

Item No.5.4

Planning and EP Committee 16 May 2017

Application Ref:	17/00406/LBC
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 with authority being delegated to Officers to agree any design changes along with any changes to/ further conditions as maybe required to ensure suitable mitigation for bats.

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 19th 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 14th century roof) with a two storeyed cross wing to the east on a north south axis which dates from the late 13th 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 19th century when the house was overhauled.

Proposal

Listed building consent is sought for the conversion of the loft of the early 19th 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.

The plans also include a new 3 light dormer to the garage. However, this does not require listed building consent. This element of the scheme is not, therefore, considered further under this application.

This application is accompanied by a full planning application 17/00405/HHFUL.

2 Planning History

Reference	Proposal	Decision	Date
17/00405/HHFUL	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.

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)

CS17 - The Historic Environment

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

Peterborough Planning Policies DPD (2012)

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

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-19th 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 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)

External

Historic England (13.04.2017)

No objections. The proposed works to the roof of the 19th 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 specialise 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

Local Residents/Interested Parties

Initial consultations: 6

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

1. The Impact of the works upon the Listed Building

Listed building consent is sought for 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.

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. The impact upon the earlier fabric, though 19th century, is the raising of the ceiling and insertion of the stairs. The first floor room itself has been subdivided to form a bedroom, dressing room and toilet in the past. Given the previous alterations that have been undertaken the works are considered to be acceptable 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.

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.

An Ecological Survey has been submitted in support of the full planning application. This has 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 mitigate 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 agree any necessary changes to this listed building application along with associated changes to or any further conditions.

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.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions with authority being delegated to Officers to make any appropriate changes to the application following receipt of the further bat surveys/required mitigation measures along with any changes to the conditions or any further conditions which maybe required as a result.

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

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

- 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
 - 227-01SK01-4 Proposed House Detail
 - 277-01SD01-5 Existing House Plans and Elevations
 - 277-01SD01 Rev A Existing house plans and location plan
 - Longthorpe Tower- phased plan
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 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 approved 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).