DELEGATED REPORT

Recommendation Made: 28 June 2011

Reference:- 11/00241/LBC **Parish:- Higham On The Hill Parish Council**

Applicant:- Mr J Davenport
Elms Farm
70 Main Street
Higham On The Hill
Nuneaton

Location:- Elms Farm 70 Main Street Higham On The Hill Nuneaton Leicestershire

Proposal:- SINGLE STOREY EXTENSION TO EXISTING STORE

Introduction:-

Listed Building Consent is sought for the single storey extension to an existing store.

Elms Farmhouse is an early to mid 18th Century Grade II Listed Building. The farmhouse is located to the north of the site and are adjoined to the east and south by various barns and buildings which formed the farmyard. The existing store is located to the south east of the site, currently used in conjunction with equestrian related uses.

The extension is proposed to project from eastern elevation of the existing store and an extension off to the south will create a tractor store and covered canopy. The proposed extension would create a 'L' shaped development, which will have an eaves and ridge height to match that of the existing store. The materials proposed are red reclaimed bricks and blue/grey slate to match the existing store.

The site is located within the Higham on the Hill Conservation Area and partly located within the settlement boundary of Higham on the Hill, and partly located outside development limits, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is accompanied by a Design and Access Statement and Conservation Area Assessment which states that the design has taken into consideration the restrictions of the massing and heights while considering the original construction. the timberwork will be decorated in brown stain to match the surrounding windows.

An application for planning permission (ref: 11/00240/FUL) has also recently been submitted for the erection of a single storey extension to the store and this application is subject to a separate report.

Planning History

The site has an extensive history over the last decade:-

11/00240/FUL	Extension to existing store	Pending	
10/00978/LBC	Part demolition of extensions and alterations to dwelling	Approved	03.02.11
10/00977/FUL	Part demolition of listed building and extension to dwelling	Approved	03.02.11
10/00463/FUL	Creation of menage with associated Lighting	Approved	17.08.10

10/00339/LBC	Part demolition of listed building and extension and alteration to dwelling	Approved	09.07.10
10/00338/FUL	Part demolition of listed building and extension and alteration to dwelling	Approved	09.07.10
02/00127/LBC	Insertion of two windows	Approved	13.03.02
01/00240/LBC	Renovation of stable, conversion of barn and ménage	Approved	24.05.01
01/00239/FUL	Alterations/Extensions/Renovations to dwelling, conversion of barn and menage	Approved	24.05.01
01/00152/LBC	Alterations/Extensions/Renovations to dwelling	Approved	24.05.01

Consultations:-

No comments/objections from:-

Head of Community Services (Land Drainage)

Site Notice and Public Notice displayed and neighbours notified.

1 letter of objection has been received raising concerns on the following grounds:-

a) loss of light to rear property.

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 5 (PPS5): 'Planning for the Historic Environment'

Local Development Framework: Core Strategy (2009)

No relevant policies

Hinckley & Bosworth Local Plan (2001)

Policy BE4: Alterations to Listed Buildings

Appraisal:-

The main consideration in the determination of the application relates to whether the works proposed accord with Policy BE4 of the Adopted Hinckley and Bosworth Local Plan and the overarching guidance contained within PPS5.

It is not considered the siting of the development would give rise to any detrimental impacts and the scale is similar to that of the existing store, ensuring that it does not dominate or detract from the existing building . The brickworks and materials proposed are set to match those used in the existing store, and the proposed openings are of appropriate proportions using timber, ensuring the external appearance is compatible.

Overall it is considered that the proposal represents an appropriate form of development for this listed building and does not detract from the historic and architectural character. Accordingly it is considered the development proposed would be compliant with Saved Local Plan Policy BE4 and the overarching principles of guidance contained within PPS5.

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 works 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.

Hinckley & Bosworth Local Plan (2001):- Policies BE4.

1 The works 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 amended details: Security Building- Block and Location Plan 2011-244-LOC Rev A AND Security Building – Existing and Proposed 2011-248-2 received by the Local Planning Authority on 17 May 2011.

3 No development shall commence, until representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall first be 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 No development shall commence until details of the proposed brick bonding pattern and mortar colour to be used in the development hereby approved has been submitted to an agreed in writing by the Local Planning Authority. The works proposed shall be carried out in accordance with the approved details only.

5 Notwithstanding the details shown on plan ref: 2011-248-2, no development shall commence until such time as details and materials of the proposed doors and roof light has been submitted to and agreed in writing by the Local Planning Authority. The works shall then be carried out in strict accordance with approved details.

6 No development shall commence until full details of the eaves and verge treatment, guttering and down pipe (including materials and method of fixing) are first submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details.

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 to accord with Policy BE4 of the adopted Hinckley & Bosworth Local Plan.

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6 To ensure that the development has a satisfactory external appearance to accord with Policy BE4 of the adopted Hinckley & Bosworth Local Plan.

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).

5 You are reminded to comply with the conditions of planning permission ref: 11/00240/FUL.

Contact Officer:- Ebbony Mattley Ext 5691