

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 March 2012

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

S/2516/11 & S/2517/11 - TEVERSHAM

Two-storey side extension, and alterations to single storey range of linked outbuildings – The Rectory, 30 Church Road.

Recommendation: Refusal

Date for Determination: 14 February 2012

A. Update to the report

Agenda report paragraph number 4 – Planning History

Amended to side extension

B. Further Information received after publication of the agenda report.

The Conservation Team have included further information as a response to a letter dated 29 February 2012 from the applicant's agents circulated to All Members of the Planning Committee.

The comments in the letter dated 29 February 2012 seek to support the proposal based on the evidence of a 'precedent' building attached to the Rectory, 30 Church Road, Teversham. Members are respectfully reminded that precedent in terms of what once may or may not have been attached to the property for a period of time should not be given substantial weight in their deliberations.

Rather, their decision should be based on National and Local Planning Policies and Guidance. Most importantly:

- Planning Policy Statement 5 (PPS 5) – Planning and the Historic Environment,
- Policy CH/3 Listed Buildings of the South Cambridgeshire LDF Development Control Policies DPD, 2007
- South Cambridgeshire Listed Building: Works to or affecting the setting of SPD Adopted July 2009.

In terms of the listed building consent application, Members need to understand what gives the building significance and forms the reason for its listing as being of architectural and historic importance. Then based on this understanding they need to assess the proposal's impacts on this significance in terms of its scale, form, massing and appearance. In this instance what is significant is the Rectory's original architectural design both in plan and its corresponding elevations. The Rectory was built in 1819 as a double pile Rectory House with distinct plan including the study adjacent to the front door. An early artist impression will be displayed at Planning Committee showing the balanced front elevation to the front garden with four recessed hung sash windows to each floor. The building was grade II listed on 26th April 1984 at which time it had the same designed plan and elevations as existed in

the early C19. Photos of the building over different time periods will be displayed at Planning Committee.

The committee report and recommendation identifies a considered appraisal of the proposed extension to The Rectory, 30 Church Road, Teversham, based on professional understanding of the significance of the building and the relevant planning policies.

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