

Date of Meeting	20 February 2014
Application Number	13/05650/LBC
Site Address	Fiddlers Cottage Urchfont SN10 4RG
Proposal	Erection of side extension. Addition of 6 courses of bricks including oversailing course and new chimney pot. Addition of window in gable end of house and various internal alterations.
Applicant	Gunalt Ltd
Town/Parish Council	URCHFONT
Ward	URCHFONT AND THE CANNINGS
Grid Ref	403708 157073
Type of application	Listed Building Consent
Case Officer	Morgan Jones

Reason for the application being considered by Committee

This application is brought to committee at the request of the division member, Councillor Whitehead, on the following grounds:

- The extension will not have a significant impact on the character of the property and as it will be attached to the west side of the dwelling it will not be prominent from the highway.

1. Purpose of Report

To consider the recommendation that the application be refused listed building consent.

2. Report Summary

The key issue for consideration is whether the proposed development would have an adverse impact on the character and appearance of the Listed Building and Conservation Area.

3. Site Description

As outlined within report 13/05630/FUL

4. Planning History

As outlined within report 13/05630/FUL.

5. The Proposal

The application seeks full planning permission for the following works:

- The erection of a side extension. The design and scale of the extension has been amended during the course of the application and the one currently proposed measures 4.m in width by 4.7m in length, and will be 3.3m in height to the eaves and 5.7m to the ridge. The external walls of the extension will be finished with stained timber boarding and the roof with plain clay tiles.
- The addition of 6 courses of bricks to the existing chimney and a new chimney pot.
- The addition of a first floor window in the south gable end of the dwelling.
- Various internal works which include:
 - Re-plastering of ceilings within ground floor bathroom and cloakroom areas;
 - Re-plastering of top coat lime plaster throughout;
 - Re-opening of fireplace;
 - Installation of bathrooms at first and attic floor levels;
 - Installation of central heating.

6. Planning Policy

The building is listed Grade II.

7. Consultations

As outlined within report 13/05630/FUL.

8. Publicity

The application has been advertised by way of a site & press notice and consultations with the neighbours. The observations received as a result of the publicity is as outlined within report 13/05630/FUL.

9. Planning Considerations

From the point of view of the historic environment a primary consideration is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act, 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 internal alterations to the listed building are considered acceptable, subject to the approval of the finer details at a later stage, along with the addition of a new first floor window and raising the height of the chimney. However, from a historic environment perspective the proposed extension is not considered to be of an appropriate scale and design for the host building, for the reasons outlined in report 13/05630/FUL.

10. Conclusion

The proposal involves various internal and external works to the listed building, all of which are considered acceptable apart from the proposed extension. It is considered that the scale and design of the extension in relation to the original dwelling would harm the character and setting of the listed building and diminish its significance as a designated heritage asset.

The proposal would therefore neither preserve nor enhance the character and appearance of the listed building and conservation area and is therefore contrary to section 12

'Conserving and Enhancing the Historic Environment' of the NPPF, saved Policy PD1 'Development & Design' of the Kennet Local Plan, and Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the Wiltshire Council Core Strategy.

RECOMMENDATION

Listed Building Consent is REFUSED for the following reason:

1. The proposed extension, by reason of its scale and design, lacks the subservience of a traditional domestic extension, which as a result would detract significantly from the historic character of the dwelling. There is no adequate justification for the harm which would result to the character and special interest of the listed building. The proposal would neither preserve nor enhance the character and appearance of the listed building and is therefore contrary to government advice contained in the NPPF..

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