

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

7 March 2012

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

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**S/2269/11 and S/2270/11 - GRANTCHESTER**  
**Erection of porch to West elevation and internal alterations**  
**at Merton House Cottage, 19 Broadway, Grantchester**  
**for Jo & Francis Burkitt**

**Recommendation: Approve Planning Permission and Refuse Listed Building Consent**

**Date for Determination: 17 February 2012**

1. The application has been referred to the Planning Committee as one of the applicants is District Councillor Francis Burkitt.

### **Site and Proposal**

2. The application site is Merton House Cottage which is a purpose built Lodge style house in the grounds of Merton House; a grade II listed building. The property is located on Broadway which runs to the East of the property, within the Grantchester Conservation Area. The Cottage replaced two former cottages on the same plot and was built between 1903 and 1927 and is considered to be a curtilage listed building.
3. The cottage is orientated fronting the gardens to the west. It has a robust Arts and Crafts appearance and appears largely unaltered. Externally its has a dominant gable end roof covered in Cambridge mix clay tiles and a pair of large dormers to the front elevation with an asymmetric rear wing with sweeping low eaves. There are two prominent stacks in Flemish Bond red brick. The elevations are rendered brick with cottage style 6 light casement windows set in a recessed panel with curved header course.
4. Internally the plan is a central hall with enclosed stair front door to the garden with a principal room either side. The rear addition has bathroom on first floor and study, kitchen, hall and larder to rear ground floor. Internally the building appears unaltered with original features including fireplaces and simple cottage style vertical boarded doors with latches and intact larder and kitchen whose functional uses are reinforced by the use of painted brick finish. To the rear form the back door leads onto an enclosed courtyard with single storey outbuilding to south side and walled to north with access gate to car parking and outbuildings.
5. The proposed development proposes both external and internal alterations. The external alteration is the erection of a porch on the East elevation of the property which requires both Planning Permission and Listed Building Consent. The internal alterations are the removal of internal walls between the dining room and kitchen, the removal of the larder and rear corridor/lobby creating an open plan kitchen /dining area. The load bearing walls will be replaced by steel beams, which will form up stands in the locations of the existing walls and will sit on short wall stubs of the existing walls.
6. The application has been amended to take out the proposal to remove the wall between sitting room and hall, to add downstand boxing on the line of all walls to be removed and to confirm that

the finish proposed for the kitchen is painted brick to match the existing rather than the originally proposed painted plaster.

### **Policies**

7. DP/2 – Design of New Development  
DP/3 – Development Criteria  
CH/3 – Listed Buildings

### **Consultations**

8. **Parish Council** – has recommended approval.
9. **Conservation Team** – has recommended refusal on the grounds that the internal alterations would have a significant detrimental impact on the plan form, the hierarchy of internal spaces and the character of this simple dwelling. There is no objection to the erection of the porch externally.

### **Representations**

10. No representations have been received in respect of the proposed development.

### **Planning Comments**

11. The main planning consideration in this case is the impact on the Listed Buildings.
12. **Impact on the Listed Buildings** – The proposed porch is considered to be in scale and character with the existing property. It would not cause any significant harm to the curtilage listed cottage nor to the setting or character of the grade II listed Merton House.
13. The proposed internal alterations comprising of the opening up of the kitchen and dining room, including the removal of the original built in larder and the brick partition walls between the kitchen and the dining room, are considered to be damaging to the historic plan form of the building and the hierarchy of the internal rooms. these alterations would thereby cause harm to the character of the curtilage listed building.
14. A supplementary document, submitted on behalf of the applicant, has suggested that there is justification for the work in order for it to meet modern residential standards and that the cottage is only listed by virtue of setting rather than for its individual importance and that it would not be worthy of listing if it were not located within the curtilage of the main house.
15. However, the view of the Conservation Officer is that the harm to the curtilage listed building caused by the proposed internal works is not outweighed by the need to meet modern living standards. While the existing rooms in the dwelling are relatively modest, it is not considered that the property is so small nor cramped that the harm to the plan form of the building could be justified by virtue of the larger rooms and more open interior that would result. In terms of the status of the building, curtilage listed buildings are afforded the same protection as independently listed buildings. The special character of the cottage is considered to be important in its own right as well as contributing significantly to that of Merton House. This special character therefore extends to more than just the external appearance of the cottage. The plan form, hierarchy of internal spaces and the internal fixtures and fittings of the cottage are considered to make an important contribution to the special character and appearance of the listed building.
16. The proposed development is therefore considered to be unacceptable in terms of its impact on the special character and appearance of the listed buildings.

## **Recommendations**

17. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the Listed Building Consent application for the porch and internal alterations be refused for the following reason:
  1. The proposed development, by virtue of the removal of the internal walls and consequent opening up the internal rooms, will have a significant detrimental impact on the plan form and hierarchy of the internal spaces which would cause harm to the character of the listed cottage. This would be contrary to policy CH/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007 and policies HE 7.1, HE 7.2, HE 7.5, HE 8.1 of Planning Policy Statement 5: Planning for the Historic Environment.
  
18. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the Planning Application for the porch is approved, subject to the following conditions and informative:
  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 development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

## **Informative**

1. The applicant is advised that this planning permission does not convey Listed Building Consent for the proposed porch. Listed Building Consent is required prior to the commencement of development.

## **Background Papers:**

Local Development Framework Development Control Policies 2007  
District Design Guide SPD: adopted March 2010  
Listed Buildings SPD: adopted July 2009  
PPS5: Planning for the Historic Environment  
Circular 11/95 – The Use of Conditions in Planning Permissions  
Planning files ref: S/2269/11 and S/2270/11

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