

SCHEDULE "B2" TO THE AGENDA FOR THE
WESTERN PLANNING COMMITTEE
20 JANUARY 2010

Applications not subject to public speaking.

Background Papers (DoP&D)

Background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications, but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

B2	WA/2009/1567 Mr & Mrs R Ogilvy-Watson 28/10/2009	<u>Listed Building Consent for the erection of extensions at The Old Forge, Old Kiln Lane, Churt, GU10 2HX</u> (As amended by email and plans dated 17/12/2009)
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Grid Reference: E: 485450 N: 138512

Parish : Churt
Ward : Frensham, Dockenfield and Tilford
Case Officer: Mr T Lipscomb

8 Week Expiry Date 23/12/2009

Neighbour Notification Expiry Date 11/12/2009

Neighbour Notification
Amended/Additional Expiry Date

RECOMMENDATION That Listed Building Consent be **GRANTED**

Location or Layout Plan

See previous item – WA/2009/1566

Site Description

See previous item – WA/2009/1566

Proposal

The proposal is for the erection of:

- A two-storey extension to the rear elevation (southeast) to provide additional habitable space. This extension would take the form of a pitched roof out-shot set below the main ridge of the dwelling.

- An extension to the existing garden room to the rear elevation and the creation of a cat-slide roof above the garden room.
- A two-storey extension to the side elevation (southwest) to provide additional habitable space. This extension would take the form of a pitched roof out-shot with a set down ridge and would have eaves extending down to lower than single storey level. There would be a dormer window to the northwest elevation of this extension.
- The infilling of the existing pool and the creation of a new pool approximately 10m further to the northeast.

It is proposed to enlarge the existing dormer window to the northeast elevation.

See previous item – WA/2009/1566 for plans

Planning History

WA/2009/0218	Application for Listed Building Consent for the erection of extensions and pool house.	Listed Consent Granted 06/04/2009	Blg
WA/2009/0217	Erection of extensions and pool house.	Full Permission 06/04/2009	
WA/1996/0592	Application for Listed Building Consent for the erection of a single storey extension and alterations.	Appeal Allowed 16/01/1997 Appeal Allowed 16/01/1997	
WA/1996/0591	Erection of a single storey extension and alterations.	Appeal Allowed 16/01/1997 Appeal Allowed 16/01/1997	
WA/1988/0752	Application for Listed Building Consent for alterations to form new door (as amended by letter dated 19/5/88)	Consent Granted 26/05/1988	
HM/R7153	Use of 1 acre as housing site		

Planning Policy Constraints

Listed Building Grade II

Development Plan Policies and Proposals

Policy(ies) HE3 and HE5 of the Waverley Borough Local Plan 2002
Policies BE6 of the South East Plan 2009

Consultations and Parish Council Comments

County Highway Authority: No requirements

WBC Historic Buildings Officer:

There are no changes to the scheme that would have a significant impact on the special character of the listed building. I would recommend consent be granted. Please place the same conditions on this consent as placed on WA/2009/0218.

Parish Council:

“We object to this proposed development because the Old Forge is one of the oldest buildings in the area. It is located right in the centre of the village between the recreation ground and the church and is familiar to all local residents. It has historical and architectural significance. The proposed extensions would significantly alter the appearance of the building and its historic character and will not be in keeping with the distinctive character of Churt.”

Representations

Two letters of objection, objecting on the following grounds:

- Extension is too large
- Overlooking to Redhearne
- Application form states no trees will be removed but it is clear that they will be in order to facilitate pool house.
- Pool and pool house will be too close to Redhearne – noise disturbance from use and pool pump.
- Position of dormer windows is not consistent between plans.
- There are no dimensions on plans.

Determining Issues

- Principle of Development
- Impact on historic fabric and character of listed building.

Planning Considerations

Principle of Development

The building is Grade II Listed; the Council will seek high design standards in order to ensure the special architectural or historic interest of the building is preserved or enhanced and that all new work is appropriate to its character in terms of its siting, style, scale, height, massing, colour, materials, archaeological features and detailing.

Listed Building Consent was granted under WA/2009/0218 for a similar extension. The differences between the current scheme and the previously permitted scheme are outlined below:

- The extension previously proposed did not project as far to the rear as the currently proposed extension (previous proposal projected 4.8m, although annotation on the plans states 4.95m and the current scheme shows a projection of 5.6m).
- The previous scheme showed one dormer window to the north facing elevation whereas the current scheme shows two.
- The previous scheme showed a first floor window to the east elevation of the extension, the current scheme does not include a first floor window to this elevation.
- The current scheme shows a dormer window to the northwest elevation of the proposed side extension, whereas the previous scheme showed a window in the wall.
- The previous scheme proposed an oval shaped pool whereas the current scheme proposes a rectangular shaped pool.

Impact on historic fabric and character of listed building

The proposed extension is not considered to be so bulky an addition to the dwelling so as to cause material harm to the character of the existing building.

The building is Grade II Listed and the special character of the building must be preserved. Consultation with the Historic Buildings Officer indicates that there would be no material harm to the special historical character of the building and a number of conditions are suggested.

Whilst the extension is larger than the previous application the proposal is considered to be acceptable in terms of its visual impact.

The pool house is separate from the main dwelling and would not require listed building consent.

Conclusion

The proposal is not considered to be more harmful than the previous scheme. It is important that listed buildings retain their special character and the Historic Buildings Officer is satisfied that there would be no material harm to the listed building and to ensure that the impact is acceptable a number of conditions are recommended.

The comments of the Parish Council are noted, however, officers consider that the impact on the historic character and fabric of the building would be acceptable, as set out above.

The proposal is considered to be appropriate to the site in terms of its height, scale, form, appearance and impact on the historic fabric of the Grade II Listed building and the scheme is considered to be acceptable.

Recommendation

That consent be **GRANTED** subject to the following conditions:

1. Condition

Before any work begins, the following details must be approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new and/or replacement windows, external doors, rooflights. these drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves verges

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric

c) Schedule identifying all doors, doorcases, windows, fireplaces and surrounds, and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

d) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

e) Samples or specifications of external materials and surface finishes.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy BE6 of the South East Plan 2009 and Policies HE3 and HE5 of the Waverley Borough Local Plan 2002.

2. Condition

Before any works begins, a method statement detailing the protection and repair of the winch and chains must be submitted to, and approved in writing by, the Local Planning Authority. The schedule must describe the arrangements for any removal for off-site repair, the person or specialist body responsible for the removal, storage and repair, and a timetable for reinstatement.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy BE6 of the South East Plan 2009 and Policies HE3 and HE5 of the Waverley Borough Local Plan 2002.

3. Condition

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

Reason

To ensure that special regard is paid to specific architectural features or fixtures of the building and to ensure that these are protected from damage during the course of the works, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy BE6 of the South East Plan 2009 and Policies HE3 and HE5 of the Waverley Borough Local Plan 2002.

4. Condition

All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy BE6 of the South East Plan 2009 and Policies HE3 and HE5 of the Waverley Borough Local Plan 2002.

5. Condition

Rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of cast iron or aluminium.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy BE6 of the South East Plan 2009 and Policies HE3 and HE5 of the Waverley Borough Local Plan 2002.

6. Condition
No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy BE6 of the South East Plan 2009 and Policies HE3 and HE5 of the Waverley Borough Local Plan 2002.

7. Condition
No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy BE6 of the South East Plan 2009 and Policies HE3 and HE5 of the Waverley Borough Local Plan 2002.

SUMMARY OF REASONS FOR GRANTING PERMISSION

The development hereby granted has been assessed against the following Development Plan policies: Policy(ies) HE3 and HE5 of the Waverley Borough Local Plan 2002, Policy(ies) BE6 of the South East Plan 2009 and material considerations, including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

Informative

1. In seeking to match new clay or stone materials to existing, reference should be made to the colour of any surviving unweathered surface. Initial brightness will be acceptable where the texture of a material predisposes it to eventual weathering to match. Organic treatments to accelerated natural weathering are acceptable, but artificial staining should be avoided.

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