

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control
Committee

2nd June 2004

AUTHOR/S: Director of Development Services

**S/0728/LB – HISTON
ALTERATIONS AND EXTENSION INCLUDING REPLACEMENT OF CONSERVATORY /
LINK WITH ENLARGED FLAT ROOFED GARDEN ROOM. CONVERSION OF
OUTBUILDING TO ANNEXE WITH TWO BEDROOMS, BATHROOM, SHOWER ROOM
AND KITCHEN; RELOCATE ROOFLIGHT ON SE ELEVATION AND INSTALL
ROOFLIGHT ON NW ELEVATION. GLAZE EXISTING DOOR OPENING AND BLOCK
EXISTING WINDOW. REPLACE FRENCH DOORS IN SITTING ROOM WITH ENLARGED
GLAZED OPENING AND BLOCK UP HIGH LEVEL WINDOW
&
S/0729/04/F - HISTON
EXTENSION**

**AT 4-6 CHURCH STREET
FOR MRS J ELLIOTT & MR T BOMBER**

Recommendation: Refusal

Conservation Area

Site and Proposal

1. The Grade II Listed Building dating from the 17th century is a traditional three-unit plan cottage and is timber framed with a thatched roof. The modest scale and character of the cottage has been somewhat compromised by the 20th century extensions on the rear elevation. These comprise a 20th century one and a half storey, thatched extension to the side and rear, a single storey flat roofed extension to the rear and a conservatory with a link to the outbuilding.
2. The outbuilding runs along the south eastern boundary of the site with the gable facing Church Street. The gault brick outbuilding has been constructed in two phases; the lower part, which is nearest to the road, has a pantiled roof and has been converted to a bedroom with a shower. The larger and possibly earlier building also gault brick, has a slate roof and is currently used as a store/workshop.
3. The rear garden is well enclosed by high brick walls. A mature yew tree is sited to the rear of the glazed link. The property falls within the Histon Conservation Area
4. This full planning application, received on the 6th April 2004, proposes to convert the remaining area of outbuilding, including internal alterations to form an additional bedroom with en-suite shower room and a kitchen. In addition, it is proposed to demolish the existing glazed link between the house and outbuilding and to replace it with a larger garden room, linking the house with the annexe accommodation and providing a sitting area for the occupants of the annexe.

5. The Listed Building Application is for the same proposals, however specifically includes additional minor changes to the building including; relocating a rooflight in the south-east roof slope (facing no. 2B), installing an additional roof light in the north-west elevation, glazing a door to the rear part of the outbuilding and remove a window (facing into the site), and widening and glazing an existing door opening, and blocking an existing high level window (north west elevation of house).
5. Written statements from the architect and applicants indicate that these proposals are required to provide accommodation for two elderly, but unrelated relatives who currently live independently within the village.

Planning History

6. **C/71/0916/D** gave planning permission for the erection of a single storey rear extension to provide a kitchen and rear hall in 1971.
7. In 1987 planning permission (ref: **S/0196/87/F**) and listed building consent (ref: **S/0197/87/LB**) were granted for a two storey side/rear extension, conservatory link to the outbuildings and conversion of the outbuilding to a bedroom, study and en-suite facilities.
8. In 1994 a listed building consent was granted under reference **S/0388/94/LB** for the demolition of an outbuilding.

Planning Policy

9. Policy **HG12 'Extensions and Alterations to Dwellings'** of the South Cambridgeshire Local Plan 2004 ("Local Plan") sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
10. Policy **EN20 'Unsympathetic Extensions'** of the Local Plan identifies circumstances in which planning permission for extensions to Listed Buildings will be refused including when the works are not necessary for the continued use of the building and when they would detract from the Listed Building in scale, massing or appearance.
11. Policy **EN30 'Development in Conservation Areas'** of the Local Plan requires development within these areas to preserve or enhance the special character and appearance of the area, especially in terms of scale, massing, roof materials and wall materials.
12. Policy **P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

Consultations

13. **Histon Parish Council** recommended approval.
14. **The Conservation Manager** recommends the application be refused, commenting that:
15. There are no objections to the conversion of the remainder of the outbuilding, subject to minor amendments to the openings.

16. The rear elevation has been extensively altered and compromised by the existing extensions and the replacement of the conservatory and link with a larger garden room would compound rather than reduce the impact of the existing extensions and would not improve the appearance of the building.
17. The additional floor space is not considered to meet the test of being necessary for the continued use of the building.
18. The proposal is considered to fail to meet the tests in the local plan policy and is inappropriate and detracts from the special character of the cottage and outbuilding. The replacement of the existing conservatory and link with a larger garden room will significantly increase the impact on the listed building. The result will neither preserve nor enhance its character and appearance nor that of the Conservation Area.
19. **The Trees and Landscape Officer** – Does not object to the removal of the yew to the rear of the existing glazed link.

Representations

20. The occupier of 2B Church Street has commented that the window treatments should not be harmful to the amenities they enjoy and suggest appropriate conditions should be placed to ensure this remains the case. They also comment that the extensions proposed should not be detrimental to their own chances of success should they apply for a rear extension.

Planning Comments – Key Issues

21. The key issues to consider in respect of this application are the impacts upon the Listed Building and Histon Conservation Area, and the neighbouring residential amenities.

Listed Building

22. The proposed extension in its current form is contrary to Local Plan policy, in that the extension proposed is unsympathetic to the Listed Building. The design is not in keeping with the 17th century elements of the building, which include a steep roof pitch design in which first floor accommodation is provided. The extension will add to a previous two-storey addition to the building, which is reasonably successfully related to the original 3-plan frontage building. The extension now proposed has a poor relationship to this element of the building, by way of its design, including a flat roof and its size, which increases the footprint of the buildings such that a 'sprawl' of single storey modern additions will detract from the special features of the original historic building.
23. In addition to the above considerations relating to the design, it has been noted that the proposals are not required to ensure the continued use of the building, which currently is occupied as a dwelling and remains suited to this purpose.

Conservation Area

24. The comments of the Conservation team indicate that the proposal will not preserve or enhance the special character of the Conservation Area, as required in policy EN30. The inappropriate nature of the extensions, as outlined in the paragraphs above, will detract from the special character of the cottage and outbuildings and therefore, are considered to be contrary to Conservation policy.

The link building and extensions are partially visible from the road and therefore have a negative impact on the appearance and character of the Conservation Area.

Residential Amenity

25. The neighbouring dwelling will not be harmed as a result of these proposals. The house at no. 2B has no first floor side windows that would be affected by moving the existing rooflight in the south-east roof slope. This is a high level window, through which views out are limited. If no. 2B were to be extended at the rear, the distance of an extension from this rooflight would be such that views into the window would be unlikely. These proposals will not prejudice the ability of the neighbours to extend their own property. The remainder of the proposals are screened by the house or out buildings so that no loss of privacy, overlooking, loss of light or overbearing visual impact will result.

Recommendation

26. In light of the concerns raised in relation to the impact upon the Listed Building and Conservation Area, refusal of both applications is recommended.
1. The rear elevation has been extensively altered and compromised by the existing extensions. The replacement of the conservatory and link with a larger garden room would compound rather than reduce the impact of the existing extensions and would not improve the appearance of the building. They would therefore, have a detrimental impact upon the special architectural and historic features of the building and its setting. In addition, the extension is not required for the continued use of the building and so the proposals are contrary to the requirements of policy EN20 of the South Cambridgeshire Local Plan, adopted 2004.
 2. The proposed garden room is partially visible to the public from the road. Due to the design, which is inappropriate as a result of its impact on the special character of the Grade II Listed cottage, it will detract from the appearance and character of the Histon Conservation Area and as such is contrary to policy EN30 of the South Cambridgeshire Local Plan, adopted 2004.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning files refs: S/0728/2004LB and S/0729/04/F

Contact Officer: Melissa Reynolds – Senior Planning Assistant
Telephone: (01954) 713 237