

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 5<sup>th</sup> April 2006  
**AUTHOR/S:** Director of Development Services

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**S/0255/06/LB - West Wratting**  
**Alterations – Construction of Timber Pergola, Brick and Clunch Planted Walls and Planters, and Brick Wall with Timber Gateway Linked to Former Vinehouse (Part Retrospective Application)**

**S/0256/06/F – West Wratting**  
**Erection of Boundary Wall, Pergola, Planted Walls & Planters and Brick Wall & Gate (Part Retrospective Application)**

**The Old Hall, 61 High Street for Mr & Mrs De Ferrars Green**

**Recommendation: Approval**  
**Dates for Determination: S/0255/06/LB – 7<sup>th</sup> April 2006; S/0256/06/F – 6<sup>th</sup> April 2006**

Members of Committee will visit the site on Monday 3<sup>rd</sup> April 2006.

### **Conservation Area and Listed Building**

#### **Site and Proposal**

1. The application site is located on the west side of the High Street and is occupied by a three storey red brick and tile Grade II Listed dwelling. The property is set on higher ground than the main road and the land continues to rise from east to west to the rear of the dwelling.
2. The full applications, submitted on 9<sup>th</sup> and 10<sup>th</sup> February 2006, and amended on 3<sup>rd</sup> March 2006, seek permission for a number of works within the garden area, namely: curved brick and clunch walls/planters; a brick wall along part of the western boundary of the site; and a pergola, low stock brick planters and store, and a fence and gate near to an existing recently refurbished outbuilding. Other than the pergola, fence and gate, the development has all been carried out on the site.

#### **Planning History**

3. **S/0346/04/LB and S/0347/04/F** – Applications for alterations to the garden including new walls, fences and gate, repositioning of greenhouse, erection of pergola, laying of decking, works to pond and change of use of land to garden – Approved April 2004
4. **S/2478/03/F** – Application for alteration and extension of the outbuilding/vinehouse approved.

#### **Planning Policy**

5. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment.

6. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
7. **Policy EN28** of the South Cambridgeshire Local Plan 2004 states that the District Council will refuse applications which dominate a listed building; damage the setting, well being or attractiveness of a listed building; or would harm the visual relationship between a listed building and its formal or natural landscape surroundings.
8. **Policy EN30** of the 2004 Local Plan requires new development in a Conservation Area to either preserve or enhance the character of the area.

### **Consultation**

9. **West Wrattling Parish Council** objects to the applications stating:

“The plans show construction different from the approved plans including higher walls and avoiding of the use of clunch brickwork. We find the plans now out of keeping with the old buildings in style and scale and demonstrates a cavalier attitude by the owner. We would ask for the Conservation and Listed Buildings Officers to view this carefully.”
10. **The Conservation Manager** raises no objections, stating that the proposals are not considered to have a significant impact on the setting of the vinehouse or the Grade II Listed dwelling. The form, materials and detailing of the new section of wall is in keeping with the approved section of clunch and brick wall.
11. The comments of the **Building Inspector**, who has been consulted in respect of the neighbour’s objection, will be reported verbally at the Committee meeting.

### **Representations**

12. A letter of objection has been received from the occupiers of the adjoining dwelling to the north. The main points raised are:
  - a. The new wall cuts off any water running from the paddock area to the west onto the applicants’ land. A dutch drain has been installed beneath the wall with the intention of collecting any excess water and draining it into the garden pond, and seepage pits have also been put in. Water now comes off the paddock where none came before. Is the system that’s been installed adequate or should proper land drains have been installed?;
  - b. Topsoil has been moved to the paddock area, a row of leylandii has been replaced with deciduous trees, a large area of land has been paved over and decking is to be put in. The pond in the garden has been two thirds filled in with rubble and will be lined. Water, which used to go down the owner’s drive, will be funnelled into the pond by the Dutch drain. Is the land capable of absorbing this extra water or will it result in flooding of the neighbouring property?

### **Representations by the applicant’s agent:-**

13. The applicant’s agent has stressed that the land drainage works, partial filling and lining of the pond, and hard surfacing do not require planning permission. With regards to the drainage works, it is advised that these are designed to significantly improve the drainage from its previous state where there was no provision for surface water run-off. The drainage works, as constructed, are intended to deal with all the run-off from the applicants’ land within their own curtilage.

## Planning Comments – Key Issues

14. The key issues to consider in the determination of this application are:
  - The impact upon the setting of the Listed Building;
  - The impact upon the character and appearance of the Conservation Area;
  - Flood risk.
15. The proposal is very similar to that for which planning permission was granted under application reference S/0347/04/F. The differences are:
  - a. Erection of additional section of wall, approximately 20 metres in length and ranging in height from 2.4 metres to 1 metre, extending from the previously approved wall back towards the house;
  - b. Alteration to the design of the previously approved hardwood screen/ pergola adjacent to the vinehouse to include a brick plinth;
  - c. Addition of 0.6 metre high stock brick planters and 1 metre high store to paved area adjoining vinehouse;
  - d. Addition of 1.2 metre high fence and gate to area near vinehouse and pond;
  - e. Removal of previously approved 2 metre high wall from part of the northern boundary;
  - f. Materials for approved walls changed from brick piers/plinth with clunch infill panels to predominantly brick with one clunch section of wall;
  - g. Previously approved backfilling/raising of ground levels on west side of approved walls omitted.
16. Other than the new section of wall, the changes proposed to the previously approved scheme are minor in nature and Officers had advised the applicants' agent that these alterations could be treated as amendments to the previous permission. However, the changes were shown on the current application drawings (which was intended to cover the new section of wall only), and Officers felt it would be simpler to refer to the minor amendments in this revised application rather than considering the amendments and new wall application separately.
17. The amendments to the previous permission are very minor in nature and are not considered to harm the setting of the Listed Building or the character of the Conservation Area. It is worth noting that the change in materials for the walls had previously been agreed on site by the Conservation Officer in a meeting with the applicants and their agent, and the applicants therefore proceeded with the works understandably believing they had the required consents from this Authority to do so.
18. The Parish Council refers to the walls now being higher than those previously approved. I would like to clarify that this is not the case. However, on the west/garden side of the walls, the previous plans showed the ground levels being raised. The applicant no longer wishes to do this and the wall is therefore higher above the finished ground level than was previously shown.
19. The most significant change between the current and previous applications involves the erection of a new section of wall. These works have been carried out; the form and materials of the proposed wall are in keeping with the approved section of wall and, although coming closer to the Grade II Listed house, are not considered to harm its setting or the character and appearance of the Conservation Area.

20. The neighbour's objections relating to the surface water drainage and flood risk implications of the development have been forwarded to the Building Inspector, and I am awaiting his comments. Should the scheme that has been installed be inadequate, a condition will need to be added to any permission requiring the submission of a suitable scheme within, I would suggest, 28 days.

### **Recommendation**

21. Approval of both applications, as amended by drawing numbers 053/03/022 and 025 date stamped 3<sup>rd</sup> March 2006:

1. Standard Condition A – Reason A

(+ surface water drainage condition to be added to the planning permission if required, following receipt of the Building Inspector's response).

### **Informatives**

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 (Sustainable design in built development) and P7/6 (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004:** EN28 (Development within the Setting of a Listed Building) and EN30 (Development in and Adjacent to Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Impact upon setting of Listed Building;
  - Impact upon character and appearance of Conservation Area.
  - Drainage

**Background Papers:** the following background papers were used in the preparation of this report:

Cambridgeshire and Peterborough Structure Plan 2003

South Cambridgeshire Local Plan 2004

Planning application references S/0256/06/F, S/0347/04/F and S/2478/03/F

Listed Building Consent references S/0346/04/LB and S/0255/06/LB

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