

09/00384/LBC: FORMATION OF DORMER WINDOWS IN BILLIARD BLOCK AT 333
THORPE ROAD PETERBOROUGH PE3 6LU
VALID: 3 APRIL 2009
APPLICANT: MR M CERESTE
AGENT: MR D TIMMS
REFERRED BY: INTERIM HEAD OF PLANNING SERVICES
REASON: MEMBER INTEREST
DEPARTURE: NO

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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- The impact of the development on the Listed Building

The Head of Planning Services recommends that the application is APPROVED.

2 PLANNING POLICY

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

Development Plan Policies

Relevant policies are listed below with the key policies highlighted.

The Peterborough Local Plan (First Replacement)

CBE6 – Requires that works to Listed Buildings are sympathetic to the character and setting of the original building; are not detrimental to its long term stability; and will not result in the removal of features of architectural or historic interest.

Material Planning Considerations

Decisions can be influenced by material planning considerations. Relevant material considerations are set out below, with the key areas highlighted:

Planning Policy Statement 15 – Planning and the Historic Environment – contains advice on dealing with Listed Building Consent applications.

3 DESCRIPTION OF PROPOSAL

It is proposed to insert two dormer windows on the north elevation of the existing outbuilding, and one on the south elevation. Those to the north would be “blind” dormers, with permanently closed shutters, to provide additional headroom and that on the south would be obscure glazed.

4 DESCRIPTION OF SITE AND SURROUNDINGS

The main listed building on the site is Tower House which is Grade 1 listed. The outbuilding in question is of coursed rubble with a pantile roof. There is one existing rooflight.

5 PLANNING HISTORY

Application Number	Description	Date	Decision
99/00149/LBC	Formation of dormer windows in billiard block	12/7/99	Consent

6 CONSULTATIONS/REPRESENTATIONS

NEIGHBOURS

Letters of representation have been received from two local households and the following issues have been raised by one neighbour:

- North dormers overlook 333a Thorpe Road and should be blind
- Possibility of separate residential development by stealth

7 REASONING

a) **Introduction**

Consent was granted for this development ten years ago. Although the applicant has called this application a renewal it is not; as the original consent expired in 2004.

b) **Policy issues and Principle of development**

This is an application for Listed Building Consent and therefore only issues relating to impact on the form and setting of the Listed Building should be considered. The works will also require planning permission and other matters should be explored at that stage.

As the application relates to a Grade 1 Listed Building the draft decision will have to be submitted to the Secretary of State (GO-EAST) for approval.

c) **Impact of development on Listed Building**

The scheme will have no adverse impact on the main Grade 1 Listed Building, or on the curtilage listed outbuilding.

English Heritage have been consulted although it is not expected that a response will be received prior to Committee. As the works proposed are to a curtilage listed building it is not anticipated that there will be any objection, and therefore Officers recommend that Members approve the application subject to there not being any objection from English Heritage.

d) **Other matters**

A neighbour has raised concerns regarding overlooking and also the creation of a separate residential unit.

Overlooking should be considered as part of an application for planning permission, although the works currently under consideration are a result of negotiation (in 1999) that took this into account.

Overlooking can be addressed by Condition requiring blind dormers to the north and obscure glazing to the south, but these Conditions should be appended to a grant of planning permission, not Listed Building Consent if they are to protect neighbour amenity.

Any proposal to create a separate dwelling would require separate planning permission.

8 CONCLUSIONS

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 works will have no adverse impact upon the fabric, character or setting of the building Listed as being of architectural or historic interest. The proposal is therefore in accordance with Saved Policy CBE6 of the Peterborough Local Plan 2005 (First Replacement).

9 RECOMMENDATION

It is recommended that subject to there being no objection from English Heritage, and to approval from the Secretary of State Listed Building Consent be granted subject to the following conditions:

- C1 Works to which this consent relates shall be begun before the expiration of five years from the date of this consent.**
Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- C2 The dormer cheeks shall be rendered with lime mortar unless an appropriate alternative is agreed with the Local Planning Authority in advance of works commencing. Any colour applied to the render shall be agreed in advance with the Local Planning Authority.**
Reason: In order to protect the character of a building Listed as being of architectural or historic interest in accordance with Saved Policy CBE6 of the Peterborough Local Plan 2005 (First Replacement).
- C3 The shutters of the blind dormers shall be dark stained to match the windows unless an appropriate alternative finish is agreed in writing with the Local Planning Authority in advance of works commencing.**
Reason: In order to protect the character of a building Listed as being of architectural or historic interest in accordance with Saved Policy CBE6 of the Peterborough Local Plan 2005 (First Replacement).

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