

CHAPTER 10

STRUCTURES WITHIN THE SETTING OF LISTED BUILDINGS

LINKS

- 10.1 Sometimes a dwelling may not be capable of further extension. In these circumstances, it may be possible to provide additional accommodation in a freestanding structure, which will require Planning permission (such as a garden room or annexe). However, where new accommodation is provided in a separate structure, there is a presumption against linking this to the Listed Building and the freestanding structure should be sited at an appropriate distance from the Listed Building.

CONSERVATORIES (ATTACHED EXTENSIONS, NOT FREESTANDING)

- 10.2 The Council will not normally support proposals for conservatories on most types of Listed Buildings. Timber framed buildings and modest cottages would not have had conservatories. Later Victorian buildings may be better suited for this type of extension. The design and form of the structure is important to ensure that it works with the existing building. It is also important to consider the materials, the way in which the structure attaches to the existing building, the roof pitch, the subdivisions of the glazing, rainwater disposal and the impact the conservatory will have on the Listed Building and its setting.
- 10.3 Historic examples of conservatories, greenhouses or orangeries were typically found on grander and larger buildings, not on cottages or vernacular architecture, which make up the majority of the buildings within South Cambridgeshire.
- 10.4 Some Victorian houses retain cast iron veranda structures. Section C.22 of PPG15 suggests it is not appropriate to enclose such structures to create conservatories and the Council supports this view:

Balconies and verandas are very often formal components in the design of an elevation. They should be maintained and repaired; and if they have to be replaced, facsimiles should be erected using matching materials. As with porches they should not normally be enclosed with glazing.

PORCHES (ATTACHED EXTENSIONS)

- 10.5 Porches were not found on most traditional buildings. Where they exist, they are often simple, open structures providing shelter to callers and a degree of weather protection to the main entrance door.
- 10.6 The modern concept of the porch has become an enclosed multi-purpose room that can include a place for coats, boots, a cloakroom, an entrance hall, and even a utility room. Whilst it may be advantageous to the occupants to have these

facilities, it is not always essential or appropriate on a Listed Building. Existing spaces within the building should be considered first to see if they could be reworked to accommodate some of these facilities. Where a modest porch is considered acceptable, the location, design, style, and scale needs to be carefully considered. The location of a porch could significantly affect the character and setting of the existing building. Whether located at the rear or front elevation, a porch extension would only receive support if the building were capable of visually accommodating the additional mass.

- 10.7 A sympathetic alternative to the fully enclosed porch is a traditional, simple flat hood on brackets that provides protection. The Council is more likely to support traditional hoods where they are considered appropriate.

ANNEXES (FREESTANDING)

- 10.8 Annexes should be subsidiary, freestanding buildings that provide ancillary accommodation or use to the main Listed Building. The size, massing, proportion, and design of any annexe are important, as it may have an impact on the Listed Building and its character and setting. It is important to ensure that the relationship between the Listed Building and its surroundings are maintained and the new building does not obscure or detract from views or harm the character and appearance of the Listed Building.
- 10.9 Converting an existing building into an annexe may also require Planning permission. There is a presumption against approving schemes which cannot be contained within the existing building but require extensions.
- 10.10 The Council will not support any proposal that:
- Would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance
 - Would damage the setting, well-being or attractiveness of a Listed Building
 - Would harm the visual relationship between the building and its built and formal or natural landscape surroundings
 - Would damage archaeological remains of importance unless some exceptional, overriding need can be demonstrated, in which case conditions may be applied to protect particular features or aspects of the building and its setting

GARAGES, SHEDS, GARDEN ROOMS AND OFFICES / STUDIOS

- 10.11 The erection of a small freestanding building in the grounds of a residential Listed Building will not require Listed Building Consent, but **may** require Planning

permission; consult with a planning officer to discuss any proposals to determine if it requires consent.

10.12 The following should be considered when proposing a new building within the setting of a Listed Building:

- Design, bulk and massing should be subservient to the Listed Building
- The height is an important consideration
- Structure to be of modest proportions generally either single storey or at most one and a half storeys, but without accommodation in the roof space
- Doors should be timber (side hung for garage doors) with appropriate hardware and hinges; windows shall be timber with appropriate furniture
- Orientation in relation to the Listed Building should be carefully considered
- Selection of materials in relation to the Listed and Curtilage Listed Buildings and structure

BOUNDARIES - FENCES, GATED, WALLS AND RAILINGS

10.13 The erection of walls, gates and fences within the curtilage of a Listed Building will not require Listed Building Consent, *unless* the wall, gate or fence is physically attached to the Listed Building or a Curtilage Listed structure. Planning permission will always be required irrespective of the height. Refer to Sections 11.40 – 11.55 for further details.

10.14 The style, materials, and height of the wall, fence, or other boundary treatment could affect the setting and character of the Listed Building. It is important to look at the character of the surroundings and the pattern of development and details on the Listed Building and historical evidence (e.g. archive photographs) to ascertain what is appropriate. For example, a post and rail fence might be appropriate in one situation but cast iron railings or a wall may be appropriate in another.

10.15 When proposing a new gate at the entrance to a drive, consider the following:

- Ownership of the land crossing the public highway
- Requirements from the Highways Authority such as type of material used for drive and visibility
- Automation of gates- unit location, colour, design
- Traditional design within the context of the surroundings and the age and type of building

SMOKING SHELTERS

- 10.16 Under the new Smokefree (Premises & Enforcement) Regulations 2006 public houses, public places and work premises that were enclosed or substantially enclosed had to become smoke-free by the 1st July 2007. Premises affected needed to provide alternative facilities for people who choose to smoke. Providing the shelter is NOT physically attached to the Listed Building, it will not require Listed Building Consent, but will normally require Planning permission as there are generally no permitted development rights for these structures within the grounds of the Listed Building.
- 10.17 When a smoking shelter is proposed within the curtilage of a Listed Building there are several key factors to consider:
- The location should be sympathetic to the historic building (and the Conservation Area)
 - It should not be located at the front on the primary elevation
 - It should not be located adjacent to the main entrance
 - It should be of modest size and scale
 - It should be of appropriate design and built of appropriate materials
 - It should not be attached to the Listed Building