DELEGATED REPORT

Recommendation Made: 20 June 2011

Reference:- 11/00340/LBC **Parish:- Sheepy Parish Council**

Applicant:- Mr S Pickering
Home Farm
Wellsborough Road
Sheepy Parva
Atherstone

Location:- Home Farm Wellsborough Road Sheepy Parva Atherstone Leicestershire

Proposal:- PAINT EXTERNAL WINDOWS ON SOUTH ELEVATION WHITE.

Introduction:-

Listed Building Consent is sought to externally paint 6 no. windows in the south elevation in a ' Heritage White' finish.

The dwelling is a Grade II Listed late eighteenth century three storey farmhouse, with nineteenth century additions to the left and to the rear.

For the avoidance of doubt, this application does not relate to the external painting of the door.

The application is accompanied by a Heritage, Design and Access Statement states that the windows are to be painted to produce a similar appearance to the windows in the 1970's.

Planning History

07/00285/LBC	Paint external window frames white	Returned	
06/00452/LBC	Extension and alterations to Dwelling	Approved	18.05.06
06/00197/FUL	Extension and alterations (revised scheme)	Approved	27.04.06
05/01356/LBC	Extensions and alterations to dwelling	Withdrawn	11.04.06
05/01338/FUL	Extensions and alterations to dwelling	Withdrawn	09.02.06
04/00868/FUL	Extensions and alterations to dwelling	Withdrawn	26.04.05
04/00214/LBC	Replacement Barn Roof	Approved	26.04.04
92/00431/4	Storage of Caravans	Approved	29.06.91
91/00425/4	Change of use of agricultural buildings to B1 Business	Refused	25.06.91

Consultations:-

No letters of representation have been received within the statutory consultation period.

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 considered that the heritage white, which is yellowish in nature would be of an similar external character to that of the paint finish upon the windows in the 1970's. The timber framed windows are currently stained brown and it is considered that the proposed change to the window colour would not detract from the Architectural and Historical Character of the building.

The external finish proposed in this application represents a visual improvement over that of the current stained brown finish and overall it considered to enhance the historical character of the Listed Building.

Accordingly it is considered the works 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 works hereby permitted shall not be carried out otherwise than in complete accordance with the Location Plan (1:2000) received by the Local Planning Authority on 12 May 2011.

3 The windows shall be externally finished in Dulux Heritage White.

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 In the interests of external appearance to accord with Policy BE4 of the Adopted Hinckley and 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).

Contact Officer:- Ebbony Mattley Ext 5691