DELEGATED REPORT

Recommendation Made: 20 April 2011

Reference:- 11/00203/LBC **Parish:- Market Bosworth Parish Council**

Applicant:- Miss Caroline Dwight
3 Church Street
Market Bosworth
Nuneaton
Leicestershire

Location:- 3 Church Street Market Bosworth Nuneaton Leicestershire CV13 0LG

Proposal:- EXTENSIONS AND ALTERATIONS TO OUTBUILDING TO CREATE FIRST FLOOR AND EXTERNAL STAIRCASE

Introduction:-

This application seeks listed building consent for the demolition and rebuilding of part of an outbuilding within the curtilage of this Grade II listed building, known as 'The Grey House' 3 Church Street, Market Bosworth.

The site is located within the Market Bosworth Conservation Area. The dwelling is a flat fronted, Georgian style property which faces Church Street, it is white rendered with a slate roof. The outbuildings are brick with tiled roofs. The western side elevation of the outbuildings form the boundary with Barton Road and there is a 1.8 metre wall which spans the corner boundary. The existing access is located between the corner and the dwelling and is provided with gates. A full planning application has been submitted for the same works.

The works proposed are to remove the mono pitched roof on an outbuilding located to the western side of the site located along the Barton Road frontage and replace it with raised eaves on the road frontage and a dual pitched roof which will increase the height of the ridge by 1.4 metres to provide storage at first floor level. The proposal includes the erection of an external staircase on the southern elevation of the building and a chimney feature to the northern end of the extended roof.

The application has been submitted with a Design and Access Statement which states that the site is a prominent location on the corner of Church Street and Barton Road. The form of the existing mono pitch and dual pitched roofs are at odds with each other. There are no readily visible mono pitched roofs in the surrounding area. The significant majority of the of the buildings in the surrounding area have gable ends. The proposal will provide a first floor for storage and garaging at ground floor in connection with the occupation of the dwelling. The introduction of a chimney to the new gable end facing Barton Road, whilst not serving a functioning fireplace, take its cue from the significant number of chimneys in the surrounding area. Access to the site will remain as at present.

An Historical Statement has been submitted with the application details the listing and the history of the house. The statement goes on to say that the outbuildings are not identified within the listing. the use of the building will remain the same as currently existing. The outbuilding is in need of maintenance and repair, the application will provide the opportunity to address the maintenance issues. Allowing the deterioration of the fabric would affect the setting of the listed building. The outbuildings are an important feature to the setting of the listed building as they visually separate the side elevation of the dwelling from the street. The proposed alterations will not affect the separation. The plain front of the existing buildings are maintained in the new proposal. No additional openings are proposed on the street frontage. The statements concludes that the materials will be reused where possible and any new materials brought on to site will be reclaimed and will match existing.

During consideration of this application, amended plans have been received which remove the two roof lights which were proposed on the street facing roof plane.

History:

11/00223/FUL Alterations to Outbuildings Pending Decision
10/00079/TPOCA works to TPO'd trees Approved 15.03.10
95/00120/LBC Alterations to Listed Building Approved 31.03.95
94/00962/LBC Alterations and demolition of porch Approved 16.01.95
91/01123/4L Formation of opening in wall Approved 25.02.92
88/01592/4L Breaking through small opening in Listed brick wall to allow access ro proposed dwelling behind Approved 21.03.89
88/01590/4 New access to Barton Road with double garage and chalet bungalow and creation of 1 bed annexe flat Approved 21.03.89

Consultations:-

No objection received from:

The Directorate of the Chief Executive (Ecology)
The Head of Community Services (Land Drainage)
Market Bosworth Parish Council (subject to agreeing materials)

At the time of writing the report, no response has been received from:

The Georgian Group
The Victorian Society
English Heritage
Market Bosworth Society
Ancient Monuments Society
The Society for the Protection of Ancient Buildings
Council for British Architecture

Development Plan Policies:-

Local Development Framework Core Strategy 2009

Policy 7 - Key Rural Centres

Hinckley and Bosworth Local Plan 2001

Policy BE1: 'Design and siting of development'
Policy BE3: 'Demolition of Listed Buildings'
Policy BE4: 'Alterations to Listed Buildings'
Policy BE5: ‘Setting of a Listed Building’
Policy BE7: 'Development in a Conservation Area'

Policy T5 - Highway Safety

Appraisal:-

Policies BE4 and BE5 of the adopted Local Plan and overarching national guidance in PPS5 support the principle of extensions or alterations to listed buildings where they would not detract from the architectural or historical character of the buildings or their setting. The main considerations with regards to this application are, therefore, the impact of the proposed extension and alterations on the historic fabric, character and appearance of the listed building and its setting.

Impact on the Historic Fabric, Character, Appearance and Setting

Whilst Listed Buildings are protected because of the importance of the architectural and historical character there is some opportunity to alter them. In this case the proposal will remove an awkward monopitched roof and replace it with a dual pitched roof in keeping with the outbuilding adjacent, this will provide a more

appropriate design. In terms of the increased ridge height, the proposal is considered to be of an acceptable scale and will provide added interest in terms of a variation in ridge heights along the street frontage. In this case it is concluded that the proposal is acceptable and not considered to have a detrimental effect on the front or side elevation of the listed building or its setting.

The external staircase is of a simple design with the roof of the building extended over this section, the use of appropriate external materials will ensure a satisfactory appearance in keeping with the existing buildings. Amended plans have been received during consideration of this application which remove two proposed roof lights from the western roof plane. The two roof lights proposed within the eastern roof plane, are considered to be acceptable subject to their being provided of a conservation design, they are not considered to be out of keeping with the outbuilding or detrimental to the listed building.

The proposal does not harm the overall historic fabric or special architectural interest of the listed building. The proposal does not involve alterations to, and is not considered to have an adverse impact on, the features and details which contribute to the architectural or historic character or appearance of the listed building or its setting, or the conservation area. Accordingly, the proposals are considered acceptable and comply with the requirements of policies BE1 BE3, BE4 and BE7 of the Saved Local Plan.

Other Issues

Conservation Area
The scheme will provide an improvement on the existing non-traditional roof structure. The application will introduce a more traditional roof which is considered to enhance the appearance of the conservation area.

Conclusion

The proposed alterations to the outbuilding are not considered to have an adverse impact on the architectural or historic fabric of the listed building or its setting and is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of the special architectural or historic interest of this listed building and will enhance the character of the Market Bosworth Conservation Area.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE3, BE4 and BE7

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site plan, Block plan and Drawing 10/117 Rev 02 received on 14 March 2011. Amended Drawing 10 117 Rev 03 B received on 28 March 2011.

3 Before any development commences, representative samples of the types and colours of materials and finishes to be used on all external elevations of the proposed outbuilding including the staircase, shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 The two roof lights to be provided within the eastern roof plane of the roof area shall be of conservation style and shall be fitted flush with the external surface of the roof. Once provided, they shall be so maintained unless agreed in writing with the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance and is not detrimental to the appearance of the listed building, to accord with saved policies BE1 and BE4 of the adopted Hinckley & Bosworth Local Plan.

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Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Louise Forman Ext 5682