

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd December 2008
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1821/08/F & S/1823/08/LB - ICKLETON
Garden Room at Caldrees Manor, 2 Abbey Street for Mr J Gildersleeve

Recommendation: Refusal

Date for Determination: 26th November 2008

Notes:

This Application has been reported to the Planning Committee for determination as recommended by the Local Councillor.

Members will visit this site on 3rd December 2008.

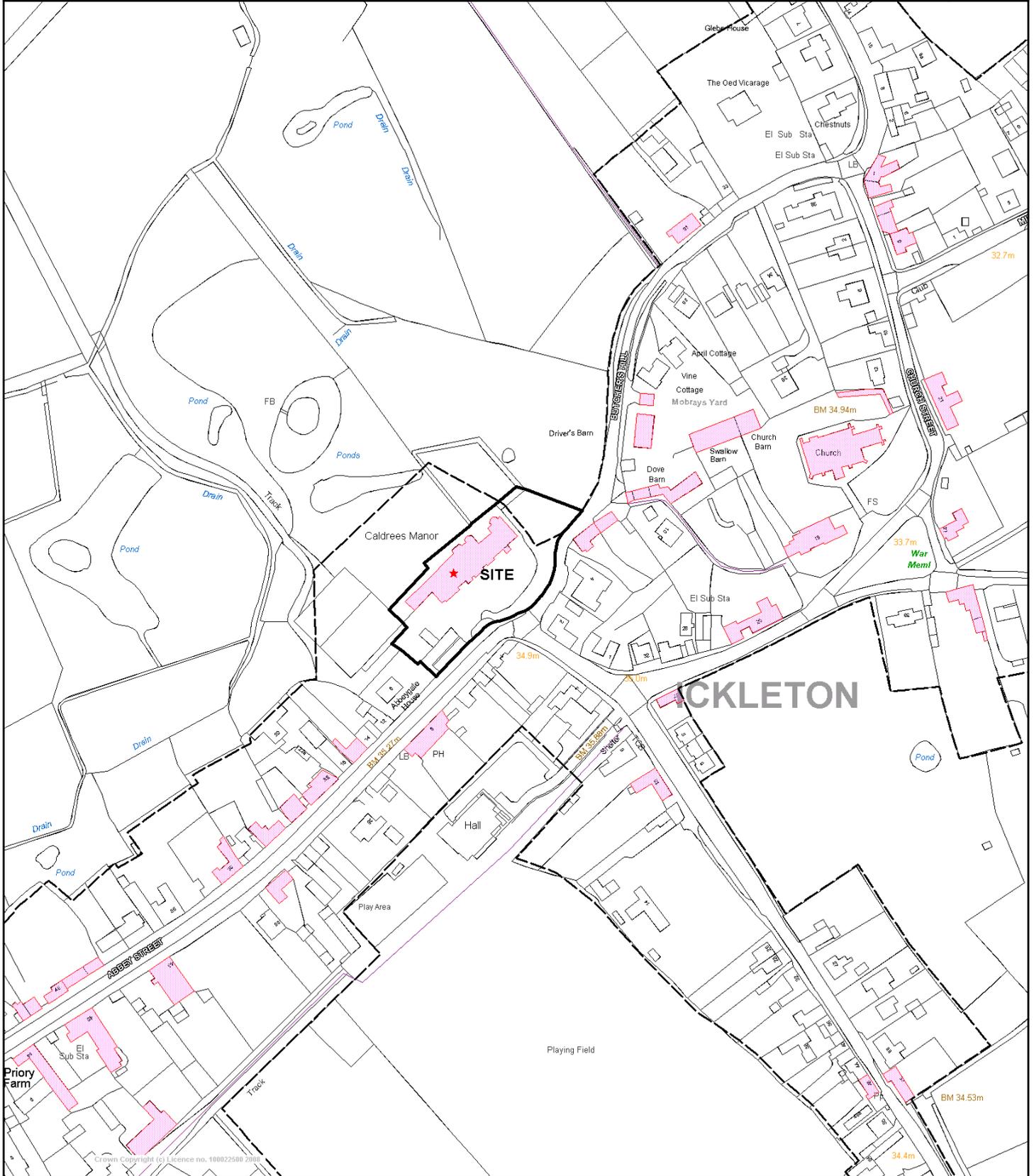
Listed Building & Conservation Area

Site and Proposal

1. The application site is situated within the Ickleton Conservation Area and within the village framework. Caldrees Manor is a Grade II Listed Building of 16th or 17th Century origin. Situated on the north side of Abbey Street at the junction with Frogge Street and Butcher's Hill, the dwelling sits back from the street scene behind trees and a boundary wall of approximately 3 metres in height. The two-storey building is largely constructed of gault brick with a red plain tiled roof and has been altered over time both internally and externally.
2. On the rear elevation there is a conservatory of modern design and construction. Added in 1987 (S/0896/87/LB & S/0895/F) it is of no architectural merit and is not considered to enhance the listed building. Located in a recess between flat roofed bays, it sits below a first floor balcony. A conservatory has been located in this position since the early 20th century.
3. The applications, received 26th August 2008, would see the removal of the existing conservatory and the erection of a frameless glass garden room. With a floor area of 55.6 square metres, the proposed garden room would sit on a similar footprint to the existing conservatory. It would be the same height and project no further than the existing into the rear garden. Constructed entirely of clear glass, the rear elevation of the listed building would be visible through it.

Planning History

4. **S/0895/87/F** – Extensions including granny annexe – approved 13th July 1987
5. **S/0896/87/LB** – Part demolition and extensions – approved 13th July 1987



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Scale 1/1951 Date 17/11/2008

Centre = 549329 E 243795 N

December Planning Committee

Planning Policy

National Planning Policy

6. **Planning Policy Guidance 15: Planning and the Historic Environment** - Paragraphs 3.12 to 3.14 - In judging the effect of any alteration or extension it is essential to have assessed the elements that make up the special interest of the building in question. They may comprise not only obvious visual features but the spaces and layout of the building and the archaeological or technological interest of the surviving structure and surfaces. Listed buildings do vary greatly in the extent to which they can accommodate change without loss of special interest. Some listed buildings are the subject of successive applications for alterations or extension; in such cases it needs to be borne in mind that minor works of indifferent quality, which may seem individually of little importance, can cumulatively be very destructive of a buildings special interest.

South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007

7. **Policy DP/1 “Sustainable Development”** – only permits development where it is demonstrated that it is consistent with the principles of sustainable development. The policy lists the main considerations in assessing whether development meets this requirement.
8. **Policy DP/2 “Design of New Development”** – requires all new development to be of a high quality design and (amongst other issues) be compatible with its location and appropriate in terms of scale, form, design and materials.
9. **Policy DP/3 “Development Criteria”** – sets out what all new development should provide, as appropriate to its nature, scale and economic viability and states that permission will not be granted for proposals that would have an unacceptable adverse impact on (amongst other issues) village character.
10. **Policy CH/3 “Listed Buildings”** – requires that applications for planning permission, including applications for extensions to Listed Buildings, will be determined in accordance with legislative provisions and national policy (currently in PPG15).
11. **Policy CH/5 “Conservation Areas”** – requires new development in or affecting a Conservation Area to be determined in accordance with national policy (PPG15), namely to preserve or enhance the character of the area.

Consultation

Ickleton Parish Council – Approval, no comments.

12. **Conservation Officer** – The application was discussed at the Conservation & Design Team Meeting on 31st October 2008. The following comments were made;

“The existing extension was constructed in 1987 (S/0896/87/LB & S/0895/87/F) and is therefore of no architectural merit. The photograph dating from 1972 in the Design & Access Statement shows a smaller lean-to conservatory with a central three-sided bay with a lantern. During pre-application discussions the Team advised that this design would be the most appropriate form of replacement as it would be traditional in form, design and materials. As an alternative a simple glazed veranda or a freestanding garden room was suggested.

It is appreciated that the proposed conservatory is simple in form but the design concept of a modern “frameless” structure is not considered to be an appropriate addition to this listed building. The proposal would result in an incongruous addition that would harm the character and appearance of the 19th century rear elevation.

In addition there is no automatic right to replacement and whereas the existing conservatory is of no merit the proposed replacement is not considered to be an enhancement by virtue of its form, design and materials”.

Representations

13. The local member has requested that the application be considered at Planning Committee.

“The application may be considered controversial in conservation terms for the following reasons:

- (a) The proposed new structure is modern in design and the main building is old.
- (b) The existing structure (which it is intended to replace) is also modern – it was obviously approved when it was erected.
- (c) The old and new can coexist in a conservation-friendly way as evidenced by the variety of other architectural styles which may be seen on this building.
- (d) The relative merits of the new intended structure as compared to the existing.

My own view is that the new planned construction has merit, and I would like the applicant to have the opportunity for the application to be considered by the Planning Committee, with a site visit.

I would declare a personal interest in that I know the applicant slightly – in the same way that I know many residents in my ward, but this interest is not prejudicial”.

Planning Comments – Key Issues

14. The key issues to consider in the determination of this application are:

- (a) Harm to the special character and appearance of the listed building;
- (b) Impact upon the character and appearance of the Conservation Area.

Harm to the special character and appearance of the listed building

15. The application site comprises a 19th century Grade II Listed Building. Erected in 1987, the existing conservatory on the rear elevation is not considered appropriate by way of design or materials and is of no architectural merit. The Council has no objection to the removal of the existing conservatory.
16. Pre-application discussions between the applicant and the Conservation Officer established that the officer considers the most appropriate replacement would be one based upon the design of an earlier conservatory visible in a photograph provided by the applicant in the design and access statement. A lean-to structure with a central three-sided bay with a lantern, this would be traditional in form, design and materials. Also suggested as an alternative for the site was a simple glazed veranda or a free standing garden room. The applicant, however, is of the view that it is important to let the building evolve through time and therefore proposes a 21st century clear glass frameless construction.

17. Although the footprint of the proposed garden room is similar to that of the conservatory to be removed, the form, design and materials of the proposal are not considered to be appropriate for such an addition and would cause harm to the special character and appearance of the 19th century listed building. Although the design is simple the proposal would appear incongruous against the listed building.
18. Despite there being no objection to the removal of the existing conservatory, there is no automatic right to replacement. The current proposal would be to the detriment of the listed building and is therefore not considered in this case to be an appropriate replacement.

Impact upon the character and appearance of the Conservation Area.

19. Caldrees Manor is a significant building within the village of Ickleton and makes a strong visual statement within the Ickleton Conservation Area. The proposal is considered to be to the detriment of the listed building and therefore subsequently, due to its inappropriate scale, form, design and materials, the proposed garden room would neither preserve nor enhance the character and appearance of the Conservation Area.

Recommendation

20. Refuse
 1. The proposed garden room extension will cause harm to the special character and appearance of the 19th century rear elevation of this gault brick listed building by virtue of its scale, form, design and materials. The proposed replacement of the existing modern conservatory is not considered to enhance the rear elevation and will be to the detriment of the historic plan form. In terms of design, the addition of a flat roofed “frameless” glass structure proposed garden room is considered to be inappropriate and would result in an incongruous addition that would compromise the special character and appearance of this listed building. The proposal is therefore considered to be contrary to Policy CH/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 and paragraphs 3.12 – 3.14 of Planning Policy Guidance Note 15.
 2. The listed building makes a strong visual statement within the Conservation Area. Due to its inappropriate scale, form, design and materials the proposed garden room will neither preserve nor enhance the character and appearance of the Conservation Area. The proposal is therefore contrary to Policy CH/5 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007.

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

- Planning Policy Guidance 15: Planning and the Historic Environment
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- Planning File Ref: S/0896/87/LB & S/0895/F

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