

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1163/07/F & S/1164/07/LB - HASLINGFIELD Installation of Automated Entrance Gates (Part Retrospective Application)

**LB - Replacement Entrance Gates - (Regularisation of Unauthorised Works),
Alterations to Eastern Gate Pier to form Integral Post Box and Recessed Control Panel
for Automated Gates, Haslingfield Manor, 5 High Street
For S Gardner and Ms A Goodman**

Recommendation: Approval

Date for Determination: 13th August 2007

Notes:

These Applications have been reported to the Planning Committee for determination because Haslingfield Parish Council has recommended refusal of both applications.

Conservation Area and Grade II* Listed Building and Grade II Listed Boundary Wall

Site and Proposal

1. Haslingfield Manor is a Grade II listed residential property, located in a prominent position within the Conservation Area. The gates are located opposite the Village Green and the dwelling is set back from the High Street by a long driveway. There is another set of gates located further down the driveway, which was recently granted approval. These gates are of a similar design as the proposed but without the addition of the post box and control panel on the pier.
2. At the front and to the west side of the dwelling, Haslingfield Manor, is the Parish Council owned land Well House Meadow. The Methodist Church and its surrounding land is located to the south of Haslingfield Manor.
3. The retrospective applications received 13th August seek to retain the 2m. high mild steel gates and alterations to the eastern gate pier to form a post box and to house a control panel for the gates.

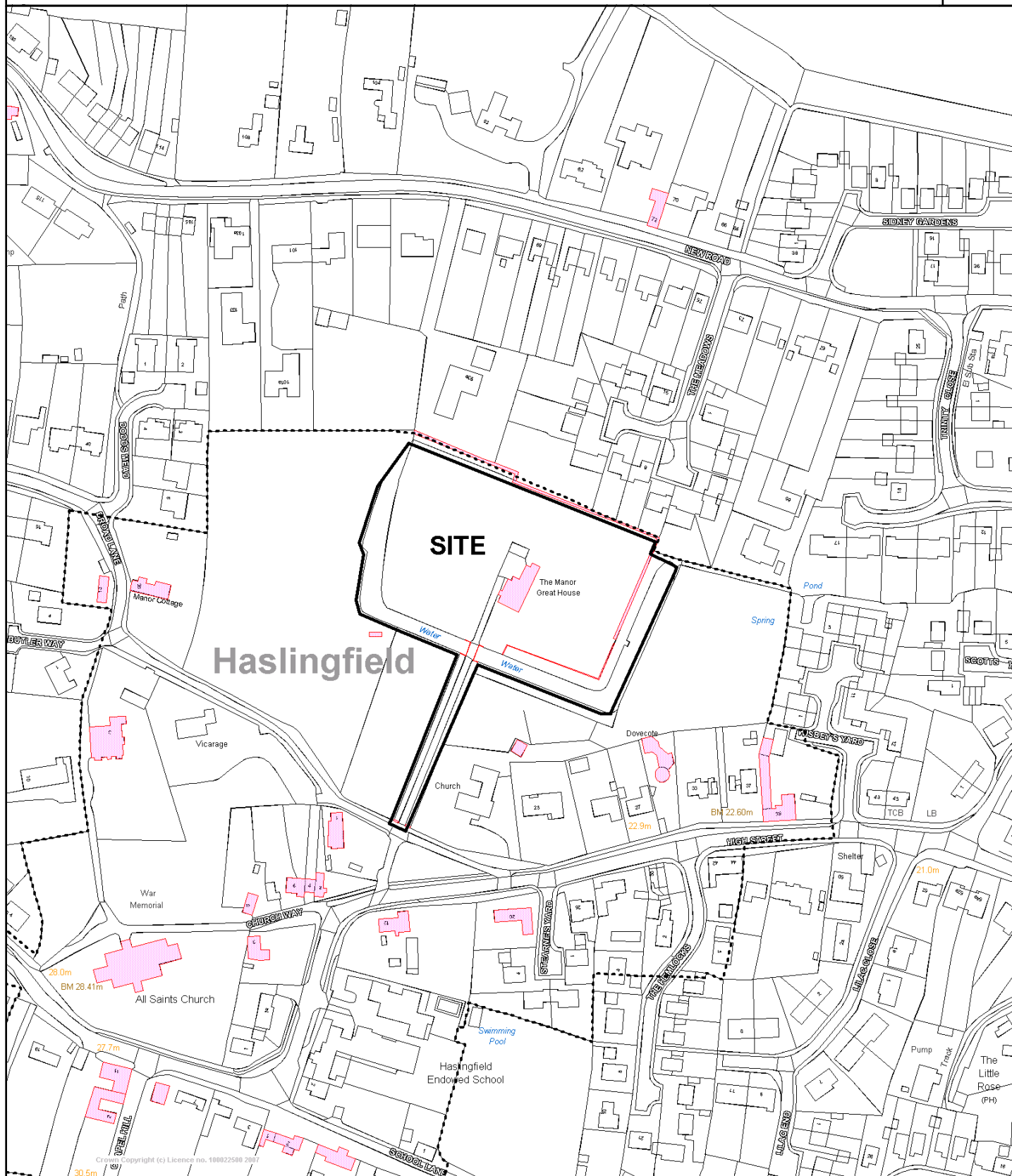
Planning History

4. **S/1766/06/LB and S/1767/06/F** - Installation of Automated Entrance Gates (Retrospective Application) – Refused 6 November 2006 and Dismissed at Appeal 19 March 2007. .

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P7/6 'Historic Built Environment'** states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/2500 Date 17/7/2007

Centre = 540553 E 252311 N

Planning Committee August 2007

South Cambridgeshire Local Plan 2004

6. **Policy HG12 'Extensions and Alterations to Dwellings with Frameworks'** sets out requirements for development of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.
7. **Policy EN28 'Development within the Curtilage or Setting of a Listed Building'** sets out the requirements for development within the curtilage or setting of listed buildings.
8. **Policy EN30 'Development in Conservation Areas'** of the Local Plan **2004** sets out the requirements for development within Conservation Areas.

Local Development Framework (Adopted July 2007)

9. **Policy DP/2 'Design of New Development'** sets out **requirements** for high quality design within new development.
10. **POLICY CH/3 LISTED BUILDINGS:**
Applications for planning permission and listed building consent (including applications for alterations, extensions, change of use or demolition of listed buildings) will be determined in accordance with legislative provisions and national policy (currently in PPG15). In assessing such applications the District Council will adopt a presumption in favour of the retention and preservation of local materials and details on listed buildings in the district.
11. **Policy CH/4 'Development within the Curtilage or Setting of a Listed Building'** sets out the requirements for development within the curtilage or setting of listed buildings.
12. **Policy CH/5 'Conservation Areas'** of the Local Development Framework 2007 sets out requirements for development within Conservation Areas.

Planning Consultation

13. **Haslingfield Parish Council** – Recommends that application be refused. “We object to this development insofar as it is inappropriate and unnecessary in the context of the village. We would also like to re-iterate that the gates block an established right of access.”
14. **Letter dated 30 June 2007 from Parish Council to the applicant** – “The Parish Council believes that this constitutes a legal right of access and it has a duty on behalf of the Villagers to protect this right. The installation of the locked gates has meant that users of prams and large and motorised wheelchairs are unable to access the meadow and use the picnic bench, which was installed two years ago specifically for disabled people in mind.”
15. **Local Highways Authority** – “No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of planning permission.”

Listed Building Application Consultation

16. **Haslingfield Parish Council** – Recommends refusal, ‘this proposal is unattractive and inappropriate in the curtilage of a listed building. The application document contains a number of inaccuracies.’
17. The alleged inaccuracies have not been identified, but are not thought to relate to the drawings or application form.

Representations

The Methodist Church, Haslingfield:

18. “Regrets the installation of the locked gates. The Methodist Church believes it has a legal right of unencumbered access to its land via the drive, and from its land to the meadow on the far side of the drive. The Church will continue to exercise this latter right from time to time, thus giving legitimate access to the drive behind the gates to whomsoever is on Methodist land at the time.
19. The Church community is aware of widespread dismay in the village at the installation of the gates. They seem to be utterly unnecessary, there are more gates further down the drive. Adults and children have been free to pass and re-pass on foot through the gates as an additional access to the meadow and to Methodist church land for as long as village people can remember.
20. The Methodist Church is conscious that the sight of locked gates on the green is contrary to the open and trusting atmosphere that is so precious to the Haslingfield community.

Planning Comments – Key Issues

21. The original planning and listed building applications were refused due to the number and location of accretions on the gates and gateposts, which would compromise the design, and appearance of the gates and the boundary wall. There were particular concerns about the post box, the automation equipment and call box. They were considered to be unduly prominent and detract from the historic boundary feature. It was felt that these could be accommodated elsewhere to reduce the gates impact.
22. The applications were dismissed at appeal on 19 March 2007. The inspector ruled, *“While I consider that the gates themselves have a nondescript appearance this aspect does not detract from the setting of the wall or the Manor, or the appearance of the Conservation Area. On the other hand, I take the view that the post box incorporated within the gates is a bulky, utilitarian fixture, which is out of keeping with the otherwise filigree design. Not only does the post box obscure views of the Manor, it also appears as an incongruous obtrusive modern feature within the expanse of the old boundary wall and the pleasing surrounding village green. I also consider the entry phone control panel to be obtrusive modern fixture on the old wall, although the other aspects of the automotive equipment are reasonably discreet.”*
23. Therefore, the Inspector did not object to the gates themselves. However, the extra accretions to the gates i.e. the post box on the gates, the control panel on the pier needs to be accommodated elsewhere to reduce the harm and to preserve or enhance the character and setting of the listed wall and the setting of the listed Manor. The proposal is not considered to be harmful to the street scene or neighbour amenity.
24. Locked gates are not a planning or listed building issue. This is a civil issue, which needs to be resolved directly by the parties concerned.

Listed Building and Conservation Comments – Key Issues

25. The current application was submitted to address issues raised by the Inspector at the appeal. In addition to the issues raised above, the inspector commented:

“ Government policy on historic buildings, as published in Planning Policy Guidance 15, advises that only undamaging and usually unobtrusive positions for fixtures such

as these should be agreed. I have concluded that this is not the case with the post box and control panel, and in this regard I find that their installation harms rather than preserves the character and setting of the listed wall and the setting of the listed Manor, and serves to harm rather than to preserve or enhance the character and appearance of the conservation area."

26. The Conservation and Design team is of the opinion that the latest application addresses these issues and that the application should be supported. The proposal conceals the post box as an integral element of the eastern pier. The only visible element would be the letterbox mouth. Beneath this the control panel would be recessed into the brickwork so that the only external feature would be a black metal flap which would conceal the touch pad behind. The Inspector also considered the gates to be acceptable in their impact on the setting of the Haslingfield Conservation Area.

Recommendation

27. Approval subject to following conditions:

Planning Conditions

1. Standard Condition A – Time limited permission (Reason A);

28. Listed Building Conditions

1. **The works to which this consent relates shall be started not later than the expiration of three years beginning with the date of this decision notice.**
(Reason - To ensure that consideration of any future application for works will not be prejudiced by listed building consents, which have not been acted upon.)
2. **The proposed works shall be carried out strictly in accordance with the approved plans and specification of works noted thereon, except where modified by the conditions of this consent.**
(Reason - To ensure compliance with the approved plans.)
3. **The works shall be carried out so that no damage is caused to the fabric and features of this listed building); any damage so caused shall be rectified to the approval of the Local Planning Authority.**
(Reason - To protect the fabric and features of this listed building.)
4. **All new and matching materials shall be approved on site by the Local Planning Authority.**
(Reason - To ensure the use of matching materials.)
5. **Before work commences on site, precise details of the following items shall be submitted for the prior, written approval of the Local Planning Authority:**
Details and sections at half full size scale of the letter box within the brickwork to be submitted for the prior written approval of the LPA; The development shall be carried out in accordance with the approved details.
(Reason - To ensure detailing appropriate to this listed building.)
6. **All mortars, plasters and render shall be lime rich to specifications submitted to and agreed in writing by the Local Planning Authority.**
(Reason - To ensure the use of the appropriate mix of traditional lime plasters and mortars.)

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:**
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Development Framework**, adopted July 2007
DP/2 (Design of New Development)
CH/4 (Development within the Curtilage or Setting of a Listed Building)
CH/5 (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 the setting of the Listed Building
 - Impact upon setting of adjacent Conservation Area
3. The proposed works would not adversely affect the special character or appearance of the building.
4. The proposed works would not result in any significant loss or harm to the historic fabric.
5. The proposed works would not have an adverse impact on the setting and appearance of the historic building.

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

- South Cambridgeshire Local Development Framework (adopted January 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/1766/06/F, S/1767/06/LB, S/1163/07/F and S/1164/07/LB
- Appeal Decision, 19 March 2007, APP/W0530/E/06/2030096 and APP/W0530/A/06/2030122

Contact Officers:

Laura Clarke – Planning Assistant
Telephone: (01954) 713162

Stacey Weiser-Jones – Historic Building Officer
Telephone (01954) 713178