

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	20 April 2011		
Application Number	N.10.01968.FUL & N.10.01969.LBC		
Site Address	The Old Vicarage, Church Walk, Ashton Keynes		
Proposal	External alterations and extensions to the house (FUL) Internal & external alterations and extension to house (LBC)		
Applicant	Mr R Laws		
Town/Parish Council	Ashton Keynes		
Electoral Division	Minety	Unitary Member	Carole Soden
Grid Ref	404461 194182		
Type of application	Full and Listed Building Consent		
Case Officer	Caroline Ridgwell	01249 706 639	Caroline.ridgwell @wiltshire.gov.uk

### Reason for the application being considered by Committee

This application has been referred to the Northern Area Planning Committee at the request of Councillor Soden so the Members can consider the scale and design of the development and whether there would be any environmental or highway impact.

### 1. Purpose of report

To consider the above applications and to recommend that planning permission and listed building consent be REFUSED.

### 2. Report summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact on the listed building, visual amenity and landscape character
- Impact on archaeology
- Impact on flood zone 3

The application has generated:

- Ashton Keynes parish council support this application
- Comments and conditions from the County Archaeologist.

### 3. Site Description

The Old Vicarage (formerly known as The Old Rectory), which is Grade II listed and dates from c1584, is a detached building set behind a wall on Church Walk, just off the High Road, Ashton Keynes. The main block is of 3 bays, with a later forward wing dating from the late C18 or early C19. Perpendicular to, and set slightly to the left of the main block is the single storey stable range which dates from the C18. The vehicular entrance to the site is more or less opposite the bridge that connects the two sides of Church Walk. There is a substantial garden surrounding the property and a large area of agricultural land beyond. The coach house, garage and store, which are each also detached buildings, are located at the south west corner of the domestic curtilage

against a boundary with the playing fields. The area is known to be of archaeological interest and it is also in Flood Zone 3.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
09/01507/LBC	Extensions to house, coach house & garage, plus internal alterations	Permitted
09/01508/FUL	Extensions to house, coach house & garage	Permitted
09/01314/LBC	Extension to main house, coach house & garages	Withdrawn
09/01142/FUL	Extension to main house, coach house & garages	Withdrawn
N83/0903/LB	Alterations to grade II listed building	Permitted
N75/0925/F	Alterations and extension to dwelling	Permitted

## **5. Proposal**

The proposal is to make internal and external alterations to the house, including the linked former stables which are listed in their own right and extend the link joining the house and former stables/outbuildings. External alterations to the house include extending the link between the house and outbuildings by 3000mm which will bring the built connection forward of the front elevation of the building, a new lantern light added over the dining area (in the link), new concertina doors added on the garden side of the dining area, a chimney removed from the kitchen, new timber door to one of the store rooms and two kitchen windows replaced. Internal alterations include reopening a door between the hall and drawing room and fixing shut the existing door, opening up the partition between the kitchen and dining area and removing the ground floor cloakroom, removing the entire wall and replacing the roof truss between the kitchen and utility, replacing the doors from the utility to the boot room, making a double door width opening through the solid wall at the end of the stable building to link in to the low outbuildings adjacent to the road in order to a shower room utility and plant room and opening up the area between the buildings by removing part of a stone wall which has currently has a door in it. The door into the utility (former stable building) will be removed, as will the ceiling from the former stables (currently the utility and kitchen). On the first floor there will be alterations to modern partitions in the master bedroom and main bathroom and on the attic floor there will be alterations to doors and partitions between the landing and rooms either side, plus the creation of a bathroom in the inner room that is currently a dressing room.

## **6. Planning Policy**

North Wiltshire Local Plan: policies C3; HE1 & HE4

The site is a grade II listed building and lies within a conservation area.

Central government planning policy PPS5

## **7. Consultations**

Parish Council – No objections in principle, but if a flat roof to the extension is deemed acceptable the finish should be of traditional materials, e.g. lead.

Archaeology – The proposal is situated within the medieval settlement of Ashton Keynes and any development here is likely to encounter archaeological deposits. During an archaeological investigation in 2003 in the adjoining property, rare remains of a possible Saxon hut were revealed. A suggested condition is therefore to be added should any consent be granted.

The Environment Agency – They refer to their standard advice for a residential extension in flood zone 3.

## **8. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

No letters of objection or support received.

## **9. Planning Considerations**

### **Principle of the development**

The house is detached and set well inside the plot, giving a sense of space and clear views when looking at the front of the house through the entrance on Church Walk. The house has been linked to the stables since around 1900 and the link was slightly enlarged in the late C20. Nevertheless, the front elevation of the link does not currently project forward of the front elevation to the principal building, whereas the scheme that is the subject of this application brings the link 3000mm forward of the front elevation and nearly 2000mm forward of the front porch. This detracts from the significance of historical footprint and alters the relationship between the principal building and former stables by creating a disproportionate extension, rather than a link to subservient buildings.

### **Impact on the listed building, visual amenity and landscape character**

The proposal to extend the front wall of the link, remove the wall between the kitchen and utility/bootroom and the coal/log store, remove existing and create new door openings in the outbuildings and incorporate virtually all the outbuildings into the living accommodation. It was suggested when this scheme was submitted in 2009, that the proposals remove the partitions in the link for the cloakroom and possibly the area of wall with the recess between the kitchen and cloakroom, to open up the area and create a large kitchen/dining room. Also suggested was that the door and window into the courtyard on the existing north elevation for the link could be altered to form a four panel concertina door to match the proposed replacement on the garden elevation, that an opening between the kitchen and utility/bootroom of no more than 1400mm be created, which is the width of the other doorways into that room. A cloakroom could be added in this area within this utility/bootroom area but alterations to the flagstone floor or boarding out of the painted stone walls would result in a loss of historic fabric and damage to the stone walls. The pool plant room should remain in its existing location (not marked on any plans) and the storage, including the hayloft, should remain for the large house.

The proposal of adding a bathroom on the second floor is supported. However, more details are needed about service routes and extracts as the dressing room which is proposed, as the bathroom would be in an area of the house which does not currently have any services. There are exposed timbers in this room so a shower would need to be enclosed.

These amendments mentioned above were made in the previous submission and consent granted for the work, but have not been forthcoming this time.

The central door to the stables which is to be removed in these proposals is cited in the list description for this C18 building, as are the barrel vaults in the area proposed as a bootroom. There is extensive building archaeology which is visible on the west and east walls of these buildings which will be lost through the proposed enclosure and internal treatments.

These alterations will not only mask the relationship between the principal building and subservient outbuildings by attaching two thirds of the stable elevation to the house, but will result in an extremely large quantity of walling being removed from inside the listed stables which will alter the historic floor plan. This would be contrary to guidance in PPS5 chapter 6.3, which also discusses the detrimental impact of the cumulative addition of services on a heritage asset.

## **Impact on archaeology**

The proposal site is located within the area of medieval settlement of Ashton Keynes and therefore any development here is likely to encounter archaeological deposits. Rare remains of a possible Saxon hut were found during an archaeological investigation in the adjoining property in 2003, so there is a strong possibility that the proposal site also contains these very important remains. Should this be the case, any development would necessitate the disturbance and removal of archaeological remains, which would be contrary to PPS 5 policy HE9 and policy HE6 of the North Wiltshire local plan 2011.

## **Impact on Flood Zone 3**

Although the location of the proposed development is in Flood zone 3, the Flood Risk Assessment submitted with the application states that according to local anecdotal evidence the site has never been flooded. However, any development would be designed and built according to the latest appropriate flood proof building criteria at the time of construction. This would comply with the Environment Agency's standing advice.

## **10. Conclusion**

Factors included in making this judgement were the historic importance of the former stables, outbuildings and house – their floor plans and the relationship between these structures, windows and roofs to be altered, the design and materials for the roof lantern and link extension and the impact of the development on the character, appearance and setting of the listed buildings and amenity of the surrounding conservation area. Also considered was the proximity of the site to the medieval settlement of Ashton Keynes and the need for an archaeological watching brief, plus the flood zone rating of the site. The area where the link extension is proposed may be of archaeological interest and it is not flood zone 3. A watching and recording condition has therefore been added to this permission. The submitted details show that the new floor levels comply with the Environment Agency standing advice.

The scale and design of the proposed extension will have a detrimental impact on the historic fabric of the building, the setting, character and appearance of the listed building and the amenity of the Ashton Keynes conservation area. The floor plan of the listed stables will be destroyed, resulting in the loss of historic fabric, and new services will be introduced to sections of the building that are currently unaffected. No details have been supplied about the works or machinery required for the pump room, ground floor shower room or attic bathroom, so the impact on the historic fabric, character and appearance of the building can only be assumed. These proposals result in an almost total loss of storage for this very substantial former rectory, and as consent has just been granted to create an extended dwelling in the coach house, there are no further existing structures on this site that could serve as storage areas.

## **11. Recommendation**

Planning Permission be REFUSED for the following reason:

1. Due to the scale, design, materials of the extension and loss of historic and archaeological fabric and material, the proposals would be exceedingly harmful the character, appearance and setting of the listed building and amenity of the conservation area. These proposals would be contrary to advice contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPS 5 and contrary to policies C3, HE1, HE4 and HE6 of the North Wiltshire Local Plan 2011.

Listed Building Consent be REFUSED for the following reason:

1. Due to the scale, design, materials of the extension, loss of historic fabric, alteration to the relationship between ancillary buildings and loss of historic floor plans, the proposals would be exceedingly harmful the character, appearance and setting of the listed building. These proposals would be contrary to advice contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPS 5 and contrary to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

