

APPLICATION REFS: 12/00618/HHFUL & 12/00619/LBC

PROPOSAL: DEMOLITION AND REBUILDING OF 2NO. OUTBUILDINGS AND ERECTION OF 1 NEW OUTBUILDING

SITE: 14 CHURCH STREET, THORNEY , PETERBOROUGH, PE6 0QB

APPLICANT: MRS SARA FALCO

AGENT: NOT APPLICABLE

REFERRED BY: HEAD OF PLANNING, TRANSPORT & ENGINEERING
REASON: APPLICANT'S SON IS AN EMPLOYEE IN PLANNING SERVICES

SITE VISIT: 01.05.2012

CASE OFFICER: MR M ROBERTS

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RECOMMENDATION: **GRANT** PLANNING PERMISSION AND LISTED BUILDING CONSENT SUBJECT TO RELEVANT CONDITIONS

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application dwelling is located within the Thorney Conservation Area and dates back to the 18th Century and is of brick construction with a pantiled roof throughout. The dwelling and that which adjoins it (i.e. no.16 Church Street) are both grade II listed. The properties were listed primarily due to their group value within the street scene. The application dwelling has recently been extended at two storey level to the side/rear. The property lies at a prominent corner within Church Street at the eastern end of a row of terraced housing and Thorney Library. Immediately to the east of the dwelling is a Pharmacy business within a small building that was formerly a telephone exchange. The Pharmacy has a reasonably large forecourt area and is set slightly rearwards of the application dwelling. A curved style 1.8m high fence and a smaller 1.2m high fence with adjoining good sized shrubbery forms the eastern boundary with the Pharmacy.

To the rear of the site is a car repair business (which has a part brick/part asbestos sheeting rear elevation) and the rear curtilage of a dwelling at 17 Wisbech Road. The curtilage of no.17 Wisbech Road is at a slightly lower level than the application site. To the west of the site is the garden of No 16 Church Street and existing Outbuilding 1 is located such that it steps in to this garden and forms part of the property boundary as does existing Outbuilding 2. To the north of the site lies the grounds of Thorney Abbey.

The rear of no.14 Church Street is currently in a cluttered untidy state as building works to complete the house approved house alterations are underway. The occupiers of the property are taking steps to remove the building materials some of bricks of which are proposed for the replacement outbuildings.

The outbuildings within the curtilage of the dwelling are barely visible from Church Street due to their location to the rear of the property with the main view of them being from within the curtilage of no.16 Church Street. Outbuilding 1 has an off centre pitched roof with a part clay/part concrete pantiled roof with walls of a variety of brick types. The ridge height is 3.6m. The footprint of this outbuilding measures 4.4m by 5.3m. Its north elevation forms a boundary with no.16 Church Street. It has two non opening obscure glazed windows in its rear elevation. This outbuilding does have a degree of character but overall it is in a dilapidated state with the external walls parting company, a leaking roof and a chimney that is heavily leaning such that it is a potential safety hazard. Outbuilding 2 is a lean to structure that forms part of the rearmost eastern boundary with

no.16 Wisbech Road. It has an old mono-pitched corrugated sheet metal roof and the walls are of a variety of brick types/timber construction. The rear elevation is part brick/part corrugated metal. The footprint of this outbuilding measures 5.1m by 3.85m with a ridge height of 3.2m. It is considered to be in an unsafe condition. A small timber shed lies adjacent to the aforementioned two outbuildings.

The Proposal

The proposal seeks to demolish Outbuildings 1 and 2 and replace them with new outbuildings with approximately the same footprint areas. A new third outbuilding is also proposed.

Outbuilding 1 - This outbuilding is to replace an existing outbuilding and would be a wholly brick walled structure with a clay reclaimed orange pantiled roof with a footprint of 4.4m by 5.4m and a ridge height of 3.8m. The building will have a traditional pitched roof with a symmetrical appearance. The bricks are to be reclaimed to match those of the existing dwelling house. The doors and windows are to be of timber construction. Two obscure glazed non opening windows are proposed in the rear elevation of the outbuilding in the same style as the existing rear windows of the outbuilding.

Outbuilding 2 - This outbuilding is to replace an existing outbuilding and is to be of a wholly brick walled construction with a footprint of 4.8m by 5.1m and the ridge height is to be 3.8m. The building is to have a traditional pitch roof. The bricks are to be reclaimed to match those of the existing dwelling house. The doors and windows are to be of timber construction.

New Outbuilding 3 – This is to be a new outbuilding to be located in the north east corner of the property immediately adjacent to the industrial unit to the rear and the rear flank wall of the pharmacy to the east. The outbuilding is to have a mono-pitched roof with the down slope of the roof facing into the garden. It is to have a footprint of 2.85m by 5.2m with a ridge height of 3.8m Reclaimed materials are to be used for its construction with the doors and windows to be of timber construction. The building is to be used primarily as a summerhouse with a log store alongside.

2 Planning History

Reference	Proposal	Decision	Date
10/00060/FUL	Construction of two storey and single storey rear extensions	Application Permitted	10/03/2010
10/00070/LBC	Two storey and single storey rear extensions	Application Permitted	10/03/2010
11/00660/DISCHG	Discharge of condition C2 (Windows and Doors) and C4 (Rainwater Goods and Fixings) of planning permission 10/00070/LBC - Two storey and single storey rear extensions	Determined Discharge of Conditions	17/05/2011
11/00730/FUL	Amendments to previous planning permission (Construction of two storey and single storey rear extensions Ref. 10/00060/FUL dated 10/03/10) including insulating and re-facing of north elevation and change to W54 size windows (no leaded glazing)	Application Permitted	28/07/2011
11/00731/LBC	Amendments to previous planning permission (Two storey and single storey rear extensions Ref. 10/00070/LBC dated 10/03/10) including insulating and re-facing north elevation, and change to W54 size windows (no leaded glazing)	Application Permitted	28/07/2011

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

Date: 10.05.2012

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non scheduled nationally important features and buildings of local importance.

4 Consultations/Representations

Conservation Officer – No objection. Outbuilding 1 is curtilage listed and is in a poor condition and retains little of its original historic fabric. Whilst the replacement building will not feature a chimney (the existing structure has one), to require one is considered excessive. Outbuilding 2 is not curtilage listed and is in a much worse condition than Outbuilding 1. Although the footprint is going to be a little greater than the existing building, this has no conservation impact. New outbuilding 3 would help improve the setting of the listed house as it part screens the adjacent commercial building next door. Request conditions regarding materials (including mortar type and a sample panel), details of doors and windows)

Landscape officer – The submitted Arboricultural Method Statement, to ensure that the two adjacent apple trees in the rear garden of 16/17 Church Street will not be affected as a result of the construction of Outbuilding no.1, is acceptable.

Thorney Parish Council – No objections

Local Residents/Interested Parties

Initial consultations: 9

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No.16/17 Church Street, Thorney - No objections to the proposed works. The roofs should be of clay pantiles to match that of nos.16/17 Church Street and the windows of the outbuilding, that is located mid-way within the rear curtilage of no.16/17 should be painted white as existing.

5 Assessment of the planning issues

The main considerations are:-

- The impact of the outbuildings upon the character and appearance of the Conservation Areas and the setting of the two listed dwellings at 14/16 Church Street
- The impact of the outbuildings upon the amenities of the adjoining neighbouring properties

1. The impact of the outbuildings upon the character and appearance of the Conservation Areas and the setting of the two listed dwellings at nos.14 and 16/17 Church Street.

Outbuilding no.1

This in a very poor state of repair, has structural issues and retains little of its historic fabric. The replacement outbuilding would be of an improved design to that of the existing outbuilding and the proposed detailing, to include the use of reclaimed clay pantiles and bricks materials and black aluminium rainwater goods, would provide for an outbuilding that would enhance the character and appearance of the conservation area and that of the setting of the listed dwellings.

Outbuilding no.2

This outbuilding is in a perilous condition and is a safety hazard. The proposed replacement outbuilding has a footprint that is slightly larger than the existing outbuilding. The proposed design and scale of the replacement outbuilding would be appropriate for the property and is to be constructed from the same materials as Outbuilding 1. The building is such that it would serve to improve the character and appearance of the immediate conservation area and also its relationship to the setting of the listed dwellings.

Outbuildings nos.1 and 2 are intended to be used for storage purposes and possibly also as small scale workshops for the occupiers of the application dwelling.

Outbuilding no.3

This is an entirely new outbuilding to serve principally as a summerhouse with an attached log store alongside. Its scale and location are such that the rear elevation of the industrial/car repair unit will virtually be entirely screened from view from both within the application dwelling and also from views looking north from within Church Street. Thus it is considered that both the character and appearance of the conservation area would be enhanced as well as improving the setting of the listed dwelling. Materials to be used will be the same as per Outbuildings 1 and 2.

2. The impact of the outbuildings upon the amenities of the adjoining neighbouring properties

Outbuilding no.1

The design and scale of the proposed outbuilding is similar to that of the existing outbuilding and so it has no greater impact upon the amenities of the occupier of no.16. The south elevation of the existing outbuilding comprises a mix of brick types which detract from its appearance whereas the proposed outbuilding will be of matching reclaimed bricks to provide for a uniformity and a rustic appearance, similar to the existing outbuilding. There would be some disturbance to the neighbours shrub bed alongside the existing outbuilding due to the construction of the foundations of the new outbuilding, but this is not a matter that can be controlled by way of planning condition. However, at a site meeting the neighbour was assured by the applicant that any damage shrubs within the existing border would be replaced at their cost. The resident of no.16 Church Street accepted this. The two apple trees in the rear garden of no.16/17 would not be affected during the reconstruction of that outbuilding as a result of the proposed protection measures of the submitted Arboricultural method statement.

Outbuilding.2

The replacement of this outbuilding would be barely visible from within the adjoining houses. It would only be seen from within the curtilages of no.16/17 Church Street, no.17 Wisbech Road and the car repair yard of the commercial premises to the north. Currently the building is in such a poor state of repair that it is considered to be detrimental to the outlook from within the curtilages of both adjoining neighbours. The rear of the existing outbuilding forms a boundary with no.16/17 Church Street. The rear of the proposed replacement outbuilding would also form the boundary with no.16/17. The occupier of no.16/17 has verbally confirmed that she has no objection to this with the caveat that any damaged shrubs are to be replaced. The applicant has advised that any damaged plants would be replaced which the neighbour was content with. Physically the replacement outbuilding would have more impact upon the rear garden area of the dwelling at no.17 Wisbech Road but it is to be very similar in scale and location of the existing out such that the relationship of the new outbuilding would not be materially different, The occupiers of no.17 Wisbech Road have not raised any objections to the proposal.

Outbuilding.3

The new outbuilding, no.3, is proposed in a location of the garden that would abut close to the industrial building to the north of the application property and the rearmost of the west facing flank wall of the adjoining Pharmacy and as such would have no impact upon the

use of either business. The store would significantly improve the outlook to the rear of no.14 by the outbuilding screening the southern elevation of the industrial/car repair business to the south.

This new outbuilding would also restrict views of the commercial premises from within the conservation area i.e. within Church Street and would also serve to improve the setting of the listed dwelling.

6 Conclusions

The existing outbuildings are in a poor condition and their demolition and replacement together with the construction of a new third outbuilding will not be detrimental to the :

- Appearance of the conservation area
- The setting of the Listed Buildings
- Amenity of neighbouring properties

7 Recommendation

Planning application ref:- 12/00618/HHFUL

The Head of Planning, Transport and Engineering Services recommends that planning permission is GRANTED subject to the following conditions:

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

The proposed new and reconstructed outbuildings would not adversely impact upon the amenities of the Thorney Village Conservation Area or the setting of the Listed Buildings in accordance with policy CS17 of the Peterborough Core Strategy DPD.

The proposed new and reconstructed outbuildings would not adversely impact upon the amenities of the occupiers of the adjoining properties in accordance with policy CS17 of the Peterborough Core Strategy DPD.

C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 The brick to be used for the construction of the new and reconstruction of the existing outbuildings shall be entirely of the reclaimed type submitted to the Local Planning Authority on 21 May 2012.

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

C 3 Surface water shall be disposed of by way of a soakaway unless percolation tests demonstrate that this would be inappropriate. In such a situation, the new/ replacement buildings shall not be erected unless alternative methods have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with such approved details.

Reason: To prevent flooding in accordance with the NPPF.

C 4 The roofs to be used for the construction of the new and reconstruction of the existing outbuildings shall be entirely of the reclaimed clay pantile type submitted to the Local Planning Authority on 21 May 2012.

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

- C 5 The doors for the reconstruction of the existing two outbuildings shall be of vertically planked stained timber construction and the doors to the new summer house building shall be part glazed and part timber construction both in accordance with the details submitted to the Local Planning Authority on 17 April 2012.

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

- C 6 All new brickwork shall be pointed using a lime-based mortar finished in accordance with "Cambridgeshire Conservation Note 4 – Repointing".

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

- C 7 All windows shall be of timber construction with the frames set back 50mm from the face of the masonry, in accordance with details submitted to the Local Planning Authority dated 24 May 2012 unless otherwise agreed in writing.

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

- C 8 Notwithstanding the submitted information the rain water goods shall be of Brett Martin Cascade Cast Iron Style. The water from outbuilding no.1 shall drain into a water butt alongside the north elevation of this outbuilding. Surface water shall be disposed of by way of soakaway unless percolation tests demonstrate that this would be inappropriate. In such a situation, the new/ replacement buildings shall not be erected unless alternative methods have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with such approved details.

Reason: To prevent flooding in accordance with the NPPF.

- C9 The erection of the outbuilding no.1 shall be undertaken entirely in accordance with the Arboricultural Method Statement submitted on 25 May 2012.

Reason: In the interests of safeguarding the health of the trees within the curtilage of no.16/17 Church Street, Thorney in accordance with policy LNE9 of the Peterborough Local Plan (First Replacement).

Planning application ref:- 12/00619/LBC

The Head of Planning, Transport and Engineering Services recommends that Listed Building Consent permission is GRANTED subject to the following conditions:

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

The proposed new and reconstructed outbuildings would not adversely impact upon the amenities of the Thorney Village Conservation Area or the setting of the Listed Buildings in accordance with policy CS17 of the Peterborough Core Strategy DPD.

- C 1 Works to which this consent relates shall be begun no later than the expiration of three years beginning with the date of the decision notice.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C 2 The brick to be used for the construction of the new and reconstruction of the existing outbuildings shall be entirely of the reclaimed type submitted to the Local Planning Authority on 21 May 2012.

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

- C 3 The roofs to be used for the construction of the new and reconstruction of the existing outbuildings shall be entirely of the reclaimed clay pantile type submitted to the Local Planning Authority on 21 May 2012.

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

- C 4 The doors for the reconstruction of the existing two outbuildings shall be of vertically planked stained timber construction and the doors to the new summer house building shall be part glazed and part timber construction both in accordance with the details submitted to the Local Planning Authority on 17 April 2012.

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

- C 5 All new brickwork shall be pointed using a lime-based mortar finished in accordance with "Cambridgeshire Conservation Note 4 – Repointing".

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

- C 6 All windows shall be of timber construction with the frames set back 50mm from the face of the masonry, in accordance with details submitted to the Local Planning Authority dated 24 May 2012 unless otherwise agreed in writing.

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- C 7 Notwithstanding the submitted information the rain water goods shall be of Brett Martin Cascade Cast Iron Style.

Reason: To ensure that the development is in keeping with the conservation area and Listed building setting and to accord with Policies CS16 and CS17 of the Peterborough Core Strategy (2011).

Copies to Councillors D Sanders, D McKean

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