

## REPORT TO THE EASTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	11 <sup>th</sup> October 2012
<b>Application Number</b>	E/2012/0986/LBC
<b>Site Address</b>	1 South Street and The Old Forge, Aldbourne, Wiltshire SN8 2DW
<b>Proposal</b>	Demolition of existing rear extension and erection of two storey rear extension to 1 South Street and The Old Forge and internal alterations.
<b>Applicant</b>	Mr and Mrs Hart
<b>Town/Parish Council</b>	Aldbourn
<b>Grid Ref</b>	426543 175672
<b>Type of application</b>	Listed Building Consent
<b>Case Officer</b>	Victoria Cains

### **Reason for the application being considered by Committee**

This application has been put before the committee by the Area Development Manager as objections have been received to a proposal where Wiltshire Council may utilise part of the building to deliver a Council service. It is therefore considered appropriate in this case for the Committee to consider the application in public.

### **1. Purpose of Report**

To consider the recommendation that the application be approved.

### **2. Report Summary**

The main issues to consider are the impact of the proposal on the listed building.

### **3. Site Description**

The site description is the same as that for the accompanying planning application and can therefore be found in the previous report for E/2012/0987/FUL.

### **4. Relevant Planning History**

The planning history is the same as that for the accompanying planning application and can therefore be found in the previous report for E/2012/0987/FUL.

### **5. The Proposal**

This application seeks to erect a two storey rear extension to 1 South Street (which partly attaches at its rear corner to The Old Forge) and also proposes internal alterations to facilitate the re-organisation of the building (and the change of use which requires planning permission).

This scheme differs from the previous submissions which were withdrawn as the extension now angles slightly away from no.2 Oxford Street; the rear facing first floor window closest to the boundary with no.2 Oxford Street has been removed and replaced with a masonry inset and two high-level conservation style rooflights are now proposed.

### **6. Planning Policy**

**The National Planning Policy Framework (NPPF)** sets out the general planning policy of central government. Of particular relevance to the determination of this application is section 12 regarding historic heritage.

**The PPS5 Practice Guide** is still extant, providing guidance on making changes to Heritage Assets.

**The Aldbourne Conservation Area Statement** provides supplementary planning guidance.

## **7. Consultations**

Aldbourne Parish Council: No objection.

Wiltshire Council Conservation Officer: No objection subject to conditions relating to (i) internal elevations and details of works to the building to provide access from the existing first floor to the new extension; (ii) joinery details – windows and door (including internal doors and ‘blind’ window); (iii) materials; (iv) rain water goods to be cast metal and finished in black and (v) details of any new vents/flues etc connected to toilet and kitchen facilities.

## **8. Publicity**

The application has been advertised with a press and site notice.

The consultation responses are the same as that for the accompanying planning application and the full summary can therefore be found in the previous report for E/2012/0987/FUL. The specific concerns that relate to the listed building application are summarised as:

1. The extension and outbuilding represents a 60% increase in volume of the current listed building and will not appear subservient to the existing listed building.
2. The extension will harm the special interest of the listed building, its evolution over the years and relationship to neighbouring properties. To interrupt the roofline would be detrimental to the roofscape, character and appearance of the conservation area.

## **9. Planning Considerations**

The application site is the end property of a terrace of three buildings which comprise the Albourne library (1 South Street), The Old Forge and adjacent dwelling (3 South Street). No.1 and The Forge are part of a grade II listed row of cottages dating from the late 18<sup>th</sup>/early 19<sup>th</sup> century. Built of rubblestone, now colourwashed, the buildings are two-storeys high with single-storey extensions to the rear. The neighbouring thatched cottages adjacent to the site are also grade II listed buildings. The terrace of three are notably listed because of their group value, being an important element enclosing The Square, itself being a focal point within the Aldbourne Conservation Area.

From the point of view of the historic environment a primary consideration is the duty placed on the Council under Section 16 & 66 of the Planning (Listed Building and Conservation Areas) Act 1990 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.

Although there would be a preference for a single-storey extension to the building, as this would provide additional accommodation and limit the potential impact on the listed building, its setting and on neighbours of the site, there is general support for the aims of the project. The use of the building as a public library, tea rooms and “community room” will hopefully provide a considerable public benefit by optimising the use of the buildings. It is therefore recognised to enable this project an extension to one listed building is required. With a reduced ridge height and smaller span, the extension would be subservient to the host listed building and the materials and design features are to match those of the listed building. Due to the proposed public benefit, there are no objections to the proposals as they are not considered to have a negative impact on the character and setting of the listed buildings or any significant impact on the building’s special interest.

To ensure that the works which are carried out are appropriate to the listed buildings and do not harm its special interest, the following matters are recommended to be secured by means of a condition to any permission: (i) internal elevations and details of works to the building to provide access from the existing first floor to the new extension; (ii) joinery details – windows and door (including internal doors and ‘blind’ window); (iii) materials; (iv) rain water goods to be cast metal and finished in black and (v) details of any new vents/flues etc connected to toilet and kitchen

facilities.

## **10. Conclusion**

In conclusion, it is considered that the proposals will not have a negative impact on the character and setting of the listed buildings or any significant impact on the building's special interest.

## **RECOMMENDATION**

That listed building consent is GRANTED for the following reason and subject to the conditions set out below.

The proposed works will not be detrimental to the character of the building.

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

### **REASON:**

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the approved drawings, details of the following shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works:

- (a) Internal elevations and details of works to the building to provide access from the existing first floor to the new extension;
- (b) Details and samples of the clay tiles and render (including a sample render panel to be constructed on site) to be used on the extension;
- (c) Full joinery details for all windows and doors (including internal doors). Elevations shall be at a scale of not less than 1:10 and frame sections and glazing bars etc at not less than 1:2;
- (d) Details of the recessed 'blind' window; and
- (e) Details of all new vents and flues connected to the kitchen and toilet facilities.

The works shall be carried out in accordance with the approved details.

### **REASON:**

To secure harmonious architectural treatment and to safeguard the character and appearance of this building of special architectural and historic interest.

3. The rainwater goods to be installed on the extension hereby granted consent shall be constructed of cast metal and painted black.

### **REASON:**

To safeguard the character and appearance of this building of special architectural and historic interest.

4. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

20 -12 Sheet 1 Revision B, Date Received: 1st August 2012;

20 -12 Sheet 2 Revision B, Date Received: 1st August 2012;

20 -12 Sheet 3 Revision C, Date Received: 1st August 2012;  
20 -12 Sheet 4 Revision B, Date Received: 1st August 2012;  
20 -12 Sheet 5 Revision D and accompanying email from the applicant, Date Received:  
25th September 2012;  
20 -12 Sheet 6 Revision B, Date Received: 1st August 2012.

**Appendices:** None

**Background Documents Used in the  
Preparation of this Report:** None