

11/00730/FUL &
11/00731/LBC:

AMENDMENTS TO PREVIOUS PLANNING PERMISSION AND LISTED BUILDING CONSENT (REFS:- 10/00060/FUL & 10/00070/LBC) FOR THE CONSTRUCTION OF A TWO STOREY REAR EXTENSION AND TWO SINGLE STOREY SIDE EXTENSIONS AND THE INSULATION AND RE-FACING OF NORTH ELEVATION AND CHANGE TO A WINDOW SIZE (NO LEAD GLAZING) AT 14 CHURCH STREET, THORNEY

VALID: 18 MAY 2011
APPLICANT: MRS S FALCO
AGENT: N/A
REFERRED BY: HEAD OF PLANNING SERVICES
REASON: THE APPLICANT'S SON IS EMPLOYED BY PETERBOROUGH CITY COUNCIL IN THE PLANNING SERVICES DEPARTMENT.
DEPARTURE: NO
CASE OFFICER: MIKE ROBERTS
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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main consideration is:

- The impact of the proposed works upon the appearance of the Grade II listed building and the character of the Thorney Conservation area.

The Head of Planning Services recommends that these applications are **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

Peterborough Core Strategy

CS17 The Historic Environment – The authority are to protect, conserve and enhance the historic environment through protection afforded to listed buildings, conservation areas and schedule ancient monuments through careful control of development.

3 DESCRIPTION OF PROPOSALS

The proposals seek to amend two aspects of a 2010 grant of planning permission and a listed building consent for the erection of a two storey rear extension and two single storey rear/side extensions. The proposal is to bring rearwards an existing recessed two storey rear element of the dwelling by 2.8m to be in line with the principle gable to the rear elevation of the dwelling.

Two single storey side extensions are proposed on either side of the existing rear flank walls to the dwelling. The eastern side ground floor extension is to have a depth of 4m and a width of 2.5m with a mono-pitched roof. The western side single storey ground floor extension is to be accessed off the kitchen and is to have depth of 5m with a width of 1.5m to form a WC and shower room.

Timber casement windows are proposed in the extensions to replace the originally approved leaded lights fenestration. A window in the rear elevation is to be made independent of a proposed door in that elevation. The rainwater goods are proposed to be of cast iron.

The rear gable wall of the existing dwelling is to have a single 'brick skin' added rearwards to provide a layer of insulation whilst also providing a uniform brick finish to the elevation.

There are no alterations in the current applications to the scale, general proportions and footprint of the previously approved extensions.

4 DESCRIPTION OF SITE AND SURROUNDINGS

The application dwelling dates back to the 18th century and is of brick construction with a pantiled roof throughout. The dwelling previously had a thatched roof. The footprint of the dwelling is 'T' shaped and is part two storey, to the rear with a prominent gable end, and part one and half storey to the front facing Church Street. The current appearance of the rear and west elevation is poor due to contrasting brick types and poorly maintained rendering.

The property lies at a prominent corner within Church Street at the eastern end of a row of terraced housing and Thorney Library. Immediately to the east of the dwelling is a Pharmacy business within a small building that was formerly a telephone exchange. The Pharmacy has a large forecourt area and is set slightly rearwards of the application dwelling. A curved style 1.8m high fence forms the eastern boundary with the Pharmacy. To the rear of the site is a car repair business and to the west a part attached dwelling with a substantial curtilage. To the south of the site lies the grounds of Thorney Abbey.

5 PLANNING HISTORY

| Application Number | Description | Date | Decision |
|--------------------|---|------------|----------|
| 10/00060/FUL | Construction of a two storey and a single storey rear extension | 10.03.2010 | APPROVAL |
| 10/00070/LBC | Construction of a two storey and a single storey rear extension | 10.03.2010 | APPROVAL |

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

Conservation Officer: No objections to the amendments to the glazing patterns of the French doors and windows on the rear elevation. Their simplification by the omission of the leaded lights is appropriate for a relatively humble cottage. The windows on the north elevation are not visible from the public realm. No objections to either the external insulation or the new brick skin on the forward most section of the north elevation (bedroom 4 and kitchen). Samples of the external materials and joinery will be required for approval. The dwelling is a Grade II listed building with the listing being for its group value.

EXTERNAL

No comments received

NEIGHBOURS

No comments received

COUNCILLORS

No comments received

7 REASONING

The impact of the proposed works upon the appearance of the Grade II listed building and upon the character of the Thorney Conservation Area.

The revised proposal would further improve the appearance of the property when compared to the originally approved scheme. The original proposal, if implemented, would have resulted in the existing various brick types and poor quality rendering being retained to the rear elevation of the existing rearmost two storey gable end. The current proposal would, by way of the use of a single brick type, match the older bricks of the dwelling, screen the unsatisfactory appearance of the existing two storey rear elements of the dwelling and would provide for a very satisfactory external appearance to the dwelling that would enhance its relationship to the Thorney Conservation Area and the group of listed buildings. There are no alterations to the footprint of the various extensions and given that there have been no change in the circumstances relating to the determination of the application the extensions remain acceptable in having no adverse impacts upon neighbour amenity and due to their satisfactory relationship to the dwelling.

The fenestration to the rear and side of the dwelling is wholly of a 1960's style that does not relate at all to that of the age of the dwelling. Whilst planning permission was originally granted for the fenestration to comprise of leaded light windows to match that of the windows in the front elevation of the dwelling, following discussions with the applicant, it was considered that such windows would be overtly 'fussy' and 'busy' in appearance. The age and general appearance of what is a 'humble' cottage would in hindsight be best suited to have simple, less cluttered fenestration which would be the case with the revised timber casements. These would improve the appearance of the cottage in terms of its listed building status and also would improve the character of the dwelling within the Thorney Conservation Area. The use of cast iron rainwater goods will be wholly in keeping with the general character and appearance of the dwelling as will the use of reclaim bricks to match those of the original dwelling.

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 would positively improve upon the character or appearance of the listed building and hence the Conservation Area in accordance with policy CS17 of the Peterborough Core Strategy DPD.

9 RECOMMENDATION

The Head of Planning Services recommends that these applications are **APPROVED** subject to the following conditions:

1. Planning application ref:- 11/00730/FUL

C1 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 materials to be used in the construction of the extensions hereby approved shall match those of the original historical external surfaces of the dwelling house.

Reason: In order to ensure a satisfactory external appearance of the property in accordance with policies CS16 and CS17 of the Peterborough Core Strategy DPD

C3 The rainwater goods shall be of a black painted cast iron construction on rise and fall brackets.

Reason: In order to ensure a satisfactory external appearance of the property in accordance with policies CS16 and CS17 of the Peterborough Core Strategy DPD

- C4 The joinery for the fenestration to the extensions hereby approved shall be timber casement construction to accord with the approved details dated 20 and 21 July 2011.**

Reason: In order to ensure a satisfactory external appearance of the property in accordance with policies CS16 and CS17 of the Peterborough Core Strategy DPD

2. Listed Building application ref:- 11/00731/LBC

- C1 Works to which this consent relates shall be begun no later than the expiration of five years beginning with the date of the decision notice.**

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

- C2 The materials to be used in the construction of the extensions hereby approved shall match those of the original historical external surfaces of the dwelling house.**

Reason: In order to ensure a satisfactory external appearance of the property in accordance with policies CS16 and CS17 of the Peterborough Core Strategy DPD

- C3 The rainwater goods shall be of a black painted cast iron construction on rise and fall brackets.**

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- C4 The joinery for the fenestration to the extensions hereby approved shall be timber casement construction to accord with the approved details dated 20 and 21 July 2011.**

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Copy to Councillors D Sanders and R Dobbs