

PLANNING COMMITTEE – 15 JANUARY 2019

APPLICATION NO DC/18/4762/FUL and DC/18/4837/LBC

LOCATION

The White House
The Street
Somerleyton
Lowestoft
Suffolk
NR32 5QB

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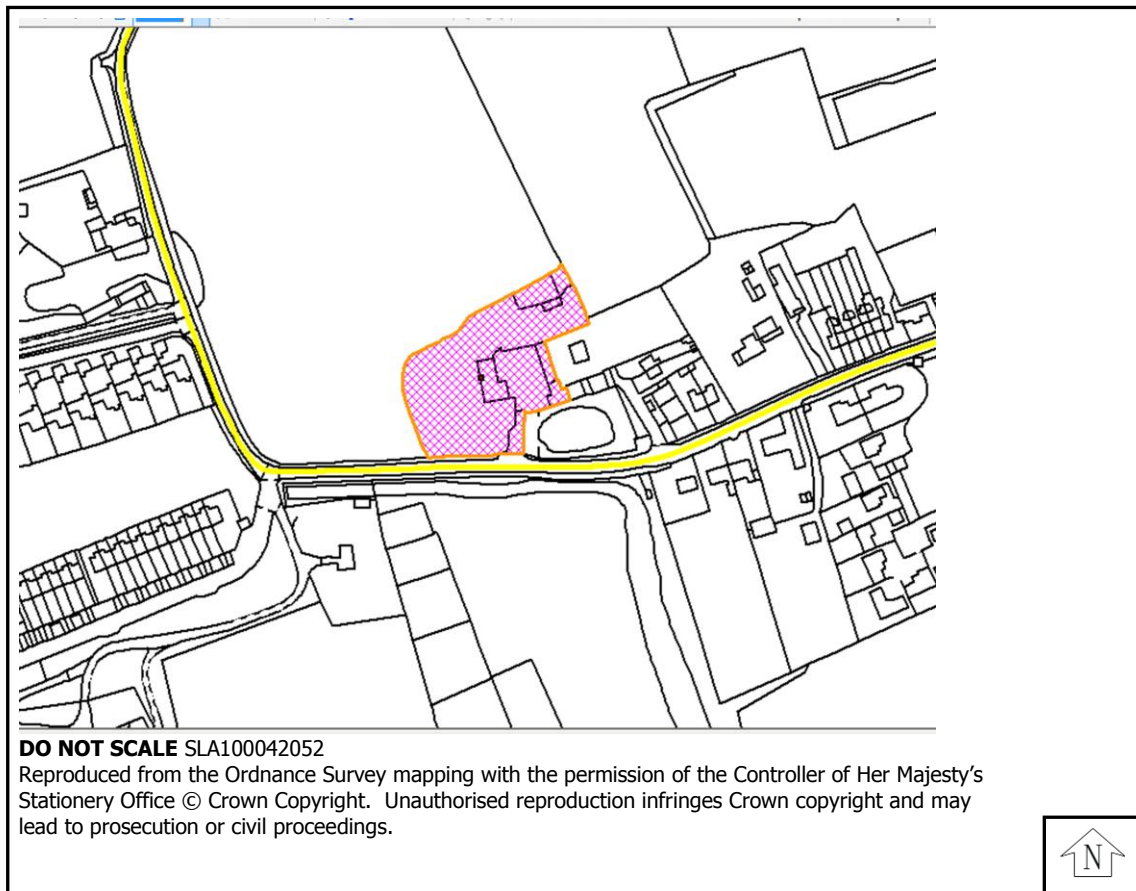
EXPIRY DATE 14 January 2019

APPLICATION TYPE Full Application and / Listed Building Consent considered in this report.

APPLICANT Mr & Mrs Morris

PARISH Somerleyton, Ashby And Herringfleet

PROPOSAL Replacement first floor extension to create two bedrooms and a bathroom. Revised submission.



1. SUMMARY

1.1 This application has been called in by the ward member for review, it is an application to add a first floor extension within the “cruck” of an L shaped building plan which would render the plan form of this listed building, square, obscuring that original form to an extent considered capable of refusal, given the listed status.

2. SITE DESCRIPTION

- 2.1 This building was listed in 1987. The house is of C18th parts, with an early C19th façade and originally an L-shape plan.
- 2.2 In the 20th century a two storey part was developed in between the wings but featuring a low lean to roof that cat slid from the original roof and where the depth of that extension was modest and not to the full width of the footprint in the easterly direction. The effect of this was to leave the original form still evident. This construction was carried out in solid concrete it appears and offers very poor thermal performance. At a later date still in the late 20th century permission was granted for a ground floor extension to the kitchen to the full depth at ground floor level of the footprint. This featured a debased form of entrance door case and three windows with alien semi circular heads using what appear to be off the shelf factory made windows. Above this a parapet was used to finish a small area of flat roof and this detailed with crenulations in brickwork. These are an alien fanciful feature sometimes found in Romantic work of the late 18th and early 19th century, but not on this building.

3. PROPOSAL

- 3.1 This application looks to extend the building by infilling completely at two storey height the section between the main range back to the rear wing at first floor level incorporating the existing narrow flat roofed extension to side. The proposal will have a separate hipped roof over with a slightly reduced eaves height, tucked under the brick eaves cornice detail existing. The hipped roof will be set behind a small parapet
- 3.2 This proposal has minimal impact on historic fabric, being located above a 20th century element and involving the removal of other 20th century parts. So fabric impact would be restricted to the points of attachment.
- 3.3 This addition designed to provide an improved bathroom and two bedrooms at first floor. This is a slightly revised design in comparison to that submitted as DC/18/3293/LBC and DC/18/3261/FUL with changed windows and as such can be looked at afresh.

4. CONSULTATIONS/COMMENTS

4.1 Parish/Town Council Comments

The parish planning committee met on Friday 07 12 2018 It reaffirmed its approval of the application and considered the proposed extension would be an improvement. The change of windows to sash replacing the arched windows that exist at the moment would further enhance the look of the property.

4.2 Neighbour consultation/representations

Brisbane House (précised) writes in support: this is a distinct improvement to the look and integrity of the property particularly as the existing castellations are totally inappropriate.

1 Pond Cottage adjacent also writes in support: The proposed development can be partially viewed from our upper floor windows. I have sighted the plans and CGI and feel the listed building would suffer no detriment from this extension.

A D J Cook of address unknown writes in support: I am a Trustee of Somerleyton Charities and work voluntarily each week at the village pond which is located next to the White House. I have no objection to the application for the replacement first floor extension at the back of the property in question. In my opinion little overall change will be seen. The new building work seems to me to be tastefully designed and in keeping with the existing appearance of the listed property.

The Cedars, The Street writes in support: I fully support the extension on the grounds that the work would be done sympathetically and would simply make a beautiful family house more practical and usable as a home.

5 Marsh Lane writes in support: I fully support the proposal which will enhance the existing east facade, making it more continuous and regular compared to the rather odd existing castellated flat roof above the kitchen. The footprint of the White House will remain unaltered, and new roofline will not affect any neighbouring views. The property itself would be greatly improved as residence for the large family.

The Rosery and Rose Lea, The Street write in support: it seems entirely reasonable and has no negative impact on The Street and environment. The new elevation to the front is an improvement to the appearance of the property.

4.3 The Society for the Protection of Ancient Buildings (SPAB) write in support: We approve of the revised designs as they do not cause detrimental harm to the historic fabric and appear to align with the visual appearance of the listed property. However, we would like reassurance that the valley gutter will be accessible from either the dormer window or from a new roof-light in the extension for maintenance purposes, as it will be a vulnerable part of the roof-scape, and we would not wish the original building fabric to be unnecessarily damaged.

5. PUBLICITY

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area, Listed Building,	30.11.2018	21.12.2018	Beccles and Bungay Journal
Conservation Area, Listed Building,	30.11.2018	21.12.2018	Lowestoft Journal

6. SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Listed Building, Date posted 28.11.2018 Expiry date 19.12.2018
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7. RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
DC/18/3293/LBC and DC/18/3261/FUL	Listed Building Consent /planning application - Replacement first floor extension to create 2 bedrooms and a bathroom	Refused	28/9/18

8. PLANNING POLICY

CS02 High Quality and Sustainable Design (Adopted Core Strategy, January 2009)

CS17 Built and Historic Environment (Adopted Core Strategy, January 2009)

DM02 Design Principles (Adopted Development Management Policies, January 2011)

DM30 Protecting and Enhancing the Historic Environment (Adopted Development Management Policies, January 2011)

9. PLANNING CONSIDERATIONS

- 9.1 This application includes the following changes from that previously refused by means of application references DC/18/3261/FUL and DC/18/3293/LBC. The existing ground floor round headed windows are shown altered to become flat headed, the dormer window criticised in the previous application is omitted and there is a repositioning of the window at first floor level in the new part on the north wall. There are no details as to the detail at the head of the revised ground floor windows, where rubbed brick arches would be traditional.
- 9.2 A pre-application discussion was held with the conservation officer, where the possibility of extending over the existing modern ground floor element (which infills between the main range and the rear wing) was investigated. The conclusion of this process was that extending here was very problematic for the reasons of loss of original shape and form of the building and an acceptable scheme which could be supported was not established.
- 9.3 There is an existing narrow two storey flat roofed extension to the side of the rear wing, which is not of historic significance, the alteration of which is acceptable in itself. Although, this extension masks the rear wing to some degree and is not particularly attractive, it has the benefit of allowing the earlier L shaped form to still be clearly distinguishable behind it. A more recent flat roofed extension fills the recess between the main range and the rear wing at ground floor level.
- 9.4 Notwithstanding the foregoing, this revised proposal still has a negative impact on the Listed building for the following reasons;
- The infilling of the first floor recess between the front range and rear wing prevents the historic form to be clearly appreciated;
 - The window heads on the extension are as high than that on the front range leading to the extension appearing as dominant as the rest of the structure;

- The first floor windows appear larger than those on the ground floor leading to the usual hierarchy of windows, progressively smaller and rather than larger the higher up the structure being disturbed; the further changes presented here exacerbate that effect.
- The composition of the first floor windows with those which exist at ground floor level is visually uncomfortable and incongruent;
- This proposal causes harm to the significance of the Listed building by the infilling of the first floor space between the front range and rear wing masking the original historic structure and form. This impact is considered to be a "*less than substantial harm*" as set out in clause 196 of the NPPF, but it is still considered to be a harm. The property is occupied and in its original domestic use, so there is no argument that the work would enable beneficial use where this was not already occurring.

9.5 Any harm requires "convincing justification" (as set out in paragraph 194 of the NPPF) "*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*", and although the proposal may offer a desirable enlarged first floor with an improved internal layout, it is considered the justification is not strong.

9.6 Paragraph 193 of the NPPF states that "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*"

9.7 Paragraph 196 of the NPPF "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal*" and asks as to whether or not the harm caused is outweighed by the public benefits of the proposal, and given there are no discernible wider public benefits it is considered this test is not met.

10. CONCLUSION

10.1 The proposal should be refused in accordance with local policy and the 2018 National Planning Policy Framework.

11. RECOMMENDATION

11.1 This proposal (drawing 1313/1a received 20th November 2018) causes harm to the significance of the Listed building by the infilling of the first floor space between the front range and rear wing masking the original historic structure and form. While this impact is considered to be a "*less than substantial harm*" as set out in paragraph 196 of the NPPF, there is considered not to be "convincing justification" as set out in paragraph 194 of the NPPF. Paragraph 193 of the NPPF states that "great weight should be given to the asset's conservation" and Paragraph 196 of the NPPF requires harm to be outweighed by public benefits, where in this case none are discernible.

The proposal is considered to conflict with the tests in the NPPF 2018, and conflict with policy DM30 of the Adopted Development Management Policy where Development proposals, should preserve or enhance the character and appearance ofincluding the setting of Listed Buildings,through high quality, sensitive design.

ADDITIONAL NOTES

Listing description reads

Listed in 1987 the List description for this property reads:

"House. C18 with early C19 facade. L-shape plan. Brick and stucco, with a hipped pantiled roof. 2 storeys and attic. 3-bay facade, the centre bay set slightly forward; rusticated quoin strips and plinth. Inset sash windows with glazing bars. Doorway with inset 6-panel raised and fielded door and semi-circular fanlight with glazing bars; panelled reveals. Reeded architrave with roundels and key. The doorway is set in an arched recess with broad rusticated surround. One-storey addition to left with one sash window."

BACKGROUND INFORMATION:

See application ref: DC/18/4762/FUL at
www.eastsuffolk.gov.uk/public-access

CONTACT

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