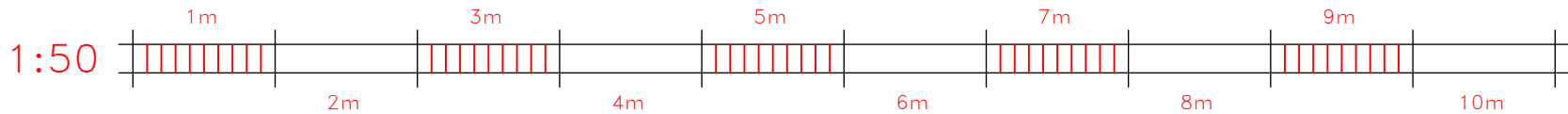
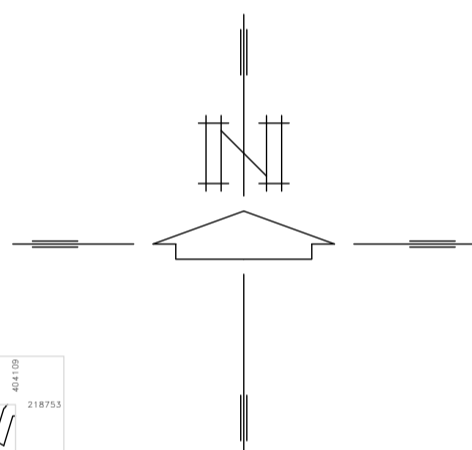
Existing Ground Floor



Existing First Floor



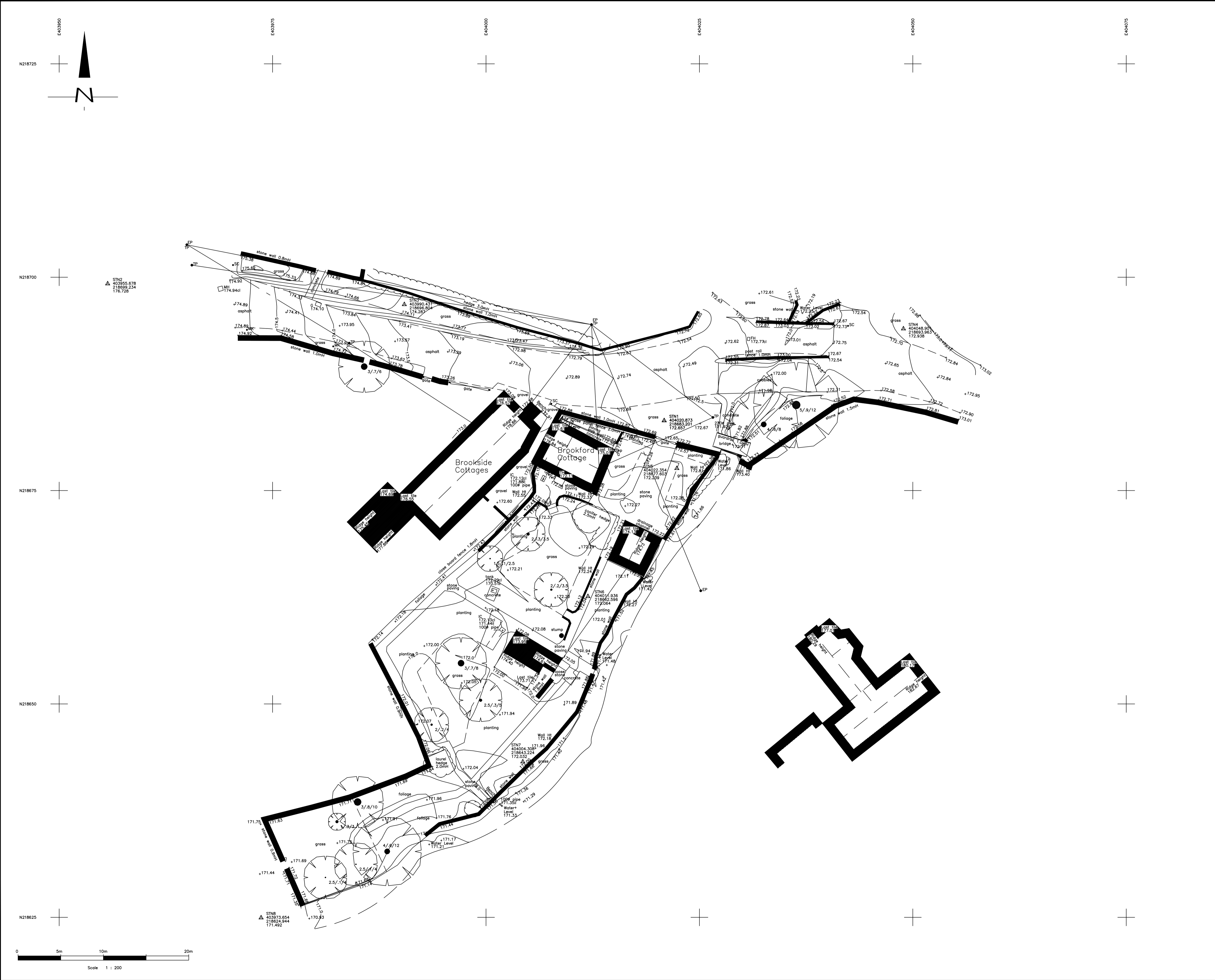
Location Plan — 1:1250



Brookford Cottage
Shipton Olfiffe
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CLIENT: Mr R Hall
SHEET NO: 2042/1
SCALE : 1:50
DATE : Oct 2020
REV : B

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Trees/Tree Abbreviations

ASH	Ash	LP	London Plane
BAY	Bay	MAP	Maple
BEE	Beech	OAK	Oak
CB	Copper Beech	POP	Poplar
CED	Cedar	RM	Red Maple
CHE	Cherry	RW	Redwood
CON	Conifer	SB	Silver Birch
EUC	Eucalyptus	SER	Service Tree
FR	Fruit	SP	Scots Pine
HAW	Hawthorn	SYC	Sycamore
HAZ	Hazel	WAL	Walnut
HC	Horse Chestnut	WILL	Willow
HOL	Holly	WP	Weeping Willow
LAB	Laburnum	YEW	Yew
LAU	Laurel	**MB	Multiple stems/trunks
LI	Lime		Overall dia. shown

Tree Dimensions (average)
Spread/Trunk Dia/Height



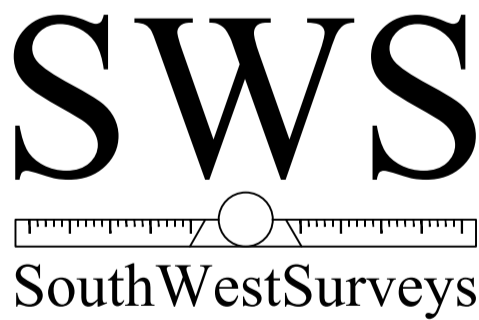
Trees denoted with "approx" have been surveyed by remote methods and therefore their positions & dimensions cannot be guaranteed.

Abbreviations

AV	Air Valve	LP	Lamp Post
BL	Bollard	M	Meter
BM	Bench Mark	MH	Manhole Cover
BP	Boundary Point	MK	Marker
BT	BT Cover	MS	Milestone
CATV	Cable Television Cover	RG	Ridge Level
CAB	Cabinet	RS	Road Sign
CL	Cover Level	rwp	Rain Water Pipe
EP	Electric Power Pole	SC	Stop Cock
EV	Eaves Level	Str	Strainer
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	svp	Soil Vent Pipe
FP	Fence Post	TH	Threshold Level
G	Gully	TL	Traffic Light
GP	Gate Post	TP	Telephone Pole
GV	Gas Valve	UTL	Unable To Lift
IC	Inspection Chamber	VP	Vent Pipe
IL	Invert Level	WM	Water Meter
KO	Kerb Outlet	WO	Wash Out

Linetypes

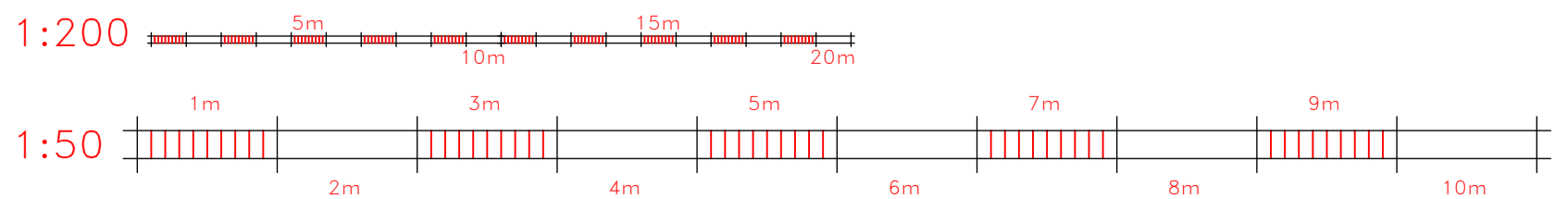
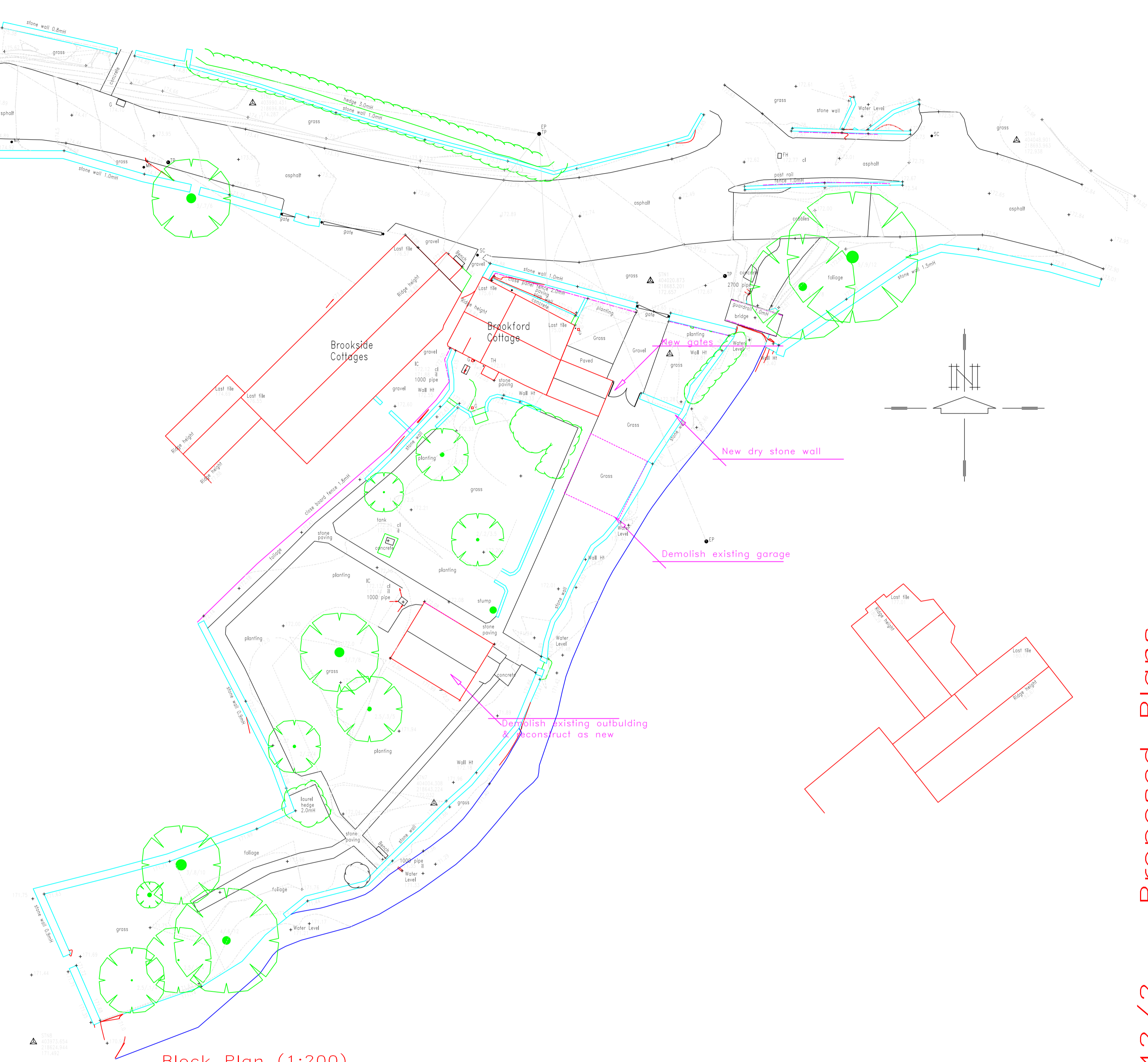
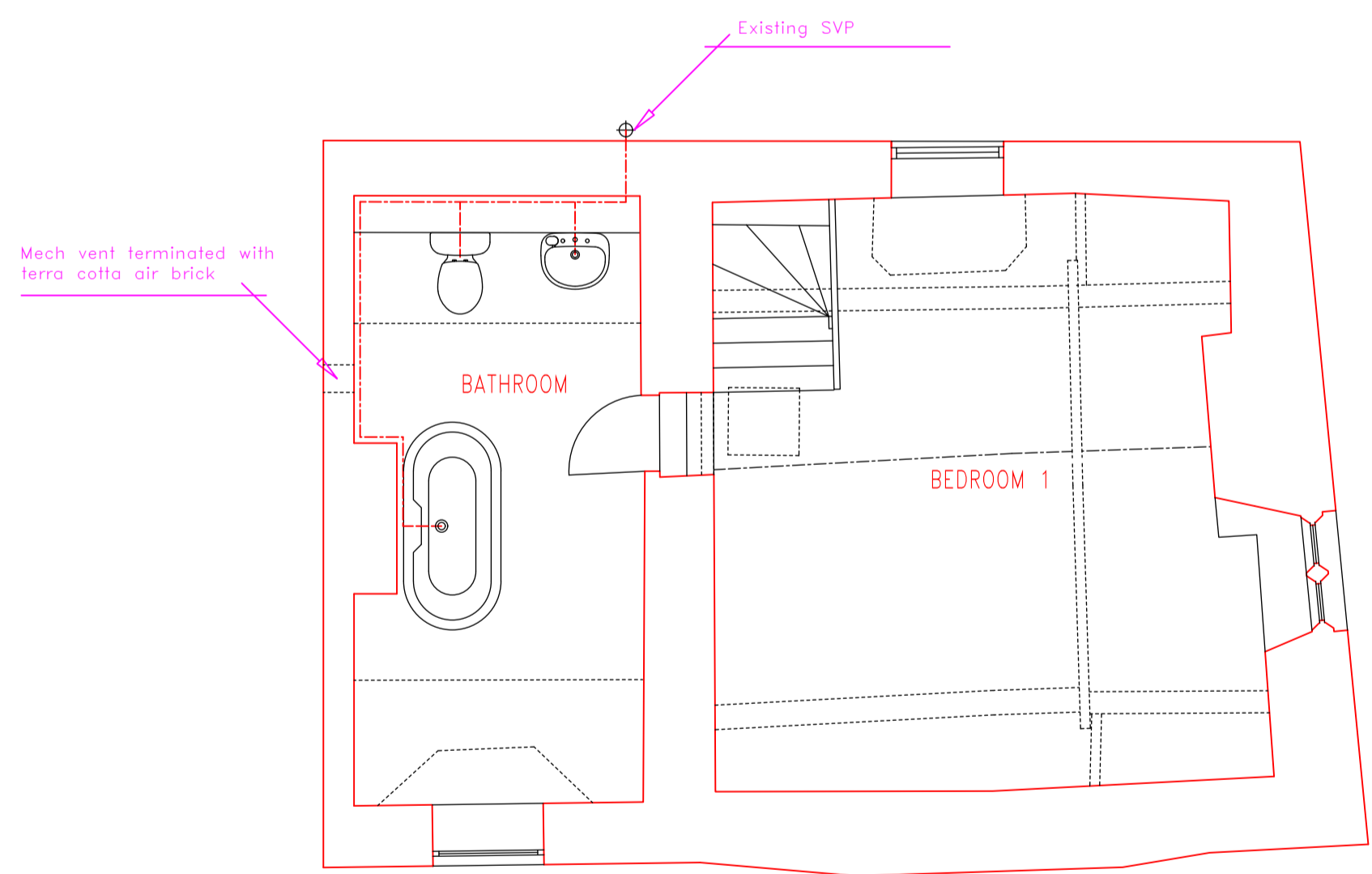
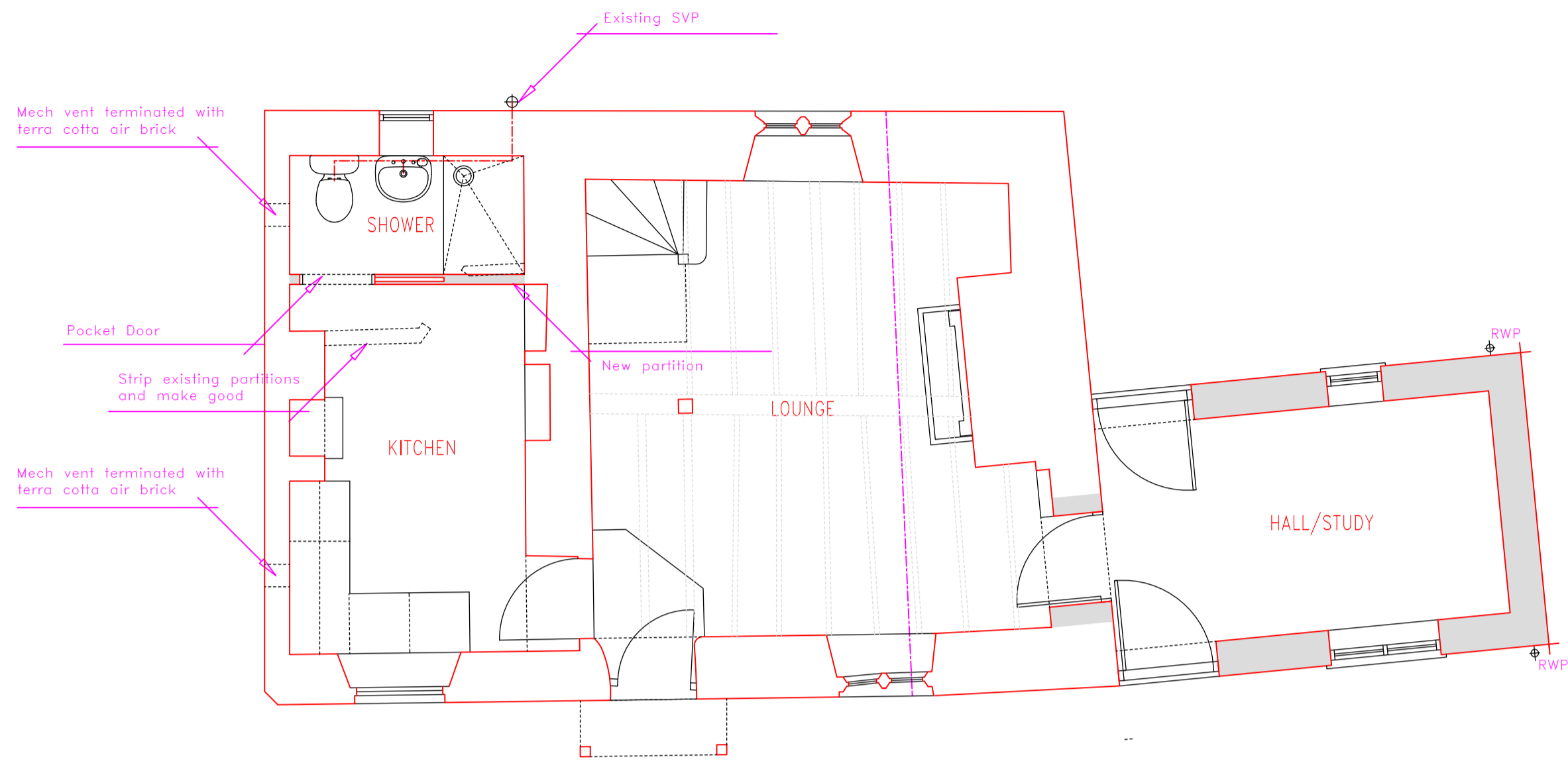
Bank (sp/bottom)	-----
Building	=====
Drop kerb	-----
Electric	-----
Fence	-----
Foliage	-----
FWS (Estimated Size From Surface)	-----
Hedge	-----
Kerb	=====
Pipe	=====
SWS (Estimated Size From Surface)	-----
Telephone	-----
Track/Path	-----
Tree Canopy	-----
Verge	-----
Water line	-----
Wall	=====
✦ Bore Hole	↔ Double Gates
▣ Trial Pit	↔ Single Gate
▲ Station Control	□ ○ Δ Manhole
Tree Dimensions (average) Spread/Trunk Dia/Height	



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Drawing Title: Topographical Survey			
Project Name: Brookford Cottage Shipton Oliffe, GL54 4JF			
Client: Richard Hall Agent: Fatkin			
Site Level Datum OS GPS		Grid Orientation North GPS	
Date: 22nd January 2019		Scale: 1:200 @ A1	
Surveyed By RP	Drawn By RP	Sheet ID SWS011905topo	Rev rev

REV A: Updated to meeting notes
REV B: Updated to client feedback
REV C: Block plan updated
REV D: Updated to feedback
REV E: Outbuilding updated
REV F: Minor updates
REV G: Updated to feedback



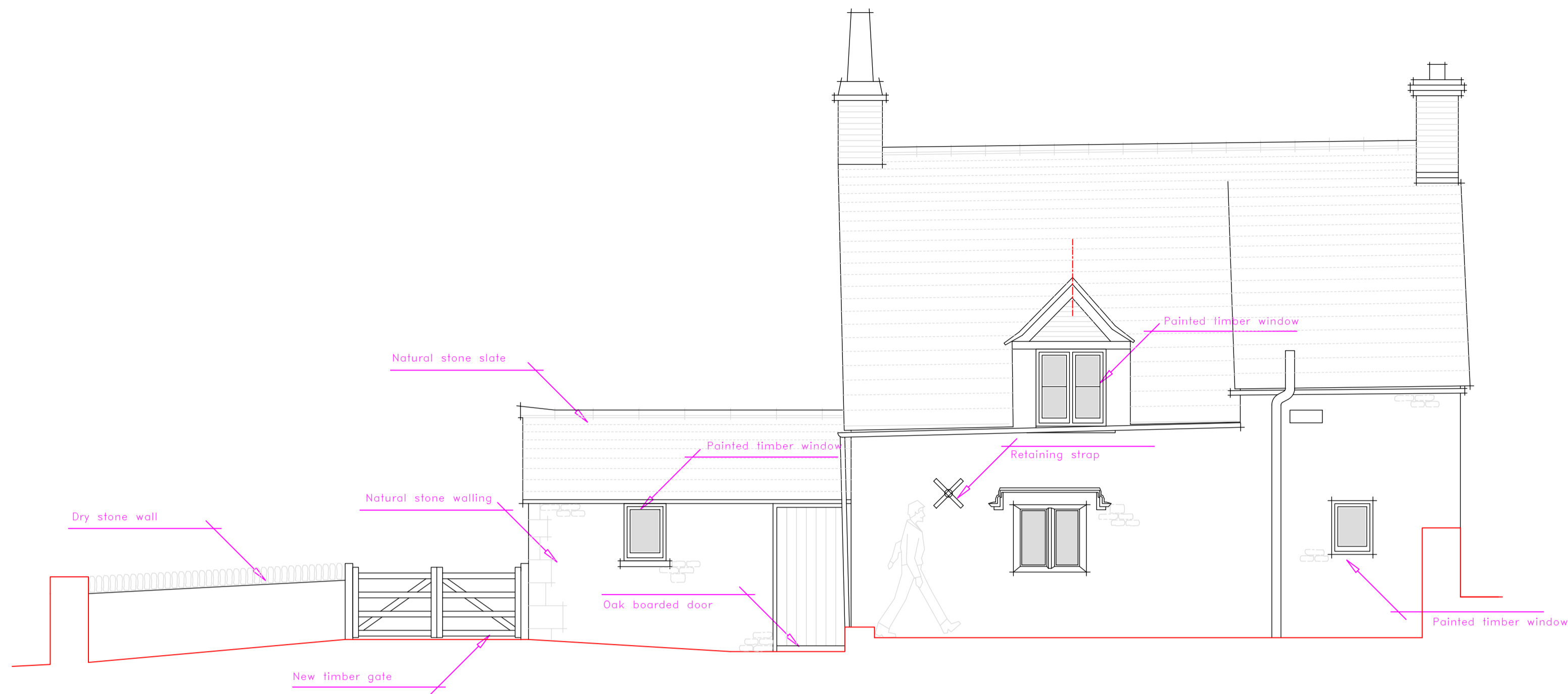
2042/2 - Proposed Plans

Brookford Cottage
Shiplon Oliffe
Glos
GL54 4JF

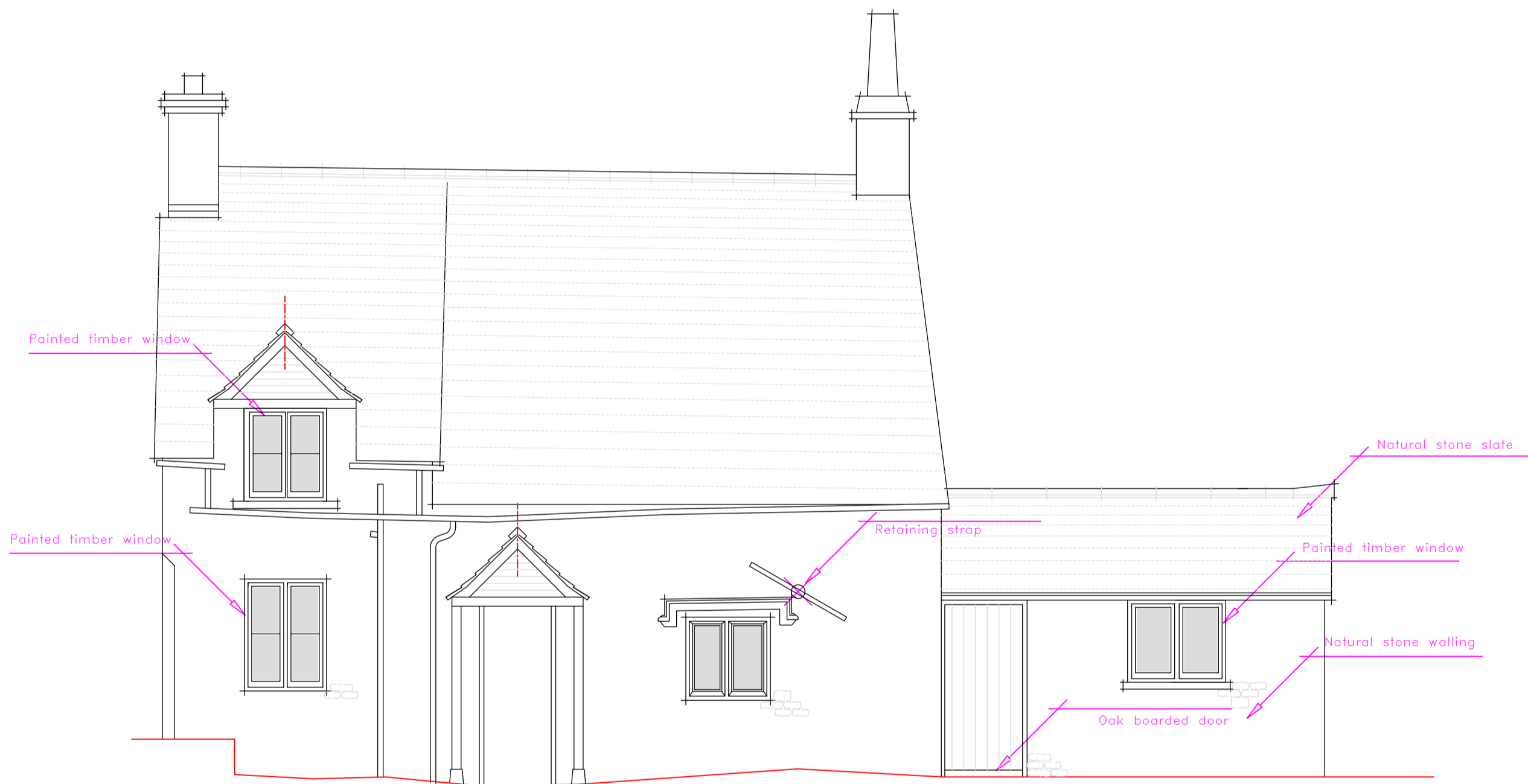
CLIENT: Mr R Hall
SHEET NO: 2042/2
SCALE : 1:50,1:200
DATE : Oct 2020
REV : G

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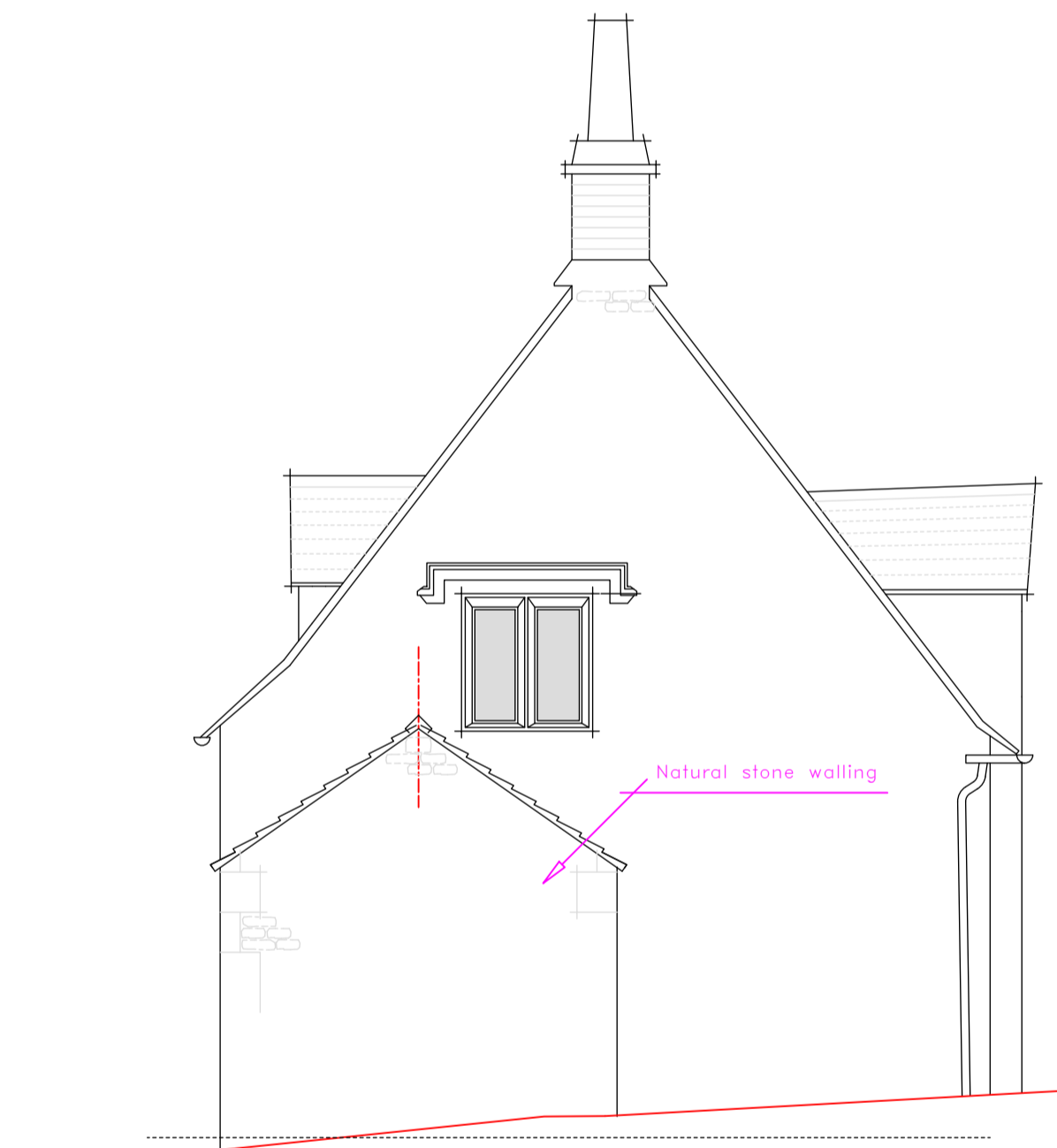
REV A: Updated to meeting notes
REV B: Updated to client feedback
REV C: Updated to feedback
REV D: Updated to feedback
REV E: Strap position updated
REV F: Updated to feedback
REV G: Updated to feedback
REV H: Extension roof amended



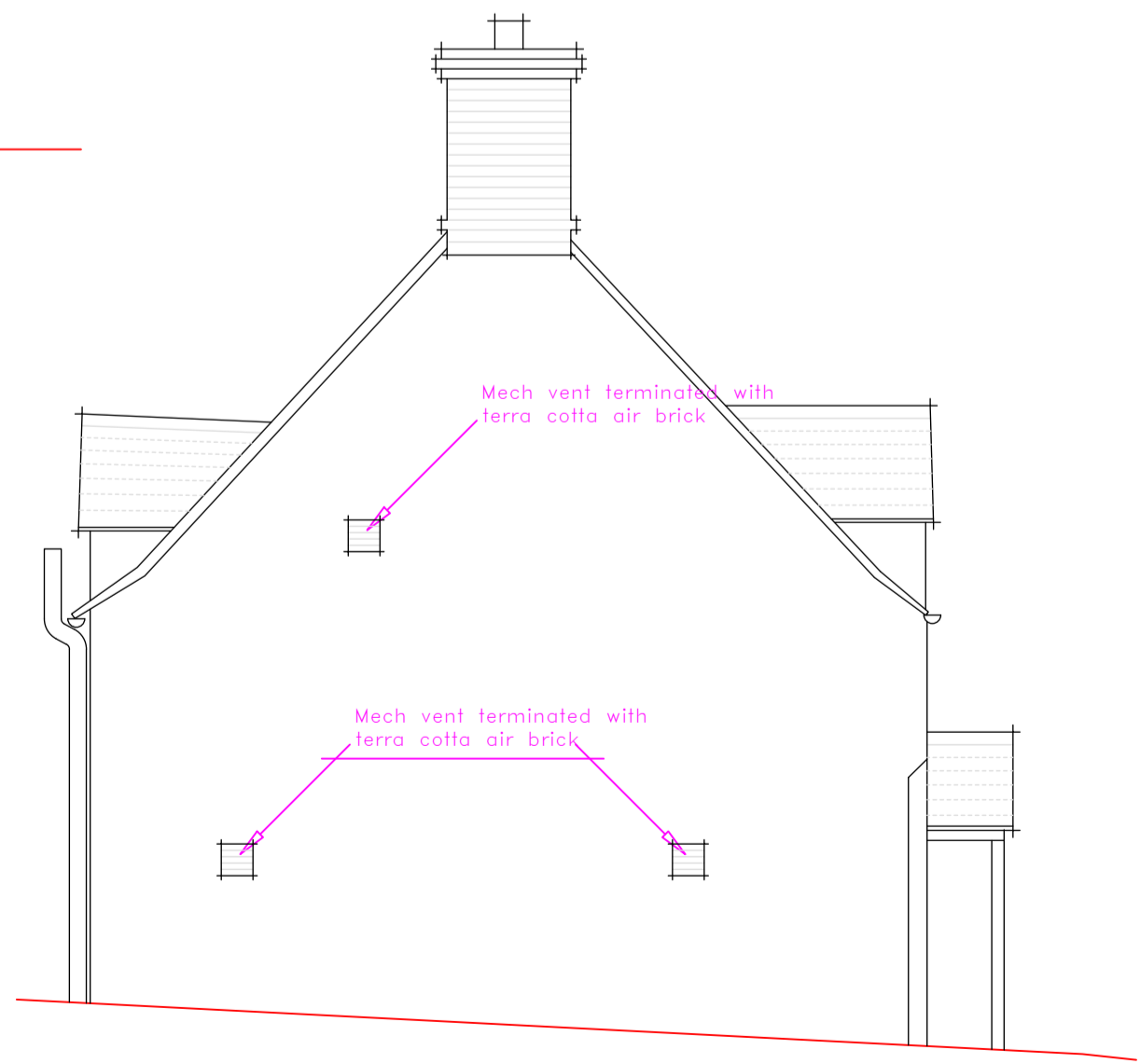
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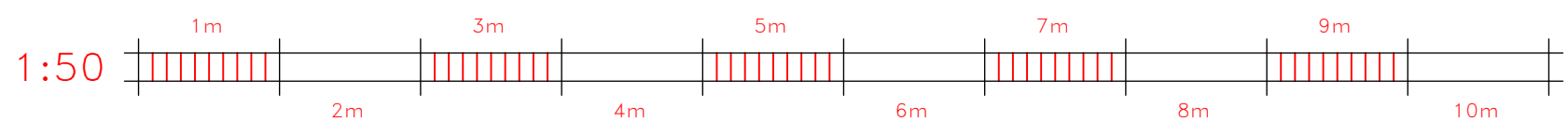
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Proposed East



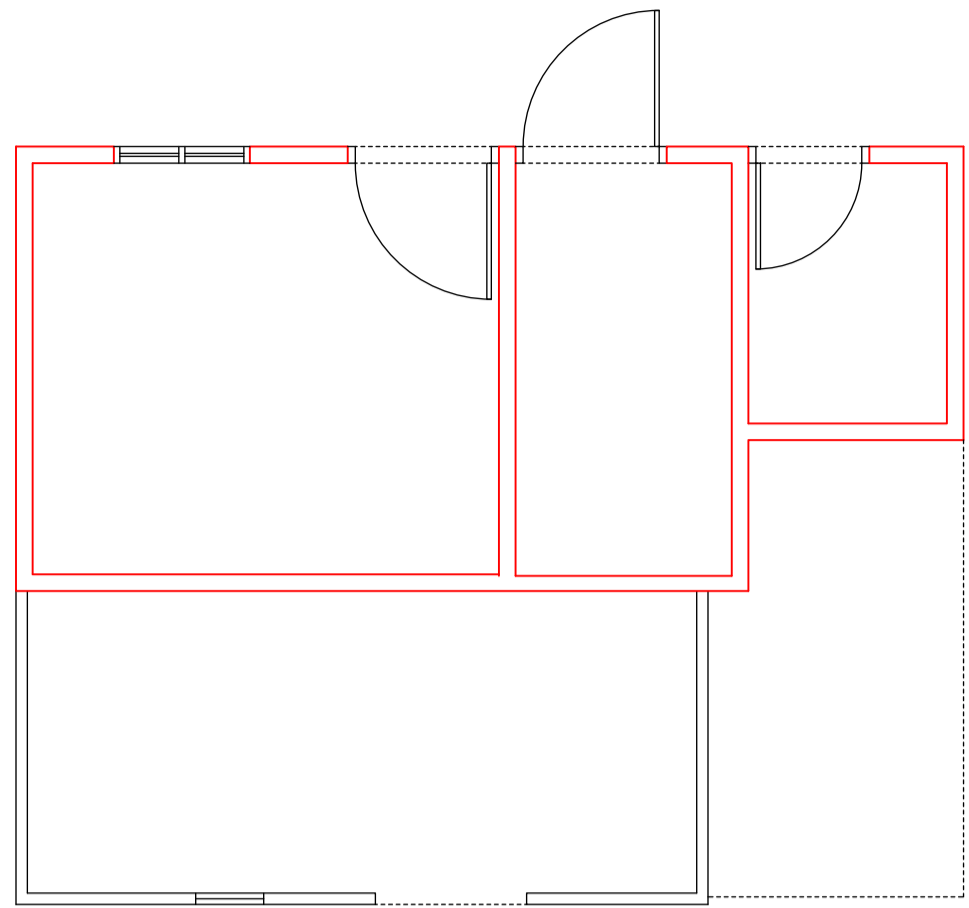
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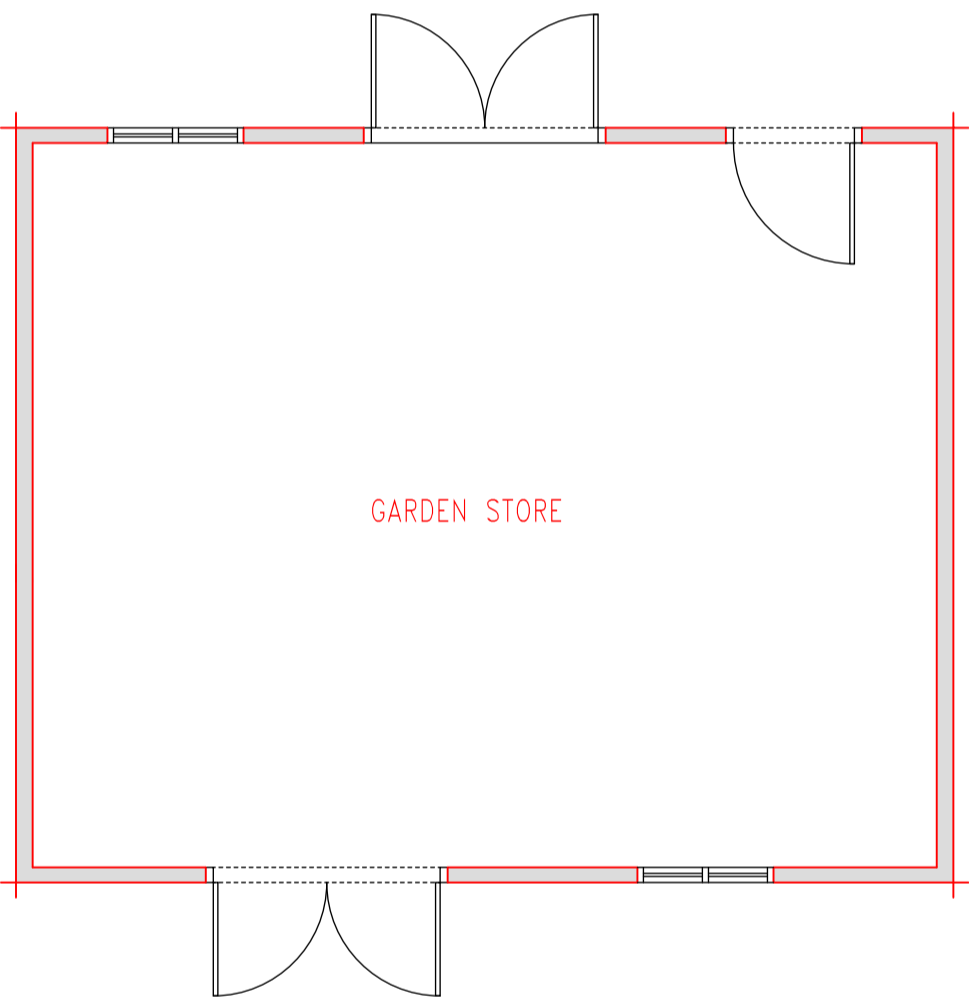
Brookford Cottage
Shipton Olfiffe
Glos
GL54 4JF

CLIENT: Mr R Hall
SHEET NO: 2042/3
SCALE : 1:50
DATE : Oct 2020
REV : H

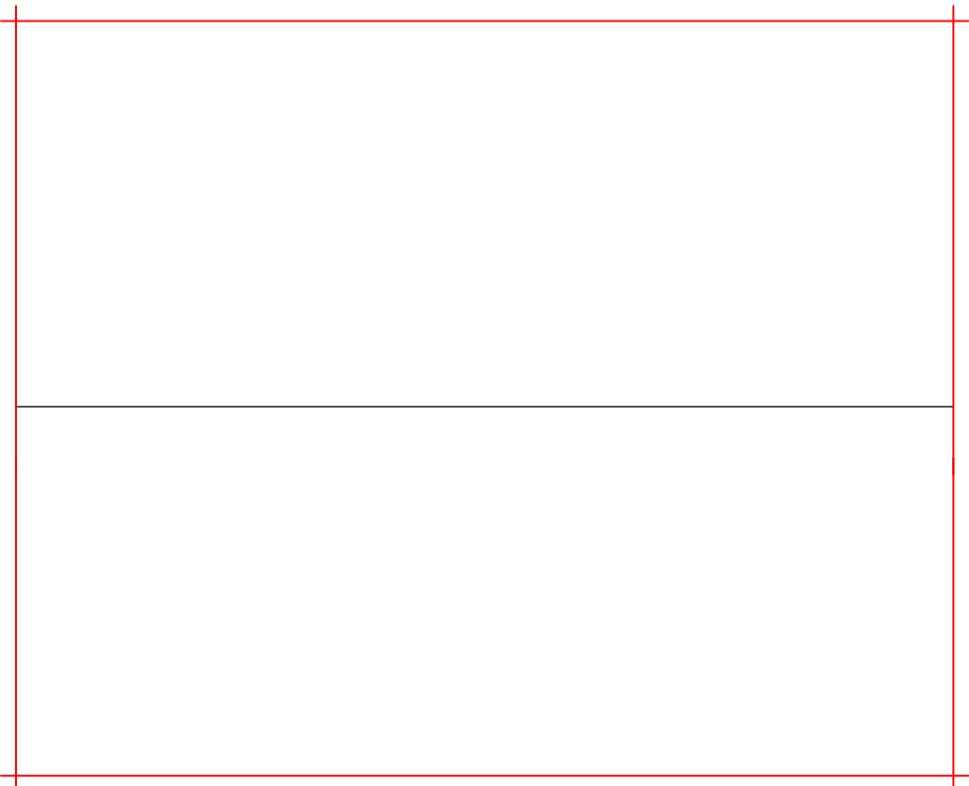
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E-Mail: Info@CoriniumAS.co.uk



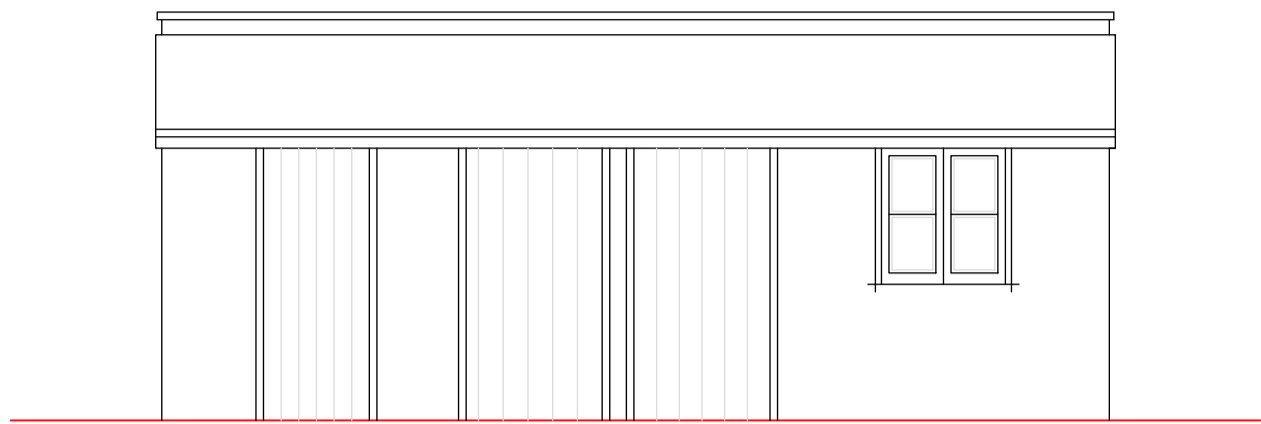
Outbuilding
Existing Plan



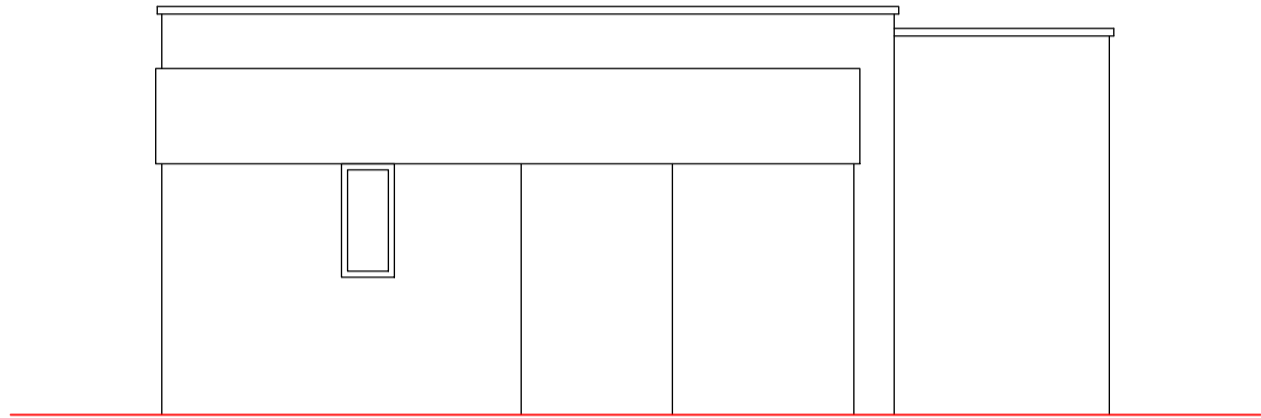
Outbuilding
Proposed Plan



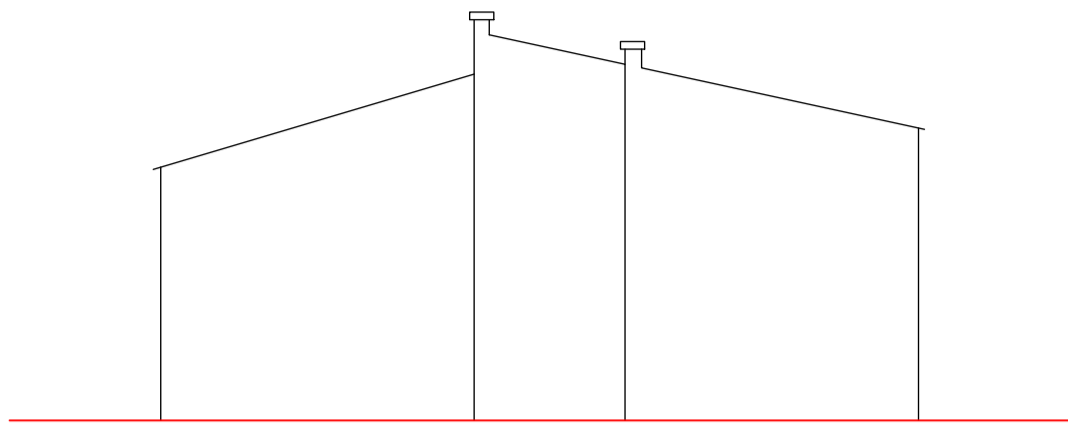
Outbuilding
Proposed Roof Plan



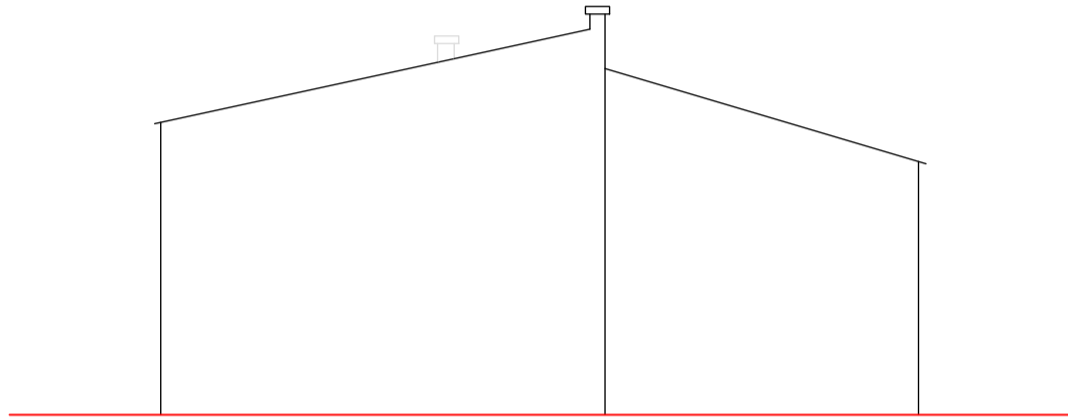
Outbuilding
Existing North



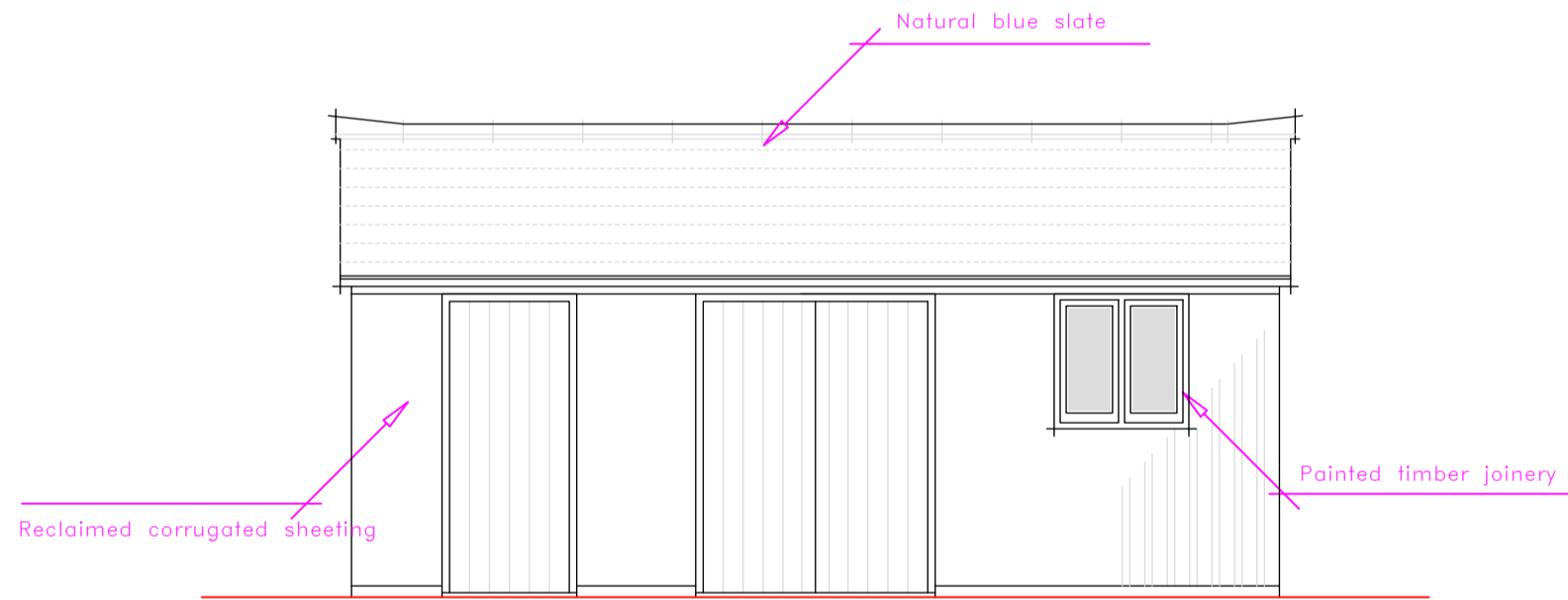
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Existing South



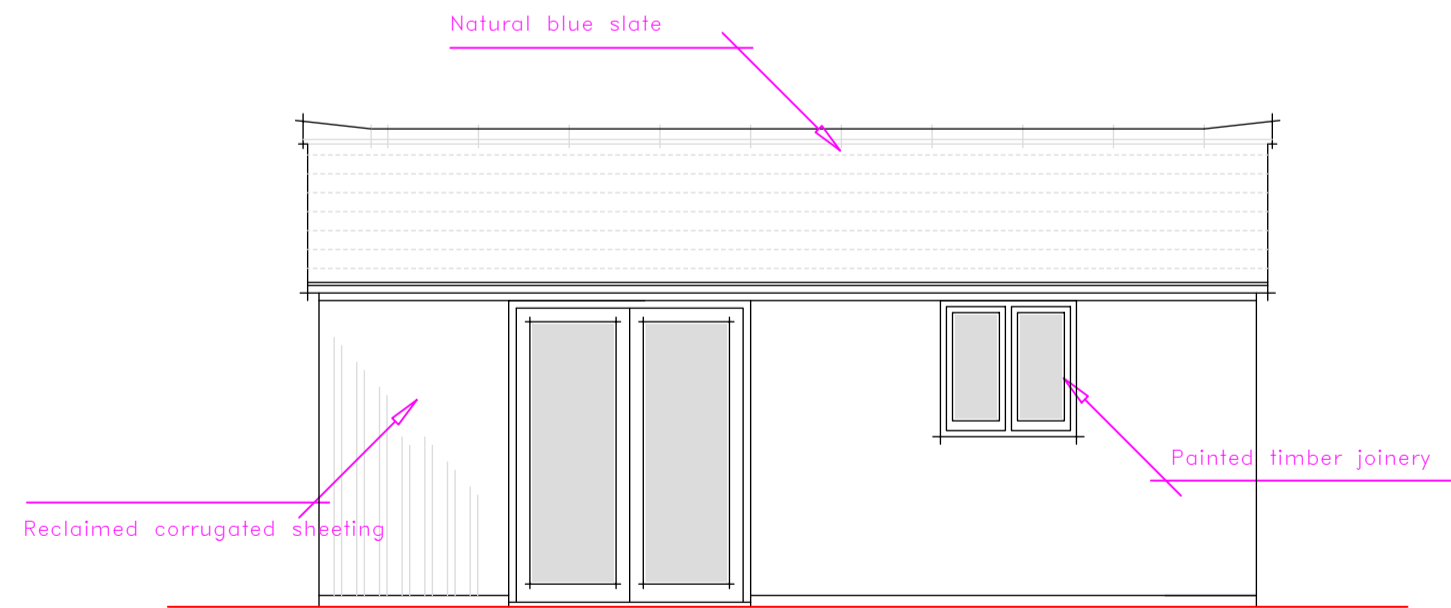
Outbuilding
Existing East



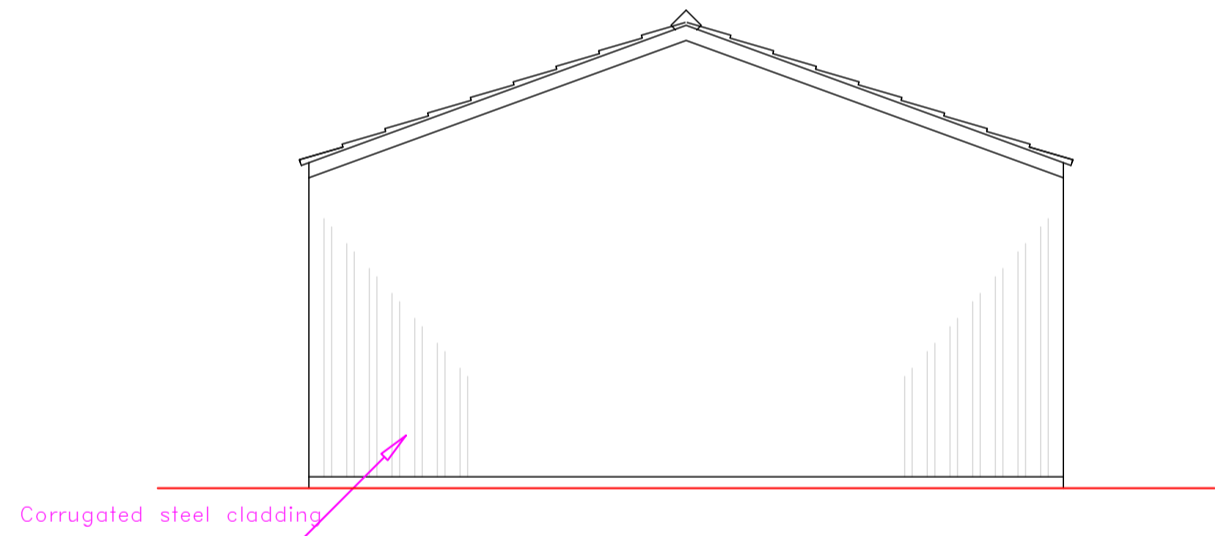
Outbuilding
Existing West



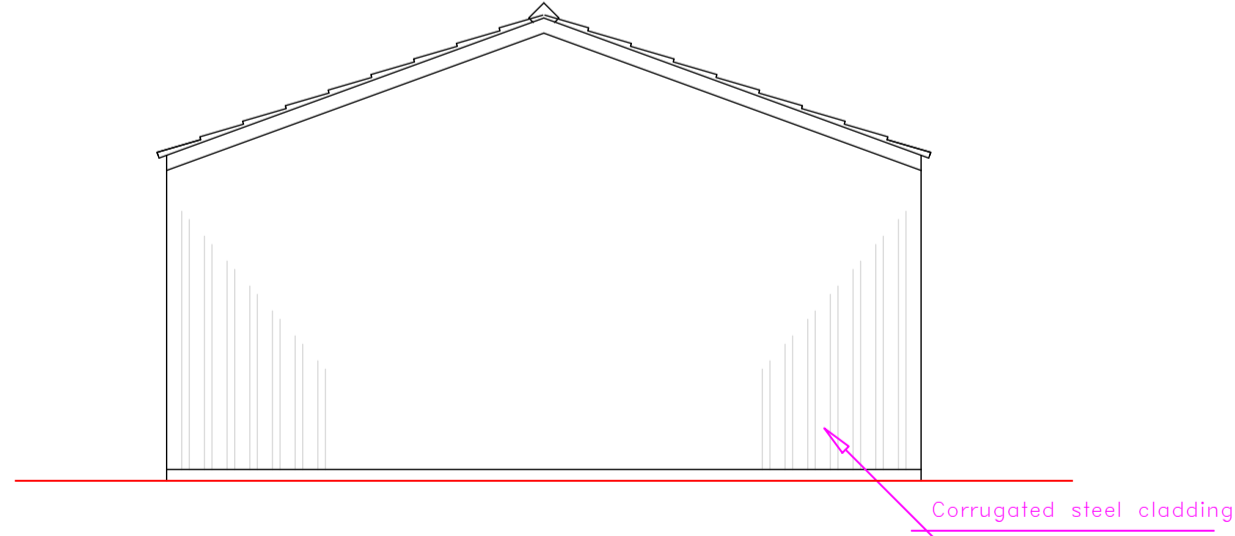
Outbuilding
Proposed North



Outbuilding
Proposed South



Outbuilding
Proposed East



Outbuilding
Proposed West

REV A: Second draft plans
REV B: Minor updates
REV C: Minor updates
REV D: Minor updates
REV E: Minor updates

Brookford Cottage
Shipton Oliffe
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CLIENT: Mr R Hall
SHEET NO: 2042/4
SCALE : 1:50
DATE : Apr 2021
REV : E

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