

**Application Ref:** 17/00228/HHFUL

**Proposal:** External wall insulation with rendered finish to the front elevation

**Site:** 61 Taverners Road, Millfield, Peterborough, PE1 2JP

**Applicant:** Mr Cereste  
Cereste Property Development

**Agent:** ARC Survey & Design  
ARC Survey & Design

**Referred by:** Head of Planning Services

**Reason:** Applicant is an elected member

**Site visit:** 17.02.2017

**Case officer:** Mr D Jolley

**Telephone No.** 01733 453414

**E-Mail:** david.jolley@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

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

### **Site and surroundings**

The application site is a mid-terrace dwelling of brick and tile construction. The dwelling is sited directly on the footpath and has a fully enclosed rear garden.

### **Proposal**

Permission is sought for external insulation to a the front elevation.

## **2 Planning History**

No relevant planning history

## **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)**

#### **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.

### **Peterborough Planning Policies DPD (2012)**

#### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

#### **4 Consultations/Representations**

No comments received

##### **Local Residents/Interested Parties**

Initial consultations: 3

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received in relation to the proposal.

#### **5 Assessment of the planning issues**

The main consideration is;

##### **The impact of the proposal on the character of the area**

A number of other dwellings along this part of Taverners Road have been rendered or externally insulated in a similar fashion as proposed here, as such render/external insulation is part of the established character of the area. Most of these other rendered dwellings have lost their original decorative features and the result has been detrimental to the character of the wider area.

The front elevation of the dwelling contains architectural features worthy of retention, including a decorative lintels above the windows and front door and a decorative brick course at eave level. It is important to retain these elements as they make contribution towards the character of the area. The plans show that the lintels are to be covered by the render, therefore a condition will be appended to the permission requiring these features to be recreated. Recreation of the stone lintels above the door and windows has been undertaken at number 51 Taverners Road to good effect.

The applicant has proposed cream render. This is an acceptable colour choice that will not appear incongruous given the character of the surrounding area.

In light of the above it is therefore considered that the proposal will not unacceptably harm the character of the area. The presence of external insulation/render has become part of the established character of the area and the proposal is unlikely to appear incongruous within the street scene.

N.B. Application 17/00229/HHFUL proposes the external insulation of the adjacent property, number 59 Taverners Road.

#### **6 Conclusions**

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

- The proposals will not unacceptably harm the character of the area. In accordance with policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policy PP2 of the Peterborough Planning Policies (DPD) 2012.

## 7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions:

- 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 development shall be carried out in accordance with drawing; 1632/PL1 rev B.

Reason for the avoidance of doubt.

- C 3 Notwithstanding the approved drawings, the stone lintel above the front door and stone window lintels shall be replicated and the decorative brick detail at eaves level shall be retained and left uncovered.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 4 The render shall be cream or white in colour.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

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