

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 August 2011

AUTHOR/S: Executive Director / (Operational Services)/Corporate Manager - Planning and New Communities

S/0992/11- LITTLE WILBRAHAM

Alterations – Two replacement single glazed windows to front dormers and replacement roof covering for front porch

**At Reed Cottage, 1 Rectory Farm Road, Little Wilbraham
For Mr Robert Turner**

Recommendation: Approval

Date for Determination: 15 August 2011

Notes:

This Listed Building application has been reported to the Planning Committee for determination as the applicant is a district councillor.

Conservation Area

Site and Proposal

1. Reed Cottage is a grade II listed building dating from the late 18th or early 19th century and is constructed from yellow-grey brick with a water reed thatch. The main elevation has a doorway with a 19th century reeded doorcase, a shingle roofed porch flanked by two canted bay windows and two dormers above.
2. The Listed Building application proposes to replace the deteriorating timber shingles on the porch with slate and replace the modern first floor dormer windows and the 19th century bays with single glazed timber windows to match the style of the existing. The dormer windows, which have a square section glazing bar would be replaced with a traditionally detailed moulded glazing bar.

3. Planning Policy

South Cambridgeshire Local Development Framework, Development Control Policies, DPD, 2007

CH/3 Listed Buildings

CH/4 Conservation Area

4. Planning Policy Statement 5: Planning for the Historic Environment

5. South Cambridgeshire LDF Supplementary Planning Documents (SPD)

Listed Buildings: Works to or affecting the setting of

Consultation

6. **Little Wilbraham Parish Council** – Recommends approval.

Representations

7. None received

Comments – Key Issues

Impact on the character and appearance of the listed building and the conservation area

8. There is no objection to the replacement of the timber shingles on the porch with slate. The existing shingles are decaying and slate to match the bay windows will be an enhancement.
9. There is no objection to the replacement dormer windows as the existing windows are modern and of no historic interest. The change in design of the glazing bars from a square section to an ovolo moulding will result in a more traditional appearance.
10. The application originally proposed the replacement of the bay windows. These are a prominent feature of the main elevation and contribute to the significance of the cottage and to the character of the conservation area. They are probably early 19th century additions and have thin glazing bars with some original glass. There are some obvious signs of decay in part of the frame and sub cill but the sashes appear to be in reasonable repair although some reputtying and repainting is required. The sashes do not close properly but this is probably due to overpainting and a skilled joiner could refurbish and refit them and carry out any minor repairs that are necessary.
11. Replacement bay windows would result in a significant loss of 19th century fabric and there is insufficient justification for their replacement as the sashes and the majority of the frames are in reasonable repair. If there are concerns about energy efficiency and heat loss, secondary glazing would be considered a suitable alternative to replacement windows.
12. The agent was advised that the bay windows should be retained and repaired and the replacement windows omitted from the application. Following a site meeting with a joiner the application has been amended: the bay windows will be overhauled and rather than secondary glazing the main windows as previously suggested, they will be weatherproofed with brush seals to the opening edge. Side windows will remain fixed shut. Cills will be replaced and minor repairs to the frame will be carried out.
13. Secondary glazing is not proposed at this stage but may be an option in the future and could be the subject of further discussion.

Recommendation

14. The recommendation is for approval of the submitted plans as amended by email of 7 July.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(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 development hereby permitted shall be carried out as amended by email of 7 July and in accordance with the following approved plans D.100.2 (two drawings) and R01.
(Reason – To ensure compliance with the approved plans).
3. The roof of the porch shall be covered in Welsh slate, a sample of which shall be provided on site for the prior written approval of the Local Planning Authority.
(Reason – To ensure the use of roofing material appropriate to this listed building).

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

- South Cambridgeshire Local Development Framework, Development Control Policies, DPD, 2007
- Planning Policy Statement 5: Planning for the Historic Environment
- Listed Building SPD: Listed Buildings: Works to or affecting the setting of

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