

09/00762/FUL: 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  
  
CASE OFFICER: LOUISE LEWIS  
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## **1 SUMMARY/OUTLINE OF THE MAIN ISSUES**

The main considerations are:

- The impact of the development on the amenities of neighbours
- The impact of the development on the Listed Building and the conservation area

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)**

**DA2 – Requires that development does not have any adverse impact on the character of the area or neighbour amenity**

**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
09/00384/LBC	Formation of dormer windows in billiard block	Pending	

#### **6 CONSULTATIONS/REPRESENTATIONS**

##### **NEIGHBOURS**

Two letters of representation have been received. One expresses no objection, the other raises concerns about overlooking from the new windows.

#### **7 REASONING**

##### **a) Introduction**

Listed Building Consent was granted for this development ten years ago. A fresh issue of Consent was approved by Members at Committee in July, subject to there being no objection from English Heritage and The Secretary of State.

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

The proposed development does not benefit from Permitted Development rights as it is within the curtilage of a listed building.

The relevant Policies are listed above.

##### **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 and setting of the main listed building. The building subject of this application is an ancillary, curtilage listed building.

##### **d) Other matters**

A neighbour has raised concerns regarding overlooking.

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.

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. There will be no detrimental impact on the amenities of occupiers of neighbouring dwellings. The proposal is therefore in accordance with Saved Policies DA2 and CBE6 of the Peterborough Local Plan 2005 (First Replacement).

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 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 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).
- C4 The dormers to the north elevation shall be blind dormers with permanently closed shutters and the dormer to the south shall be obscure glazed. The dormers shall be so maintained thereafter.**  
Reason: In order to protect the amenities of occupiers of neighbouring dwellings in accordance with saved Policy DA2 of the Peterborough Local Plan 2005 (First Replacement).

Copy to Councillors: M Burton, M Dalton, S Dalton



**LOCATION PLAN 09/00762/FUL**

Tower House, 333 Thorpe Road, Peterborough

PCC GIS



Scale 1:1250 Date 20/8/2009 Name MKB Department Planning Services

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