

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 6th April 2005
AUTHOR/S: Director of Development Services

S/0142/05/LB and S/0143/05/F - Little Wilbraham

Alterations - Single Storey Extension for Enlarged Utility Room with Roof Lantern and Resited W.C. Forming New Shower Room With 1 Roof Lantern. Relocated Boiler Room. New Porch to Dining Room Doorway. Removal of Partitions in First Floor W.C to Create Enlarged Bathroom Adjacent to Bedroom 3. Installation of Pot on Sitting Room Chimney.

At Reed Cottage, 1 Rectory Farm Road, Little Wilbraham for R Turner.

Recommendation: Delegated Approval

Date for determination: 23rd March 2005

Listed Building and Conservation Area

Site and Proposal

1. Reed Cottage is a Grade II Listed Building dating from the late 18th or early 19th century. It consists of a gault brick cottage with a thatched roof. To the rear is a 19th century cross wing which has a slate roof. The property has had two recent extensions in 2002 - one altering the form of a small former cheese store to the northern end of the cottage which is now thatched to match the main building and a second on the southern end forming a kitchen extension to the cross wing.
2. Members may recall undertaking a site visit to the site in November 2004 to consider a two storey rear extension. This was refused at the meeting held on 3 November 2004 and is now subject of an Appeal. The current proposals comprise a more modest, single storey resubmission following the refusal.
3. The applications, received 26th January 2005, propose to replace an existing flat roofed extension to the rear of the former cheese store. This current structure has a felt flat roof which sits under the eaves of the thatch. It is proposed to replace this with a larger flat roofed structure which would have a lead roof. This would form a utility area and downstairs toilet and shower room. To the first floor an internal partition would be removed to enlarge the bathroom facilities.
4. The applications have been revised to delete some upstanding roof lights to the flat roof and replace these with two lanterns. It was also proposed to remove walling in the dining room which forms a cupboard and is part of the nineteenth century fabric with a four panel door. This element is now to be retained. It has also been sought to delete the porch to the rear door - this is discussed below.

Planning History

5. The relevant history is summarised below:

S/0369/02 and S/0370/02/LB. Internal and external alterations for enlarged hall, replacement stairs, enlarged dining room, creation of access through gable wall to ground floor study. Demolition of conservatory and replacement by lean to kitchen and pantry and heightening of lean to side extension to create first floor toilet and dressing room with reed thatched roof. Approved April 2002 and fully implemented.

6. **S/1999/04/LB** Installation of flexible metal flue liner in study hearth. Approved November 2004. This application highlighted unauthorised works to a fire surround which are currently subject of negotiations to reinstate suitable surround.
7. **S/2019/04 and S/2017/04/F** applications for a two storey rear extension to form new fourth bedroom and first floor bathroom with enlarged utility and toilet facilities to ground floor. Refused on three grounds:
 1. The proposals were not considered to be justified as being necessary for the continued economic use of the dwelling
 2. The visual appearance was considered to detract from the special character and appearance of the Listed Building by virtue of size, form and mass.
 3. It would materially alter the appearance of the rear of the property and impact on the Listed Building and Conservation Area.

These applications are currently subject to appeals.

Planning Policy

8. **Policy P7/6 Historic Built Environment - Cambridgeshire and Peterborough Structure Plan 2003.** Local Planning Authorities will protect and enhance the quality and distinctiveness of the local historic built environment.
9. **Policy EN20 of the Local Plan 2004.** Applications will be refused which:
 - Are not necessary to ensure the continuing use of the building
 - Would dominate or detract from the Listed Building in scale and form, massing or appearance
 - Would imply the loss of building fabric or architectural or historic interest
 - Would damage archaeological remains of importance
 - Would harm the well being or setting of adjacent Listed Buildings
10. **Policy EN30 Development in Conservation Areas.** Must preserve or enhance the special character and appearance of the Conservation Area.
11. **Planning Policy Guidance Note 15 - Planning and the Historic Environment** Gives advice in sections 3.12 - 3.15 and Annex C on alterations and extensions to Listed Buildings.
12. **Policy HG12 Extensions and alterations to dwellings** - sets out the criteria which must be met to alter or extend properties within village frameworks.

Consultations

13. **Little Wilbraham Parish Council** - recommends approval.

Representations

14. None received at the time of writing this report.

Planning Comments - Key Issues

15. The two key issues are:

(a) The impact on the special character and appearance of the Listed Building.

(b) Whether the works will preserve or enhance the special character and appearance of the conservation area.

16. The proposals are significantly reduced in scale from the previous refused scheme. The first floor element has been deleted and the extension is now only for a replacement and enlargement of the existing toilet/utility area rather than creating new bathroom/bedroom facilities. Internally the property is to be altered to enlarge the existing first floor bathroom.

17. The proposal being a flat roofed structure will sit under the eaves of the thatch similar to the existing flat roofed structure it will replace. This will not, therefore, lead to the loss of any historic fabric. The scale and mass of the building is considered to be more subservient to the Listed Building and will not harm the character and appearance of the Conservation Area. The extension is considered to accord with Policies EN20 and EN30 of the Local Plan.

18. The use of a lead roof will be an enhancement from the form and materials of the existing extension. The extension will be longer than the existing extension to be replaced but will be set back from the building line of the two storey cross wing. It will enable the formation of a new boiler room and the replacement of an existing metal flue with a brick chimney which is also a visual enhancement.

19. The amendment of the scheme to use roof lanterns rather than raised roof lights is considered to be a visually more acceptable means of lighting the rear part of the extension.

20. The loss of the cupboard in the nineteenth century cross wing also raised concerns at the loss of historic fabric without adequate justification and the retention of this is also welcomed.

21. The two elements of the applications which remain an issue are (i) the proposed porch to the rear door and (ii) the use of render rather than brick. These are considered below.

22. With regard to (i) the proposed porch, this doorway has a small hood above it and is located adjacent to the kitchen extension. The proposals are to create a larger enclosed porch structure which would be glazed to the western side with a brick plinth to match the form of the bay window to the adjacent extension. This element is also subject to the current appeal on the previous 2-storey submission. In the Local Planning Authority's submitted statement it is argued (para 6.10) that:

“The proposals also propose the formation of a porch on the southern side elevation of the 19th century cross wing. This will enclose the existing rear door which gives access to the kitchen/dining area. Concern is expressed at the cluttered appearance of this elevation. The kitchen extension has left only 1.5 metre section of this side wall exposed and the porch will cover this. It is considered that the form of porch designed to reflect the format of the bay window to the kitchen extension is unduly

fussy and will detract from this elevation of the building. It will raise the importance of this entrance to more of a main entrance - competing directly with the entrance and porch to the front elevation. This again serves to alter the function and importance of this rear elevation to the detriment of the original thatched cottage part of the building”.

23. With regard to (ii) the use of render, it should be noted that the recent kitchen extension on the other side of the cross wing is in gault brick. Only the cross wing is rendered. In order to emphasise this historic fabric it is considered this extension should contrast with this by being constructed using a gault brick to harmonise with the main cottage and later extensions.
24. It is, therefore, considered that the proposal should be recommended for a delegated approval subject to receiving amended plans which delete the porch from the scheme and confirm the amended materials.

Recommendation

25. Delegated approval, subject to the deletion of the porch and use of facing brick for the extension.

Planning Consent

1. Standard Condition A - Time limited permission (Reason A);
2. Sc5a - Details of materials for external walls and roofs (Rc5aii);

Listed Building Consent

1. Listed Building Consent 1 - (Reason - LBC1);
2. LBC2 - Amended drawings received 14 March 2005 (Reason - LBC2)
3. Precise details of the new windows and external doors to be installed as part of this permission shall be submitted at a scale of at least 1:20. The windows shall be single glazed of timber construction traditionally painted and without trickle vents. The details shall include any measures necessary to meet the building regulation requirements including the details of secondary glazing if applicable. The details shall show sections, opening arrangements and glazing bar patterns where applicable.
(Reason: To ensure detailing appropriate to this Listed Building);
4. Notwithstanding the materials shown on the approved drawings the extension shall be faced in gault brickwork not render as specified. A sample panel of the brickwork shall be supplied on site for prior written agreement with the LPA before works commence. The details shall include the bond to be used, joint details and mortar mix.
(Reason - To ensure the use of appropriate materials);
5. LBC 29- Use of lime based mortars. (Reason - LBC29)
6. LBC 32 - details of new rainwater goods; (Reason - LBC32)

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** P7/6 (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004:** EN30 (Development in/adjacent to Conservation Areas) and EN20 (Unsympathetic extensions).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Impact upon setting of adjacent Conservation Area
 - Impact on the special character and appearance of the listed Building

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- PPG 15
- Planning files S/0369/02/F, S/0370/02/LB, S/2019/04/LB, S/2017/04/F, S/0142/05/LB and S/0143/05/F

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