

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	9 th June 2010		
Application Number	10/01123/LBC		
Site Address	6 Keynell Court, Yatton Keynell, Chippenham, Wilts. SN14 7EH		
Proposal	Internal & External Alterations including Installation of 3 Rooflights & Flue Pipe, in Association with Use of Roofspace as a Bedroom		
Applicant	Mrs C Grainger, 6 Keynell Court, Yatton Keynell, Chippenham, Wilts		
Town/Parish Council	Yatton Keynell		
Electoral Division	By Brook	Unitary Member	Cllr Jane Scott
Grid Ref	386616 176607		
Type of application	Listed Building Consent		
Case Officer	Sarah Gostling	01249 706664	sarah.gostling@wiltshire.gov.uk

Reason for the application being considered by Committee

The application is being considered at Committee at the request of Councillor Jane Scott in order that the Committee can decide what effect the application will have on the listed building.

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED

2. Main Issues

- The impact of the proposals upon the listed building.

3. Site Description

It is thought that Keynell Court was once the maltings to Olde Farm, although it is referred to as a barn. The building was converted into six flats in the late 1970s, when numbers of new window and door openings were installed, with scant regard for the history and character of the building. Number six is the top floor flat at the southern end of the building.

The building now derives its character in large part from its external envelope and remaining original internal structure. The long mass of the building under its uninterrupted stone tile roof is particularly striking, along with the curved southern gable. Internally the original king-post trusses remain in the attic space, which has very limited headroom, a maximum of 1.9m in the centre.

4. Relevant Planning History

Application Number	Proposal	Decision
09/01495/FUL	External alterations including three roof-lights, use of roofspace as bedroom and ensuite and installation of stove flue.	Refused
09/01496/LBC	External alterations including three roof-lights, use of roofspace as bedroom and ensuite and installation of stove flue.	Refused

5. Proposal

Consent is sought for the installation of a flue pipe for a wood-burning stove, together with the conversion of the attic space to a bedroom and ensuite, reached by a new staircase. An additional doorway would be provided from the external landing to relocate the entrance door and three roof-lights would be provided, two in the western slope and one in the east.

6. Consultations

Yatton Keynell Parish Council have no objections to the proposal

7. Publicity

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

Three letters of support received

Summary of key relevant points raised:

- Minimal impact upon other residents.
- Much development in the village has been of larger properties, enhancement of this unit to provide further accommodation will help to redress the balance of available properties.

8. Listed Building Considerations

The significance of the listed building is derived from both its external envelope, the simple, large mass and the long, unbroken stone tiled roof together with the remaining historic internal fabric and spaces. Government policy requires that any loss of significance affecting any designated historic asset requires clear and convincing justification (PPS 5).

There is no concern with the installation of a flue pipe, which would be of modest size and would not involve the removal of historic structure.

However in order to achieve the new accommodation the staircase enclosure would be required to project further into the living room than the current entrance lobby and it would extend across part of the original window in the southern gable.

The three original trusses in the roof space, which retain either one or both of their original diagonal braces, are indicated as having the braces removed, which not only causes loss of original fabric but would also necessitate work to stabilise the structure. The structure will also require "upgrading" in order to carry the additional load proposed and no details of this have been submitted. The space thus created would have very limited headroom indeed, with a corridor only one metre wide in the centre of the building having a head height of 6 feet (1.8m) or above.

Lastly, three roof-lights are proposed. Whilst this may not seem an excessive number they would represent an incursion into the uninterrupted historic roof slopes, the last and best original feature of the listed building remaining. Additionally, if permitted, they would set a precedent for the other two units on the upper floor of the building, which could lead to nine roof-lights rather than three. It is considered essential to retain the uninterrupted historic roof slope as the most significant remaining characteristic of the building.

The comments of the local residents and Parish Council are appreciated, however these relate to planning issues which are not pertinent to the consideration of a listed building application.

It is considered that the proposals would cumulatively have a detrimental impact upon the internal spaces, historic structure, character and appearance of the building, leading to loss of significance as a heritage asset.

9. Conclusion

The achievement of some very limited additional accommodation is not considered to justify the detrimental impact upon the internal spaces, historic structure, character and appearance of the building, and the consequential loss of significance of the heritage asset.

10. Recommendation

Listed Building Consent be REFUSED for the following reason:

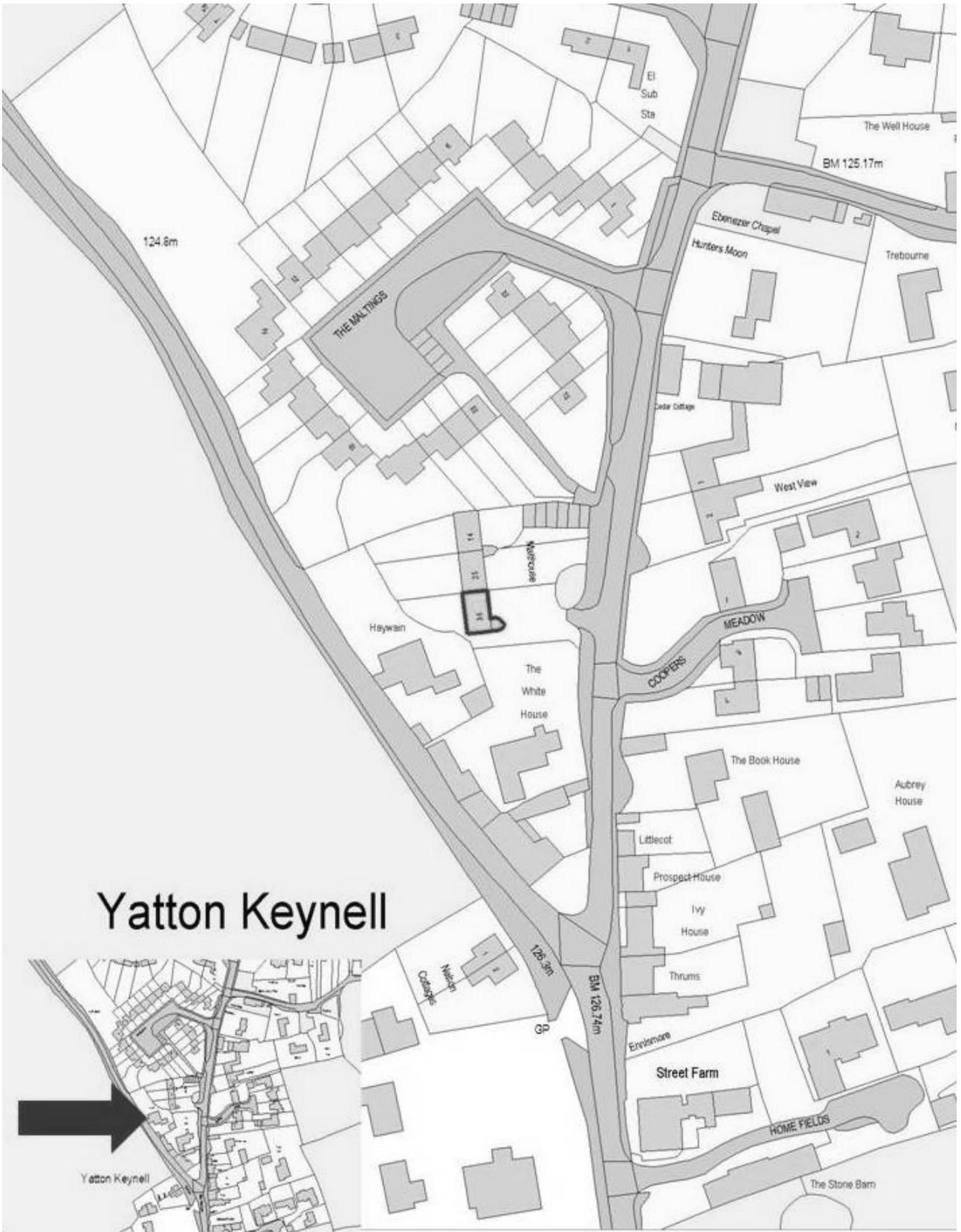
1. The works proposed, by reason of the detrimental impact upon the internal spaces, historic structure, character and appearance of the listed building would be contrary to the provisions of S.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy in PPS 5.

INFORMATIVE

1. This decision relates to documents/plans submitted with the application, listed below.

Plan Ref	Dated
Site location plan	26 March 2010
1948/1	26 March 2010
1948/2A	26 March 2010
1948/3B	26 March 2010

Appendices:	None
Background Documents Used in the Preparation of this Report:	4.02, 4.04, 5.01, 6.03



Yatton Keynell