

ITEM 9

APPLICATION NO.	12/02144/LBWN
APPLICATION TYPE	LISTED BUILDING WORKS - NORTH
REGISTERED	09.10.2012
APPLICANT	Miss Caroline Primrose
SITE	Yonder Dene, Ragged Appleshaw, Andover, APPLESHAW
PROPOSAL	Partial demolition of existing rear extension and replace with two storey extension and orangery, new porch, minor internal alterations and extend cellar
AMENDMENTS	Additional Information: 06.12.12
CASE OFFICER	Mrs Kate Chapman / Mr Jason Owen

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is referred to Planning Control Committee (PCC) as Northern Area Planning Committee (NAPC), at its meeting on the 6 December 2012, resolved to recommend granting of Listed Building Consent for the proposed works where the Head of Planning and Building was recommending refusal because of a conflict with Policy.
- 1.2
- A copy of the NAPC Agenda report is attached at **Appendix A**.
 - A copy of the NAPC Update Paper is attached at **Appendix B**.
 - A suggested list of conditions is attached at **Appendix C**.
- 1.3 The consultation response of the Conservation Officer is provided, in full, in Para 5.1 of the NAPC agenda report. The Case Officer has undertaken an assessment of the issues, against Policy, in Para 8.2 – 8.4 (inclusive) (Appendix A).
- 1.4 The list of conditions and notes contained at Appendix C has been prepared by the Head of Planning and Building in consultation with the Conservation Officer. The wording of Note to Applicant (No.4) has been formed on the basis of the resolution reached by Members at NAPC.

2.0 PLANNING CONSIDERATIONS

- 2.1 The main focus of the PCC should be to establish if the proposed works would preserve the special character, appearance and setting of the Listed Building. In doing so the LPA would have discharged its legal duty to consider the effect of works on the special architectural and historic interest of this Listed property.
- 2.2 Each of the following paragraphs identify different aspects of the overall proposal and provide a more detailed explanation of the effect these works would have on the Listed Building. It is concluded when these different aspects are taken either on an individual basis, or cumulatively,

the proposal would have an adverse effect on the character, appearance and setting of the Listed building, to its overall detriment.

2.3 Proposed two storey extension

- (i) *The extension will rise to a maximum height of approximately 6.75m to ridge.*

The extension will, for the first time, result in the hipped roof of the main dwelling being affected by works. The form and appearance of the roof is an important feature of this Listed building in that it can be identified as a complete, surviving architectural feature of the building. The height of the proposal will mean that this will be a permanent and deleterious effect on the character and setting of the Listed Building.

- (ii) *The proposal will result in the eaves level of the main dwelling being breached for the first time.*

One of the most identifiable features of the Listed building is that none of the later additions have affected the eaves line of the dwelling. In this respect the eaves line is unobstructed and contiguous around all four elevations of the main dwelling. One of the important features of this Listed building is that the original form of the building can be clearly identified and as such is an important surviving architectural feature of the building worthy of preserving.

- (iii) *The proposed extension will project, at two storey level, from the rear elevation of the main dwelling by a distance of 7m (excluding the porch).*

Excluding the bay windows to the front of the dwelling (which the Conservation officer considers are likely to be later additions) the total depth of the main dwelling is approximately 8.2m. In this respect the proposal represents a very significant addition to the form, layout and proportion of the main dwelling. In this respect Officers consider that the extension would be inconsistent with the massing and detailing of the original dwelling, and, as a consequence, “*overwhelm and dominate*” the original dwelling. Officers consider that one of the important features of this Listed building is that the original form and scale of the building can be identified and, as a consequence, forms an important surviving feature defining the character of the building, which is important to preserve.

- (iv) *The proposed extension would result in a greater proportion of the rear elevation of the main dwelling being covered by later built form than what exist at present.*

The elevation that would accommodate the two storey extension currently includes a range of buildings (a two storey extension and a single storey outbuilding). The form, height and massing of these features suggests that they performed a ‘lower order’ purpose to that of the main dwelling. Consequently much of the rear wall of the original dwelling remains visible and is an important feature worthy of preserving.

2.4 **Proposed single storey extension (Orangery)**

- (i) *Design and form is unsympathetic and relate poorly to the Listed building*

The Conservation officer describes the single storey Orangery building as “inelegant and would relate poorly with the existing building”. In this respect he is critical of the high parapet wall and flat roof construction of the structure and how it would relate to the more traditionally detailed main dwelling. The design of the resultant extension in this respect would represent an inappropriate feature to the Listed building that detracts from its special architectural and historic interest.

- (ii) *Size of the extension is unsympathetic and would relate poorly to the Listed Building.*

The proposal extends across, and therefore obscures the remaining section of the original side wall of the Listed Building. Part of this flank wall has already been obscured by the provision of a single storey extension from the 1930's (pre-Listing) and in this respect any further loss is unacceptable. In addition to this, and when seen in conjunction with the design of the Orangery, (discussed above) the proposal would not relate well to the special architectural and historic interest of the Listed building.

- 2.5 Members will note that plans showing the originally refused Listed Building Consent application ref. 12/01288/LBWN were included in the NAPC agenda report (now at Appendix A). The design and size of the single storey extension in that scheme was considered to be acceptable. This was because of it's simple lean-to design and that it did not extend across, and therefore obscure, the external wall of the main dwelling.

Internal works

- 2.5 The Conservation Officer does not object to the internal works to the Listed building. In this respect the proposal is considered acceptable.

3.0 **RECOMMENDATION OF NORTHERN AREA PLANNING COMMITTEE CONSENT**

4.0 **RECOMMENDATION OF HEAD OF PLANNING AND BUILDING REFUSE for the reasons:**

1. **The proposed two storey extension by virtue of its, scale, height, massing would overwhelm and dominate the original dwelling and would therefore change the character and setting of the Listed Building, detracting from its special architectural and historic interest. The development is therefore contrary to policies ENV13 and ENV17 of the adopted Test Valley Borough Local Plan 2006.**
2. **The proposed orangery by virtue of its size and design is considered to be unsympathetic and relate poorly to the listed building and as such would harm the character and setting of the listed building contrary to policies ENV13 and ENV17 of the adopted Test Valley Borough Local Plan 2006.**

APPENDIX B

Update Report to Northern Area Planning Committee – 6 December 2012

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1.0 ADDITIONAL INFORMATION

Additional information has been submitted by the applicant's agent on the 6th December 2012. This included an extract from an 1839 Tithe Map which now indicates that the existing two storey rear extension proposed to be removed is a later addition. As such it is considered that the historic significance of the building has been sufficiently demonstrated and now overcomes reason for refusal 3. No objection has been raised by other internal works proposed within this application subject to appropriate conditions being imposed.

2.0 AMENDED RECOMMENDATION

2.1 REFUSE as per reasons 1 and 2 of the main agenda

- 1. The proposed two storey extension by virtue of its, scale, height, massing would overwhelm and dominate the original dwelling and would therefore change the character and setting of the Listed Building, detracting from its special architectural and historic interest. The development is therefore contrary to policies ENV13 and ENV17 of the adopted Test Valley Borough Local Plan 2006.**
 - 2. The proposed orangery by virtue of its size and design is considered to be unsympathetic and relate poorly to the listed building and as such would harm the character and setting of the listed building contrary to policies ENV13 and ENV17 of the adopted Test valley Borough Local Plan 2006.**
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APPENDIX C

LIST OF SUGGESTED CONDITIONS

- 1. The works hereby consented to shall be begun within three years from the date of this permission.**
Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. No works to the roof of the extension hereby permitted shall commence until such time as samples of the materials to be used in the construction of the roof surface hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the approved details. The colour of external render to be used on the extensions shall match the existing dwelling.**
Reason: To ensure that harm is not caused to the character and appearance of the listed building in accordance with Test Valley Borough Local Plan 2006 policy ENV13.
- 3. No works to the roof of the extension as hereby permitted shall take place until full details, including plans and cross sections at scale of 1:10 have been submitted to, and approved in writing by the Local Planning Authority so as to show how the roof of the extension is going to join with the main roof. Development shall be carried out in accordance with the approved details.**
Reason: To ensure that harm is not caused to the character and appearance of the listed building in accordance with Test Valley Borough Local Plan 2006 policy ENV13.
- 4. No new windows (including roof light and lantern light) and doors as hereby permitted shall be installed until such time as details, including plans and cross sections at a scale of 1:10, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details.**
Reason: To ensure that harm is not caused to the character and appearance of the listed building in accordance with Test Valley Borough Local Plan 2006 policy ENV13.
- 5. The new guttering shall match the existing guttering in material and colour found on the main building.**
Reason: To ensure that harm is not caused to the character and appearance of the listed building in accordance with Test Valley Borough Local Plan 2006 policy ENV13.
- 6. No works associated with the construction of the cellar shall take place until such time as a method statement clarifying the means of constructing the cellar has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the means of excavation, means of supporting the existing building and the means of forming the new opening from the existing cellar into the proposed. Works shall be undertaken in accordance with the approved details.**

Reason: To ensure that harm is not caused to the character and appearance of the listed building in accordance with Test Valley Borough Local Plan 2006 policy ENV13.

Notes to applicant:

- 1. The following policies in the Development Plans are relevant to this decision: South East Plan – May 2009: BE6; Test Valley Borough Local Plan: ENV13, ENV17.**
 - 2. Please ensure that all development/works complies with the approved plans. Any changes must be advised and agreed in writing with the Local Planning Authority before they are carried out. This may require the submission of a new planning application. Failure to do so may result in enforcement action/prosecution.**
 - 3. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
 - 4. The decision to grant Listed Building Consent has been taken because, the proposed development would not give rise to an adverse impact on the character, fabric and setting of the Listed Building. This informative is only intended as a summary of the reason for grant of Listed Building Consent. For further details on the decision please see the application report which is available from the Planning Service.**
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