

## Item No. 5.3

### Planning and EP Committee 16 May 2017

**Application Ref:** 17/00405/HHFUL

**Proposal:** Proposed new dormer to garage, repairs to collyweston roof and loft conversion including 3no roof lights all to Tower House

**Site:** 333 Thorpe Road, Peterborough, PE3 6LU,  
**Applicant:** Mr Marco Cereste

**Agent:** Ian Ashworth  
i-lid design ltd

**Referred by:** Director of Growth and Regeneration  
**Reason:** Applicant is an elected member

**Site visit:** 04.04.2017

**Case officer:** Mr D Jolley  
**Telephone No.** 01733 453414  
**E-Mail:** david.jolley@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions and authority being delegated to Officers to review the bat survey, agree appropriate mitigation measures including any additional conditions and any necessary design changes along with any associated changes to the wording of the conditions set out at the end of this report.

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

### Site and Surroundings

The application site is a grade I listed Tower House, located within the Longthorpe Conservation Area, originally built as a stone and Collyweston slate north-south hall circa 1263. The building was heavily rebuilt in the early 19<sup>th</sup> century but a significant amount of the medieval house remains. The present building consists of a former open hall on the west (altered but with its original 14<sup>th</sup> century roof) with a two storeyed cross wing to the east on a north south axis which dates from the late 13<sup>th</sup> century.

The three-storey Tower was added between about 1290 and 1300 to the north east corner of the cross wing house. The Tower is corbelled over a blocked window showing the cross-wing building to be earlier than the Tower. A fourth element was added to the south of the Tower in the second quarter of the 19<sup>th</sup> century when the house was overhauled.

### Proposal

Planning permission is sought for a new 3 light dormer to the garage and the conversion of the loft of the early 19<sup>th</sup> century element to the south of the tower, to provide accommodation by raising the ceiling and inserting a new internal staircase. The roof would be reconstructed, insulated and the existing Collyweston roof slate re-laid. Three roof lights are proposed to the west facing roof.

This application for full planning permission is accompanied by a listed building application 17/00406/LBC.

## 2 Planning History

Reference	Proposal	Decision	Date
17/00406/LBC	Proposed new dormer to garage, repairs to collyweston roof and loft conversion including 3no roof lights all to Tower House	Pending Consideration	

## 3 Planning Policy

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

### Planning (Listed Building and Conservation Areas) Act 1990

#### **Section 66 - General duty as respects listed buildings in exercise of planning functions**

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

#### **Section 72 - General duty as respects conservation areas in exercise of planning functions.**

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

### National Planning Policy Framework

The National Planning Policy Framework (NPPF 2012) outlines government policy, including its policy in respect of the conservation of the historic environment. Paragraph 8 advises that development should sustain and enhance the significance of heritage assets and great weight is given to conserving designated heritage assets. Section 12 'Conserving and enhancing the historic environment' sets out high level policies concerning heritage and sustainable development. The approach set out in paragraphs 131-139 is of particular relevance.

### 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.

#### **CS17 - The Historic Environment**

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

#### **CS21 - Biodiversity and Geological Conservation**

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

## **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.

### **PP03 - Impacts of New Development**

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

### **PP16 - The Landscaping and Biodiversity Implications of Development**

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

### **PP17 - Heritage Assets**

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

## **Peterborough Local Plan 2016 to 2036 (Preliminary Draft)**

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

## **4 Consultations/Representations**

### **Internal**

#### **Archaeological Officer (05.04.17)**

No objections. The proposed development may affect the Scheduled Monument known as Longthorpe Tower: part of a medieval fortified house (National List entry Number: 1013284). The tower is attached to the north-west corner of an earlier medieval hall (also a Grade I Listed Building). A west wing was attached to the hall in the 17th century, and an eastern wing was added earlier this century, abutting the south wall of the tower. The hall and its wings are not included in the scheduling.

Although the Tower is not part of this scheme, the proposed work may affect its historic fabric. Should this be the case, Scheduled Monument Consent must be obtained from Historic England in advance of work, including proposed improvements. Recommend that Historic England are consulted on this application.

#### **PCC Conservation Officer (26.04.17)**

No objections. Overall, subject to conditions regarding the laying of the Collyweston slate and agreement on conservation style rooflights with symmetrical appearance of a central vertical glazing bar and located low in the roof plane the work can be supported. The main impact on earlier fabric, though mid-19<sup>th</sup> century fabric, is the raising of the ceiling and insertion of the stairs. The first floor room itself has been sub-divided to form a bedroom, toilet and dressing room in the past.

The garage dates from the 1990's and the work does not require listed building consent. The insertion of the three light dormer window is not visible from Thorpe Road and the wider Conservation Area. The dormer window will not affect the setting of the listed building.

Conditions regarding the use of a through coloured render (to be agreed), and detail of the window (flush fitting timber casement advised) should be imposed.

From a heritage consideration the proposed work to the listed building is supported. The work, and subsequent repair of the south wall of the Tower are considered not to have an adverse impact on the listed building and would accord with section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework (Heritage considerations).

The three light dormer window to the garage will preserve the character and appearance of the Longthorpe Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012), and the National Planning Policy Framework (Heritage considerations)

**PCC Tree Officer** (3.05.2017)

No objections. No further tree information is required.

**PCC Wildlife Officer** (3.05.2017)

Holding objection subject to the submission of a bat survey and the agreement of appropriate mitigation measures.

**External**

**Historic England** (13.04.2017)

No objections. The proposed works to the roof of the 19<sup>th</sup> century range of the house would require Scheduled Monument Consent (SMC) in addition to listed building consent where they impact on the fabric of the adjoining tower. We suggest that you seek the views of your specialist conservation and archaeological advisers as relevant. It is not necessary for Historic England to be consulted on this application again unless there are material changes to the proposals.

**Ancient Monuments Society**

No comments received

**Georgian Group**

No comments received

**Society for Protection of Ancient Buildings**

No comments received

**Victorian Society**

No comments received

**Council for British Archaeology**

No comments received

**Twentieth Century Society**

No comments received

**The Woodland Trust**

No comments received

## Forestry Commission

No comments received

## Local Residents/Interested Parties

Initial consultations: 5

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 considerations are

- The impact of the works upon the Listed Building
- The impact of the works upon the Longthorpe Conservation Area
- The ecological/tree impacts
- Impact upon neighbour amenity

### **1. The Impact of the works upon the Listed Building**

Planning permission is sought for two separate elements. The first element is the conversion of the loft to a bedroom which includes the reconstruction of the existing roof, the raising of an internal ceiling, insulation of the roof and the replacing of the existing Colleyweston slate along with the insertion of three roof lights. The second element of work involves the insertion of a dormer window into the existing garage.

As set out under section 1 above, the application site is a grade 1 listed building. Under Section 66 of the Town and County Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have a duty when considering development which affects a listed building to have special regard to the desirability to preserving their listed buildings, their special features and their setting. The National Planning Policy Framework advises that development should sustain and enhance the significance of heritage assets and great weight is given to conserving designated heritage assets. Local Plan policies are consistent with the advice in this framework.

Having reviewed the proposals no objections have been received from either the Council's Conservation Officer or Historic England. The Council's Conservation Officer has advised that the opportunity to re-roof the property is timely as the existing Colleyweston slate has been patched paired since it was re-laid in 1960. The works, including the raising of the ceiling internally and the laying of insulation will not alter the profile or height of the roof. The three roof lights will not be readily visible from the curtilage.

Photographs of the loft space submitted with the application show that the two purlins carrying the loft roof go into the wall of the Tower. A significant crack in the Tower wall is visible and also cracking around each purlin and the wall, particularly on the east roof side purlin. It is likely that the cracking has been caused by the weight of the roof. The agent has therefore agreed to an alternative roof design whereby the existing purlins are cut off at the wall and new purlins are taken by the stud wall which is independent of the Tower wall. The existing cracks can then be repaired. In this way, the long term condition of this part of the Tower can be satisfactorily addressed.

Subject to the imposition of conditions regarding the laying of the Colleyweston slate and agreement on the conservation style rooflights with symmetrical appearance of a central vertical glazing bar and located low in the roof plane the Conservation Officer has advised that the works can be supported and would not result in any harm being caused to this heritage asset. The re-

roofing of the loft area and the amended roof design have a benefit which will help preserve this heritage asset.

With regard to the second element of the works, the insertion of the dormer window to the garage, this does not require listed building consent. The window would not any impact upon the setting of the Listed Building.

As indicated above, no objections have been received from Historic England. It has confirmed that Schedule Monument Consent will be required for the works. This Consent will need to be obtained by the applicant separately to planning permission/Listed Building Consent.

The proposal is considered to be acceptable as it would protect and preserve this grade 1 listed building. It is therefore in accordance with section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Planning Policy Framework.

## **2. The Impact of the works upon the Longthorpe Conservation Area**

As indicated under section 1 the application site is located within the Longthorpe Conservation Area. Section 72(1) of the Town and Country Planning Act 1990 places a duty on the LPA to pay 'special regard' to the desirability of preserving or enhancing the special character or appearance of conservation areas. The policies in the NPPF seek positive improvement in conservation areas.

The works to the roof of the loft will not alter the profile or height of the roof. As such they will not have any impact upon the Conservation Area. Neither will the rooflights be visible from outside of the site. Similarly it is not considered that the three light dormer window to the garage would be visible from Thorpe Road and the wider Conservation Area.

As such it is considered that the works will preserve the character and appearance of the Longthorpe Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Peterborough Planning Policies DPD (2012).

## **3. The ecological/tree impacts**

### *Ecological Impacts*

The application is supported by an Ecological Survey. This found evidence of Brown Long-eared bats in the roof space of the house. The report recommends that two activity surveys are carried out to confirm the species of bat present, the number of bats and how they are using the roof space.

The further surveys are currently being undertaken. They need to be done during the activity season which runs from May to September. On receipt they will need to be reviewed and any appropriate mitigation measures agreed. There is a possibility that some design changes may need to be made as a result in order to accommodate and mitigation for the bats, but until the further surveys have been received this cannot be confirmed. It is therefore recommended that authority be delegated to Officers to review the further surveys, impose any necessary and relevant conditions relating to the bats and to secure any appropriate design changes along with any further changes to the conditions.

### *Tree Impacts*

No objections have been received from the Council's Tree Officer who has confirmed that no further tree information is required given the low potential for adverse on the onsite trees.

## **4. Impacts upon Neighbour Amenity**

The proposed new dormer window to the garage would allow some views towards the neighbouring property to the south number 325 Thorpe Road. However, there would be a

separation distance of some 30 metres. It is not therefore considered that any unacceptable loss of privacy to this neighbour would result. Given the location of the garage and the dormer window no clear views towards the neighbouring property to the west number 333a Thorpe Road would be possible. Other neighbouring properties to the west are located some 45 metres away. As such no undue overlooking would result. There would be no views of the neighbouring properties to the east as the main house and the Tower block these.

It is not considered that there would be any overlooking from the rooflights inserted into the main roof as these will look forwards other parts of the roof.

The proposal is therefore considered to comply with policy PP3 of the adopted Planning Policies DPD.

## **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 the weighing against relevant policies of the development plan and specifically:-

- The proposal would protect and preserve the setting of this grade 1 listed building subject to the imposition of conditions. The proposal therefore complies with section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Planning Policy Framework.
- Subject to conditions, the works will preserve the character and appearance of the Longthorpe Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Peterborough Planning Policies DPD (2012).
- Bats have been identified on the site. However it is considered that subject to further surveys and agreement of appropriate mitigation measures that the impact can be acceptably mitigated in accordance with policy CS21 of the adopted Core Strategy and policy PP16 of the adopted Planning Policies DPD.
- The proposal would not have any adverse impact upon existing trees in accordance with policy PP16 of the adopted Planning Policies DPD.
- The proposal would not have any adverse impact upon neighbour amenity and therefore accords with policy PP3 of the adopted Planning Policies DPD.

## **7 Recommendation**

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions and authority being delegate to Officers to review the further bats surveys, agree appropriate mitigation measures including adding any additional conditions and/or any design changes to the scheme with any appropriate changes to the conditions set out below as maybe appropriate.

- 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).

- C2 The development hereby approved shall be carried out in accordance with the following approved details:-  
 227-01SD01-2 Proposed House Floor Plans and Elevations  
 - 277-01SD01-3 Rev A Garage Plan  
 - 227-01SK01-4 Proposed House Detail  
 - 277-01SD01-5 Existing House Plans and Elevations  
 - 277-01SD01 Rev A Existing house plans and location plan  
 - 277-01SK01-3 Rev A Proposed Garage Plans and Elevations  
 - 277-01SK-1 Rev C Proposed Garage Plans and Elevations  
 - Longthorpe Tower- phased plan  
 -  
 Reason: In order to ensure that the development complies with that which has been applied for.
- C3 Notwithstanding the approved plans, the roof covering shall be Collyweston slate and carried out in accordance with the City Council's "Minimum Specification for Collyweston Slating".  
 Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C4 Prior to the commencement of the loft conversion works a scaled cross section drawing (1:2) and elevation drawing (1:10), of the studwork gable and stairs adjacent to the Tower wall showing their separation off the Tower wall shall be submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken on site in accordance with the approved details.  
 Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C5 Notwithstanding the approve plans, prior to their installation details of the proposed rooflights shall be submitted to, and approved in writing by, the Local Planning Authority. The roof lights shall be of traditional appearance and include a central glazing bar. Works shall be undertaken on site in accordance with the approved details.  
 Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C6 Notwithstanding the approved plans the rainwater goods shall be cast iron, painted black with half round gutters and set on rise-and-fall brackets. The verges to the south gable shall be plainly pointed.  
 Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).



- C7 Notwithstanding the approved details the render to the side cheeks of the dormer window to the garage shall be lime rich to a specification to be submitted to and approved in writing by the Local Planning Authority prior to its installation. Details of the finish of the render, including colour, shall also be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

- C8 Notwithstanding the approved details prior to any works to the garage details of the new window, including details of glazing bars and details of finish shall be submitted to, and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken on site in accordance with the approved details. The windows shall be side-hung flush fitting casements and have symmetrical elevations, with fixed and opening lights of the same dimensions.

Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

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