

a) 3/09/1449/FP and b) 3/09/1450/LB

6. **a) 3/09/1449/FP and b) 3/09/1450/LB Restoration of the fire damaged listed cottage and reconfiguration of the two storey side extension with additional development to the rear of the cottage at Moor Hall Cottage, Moor Green, Ardeley SG2 7AT for Mr N Dower**
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Date of Receipt: 07.09.2009

Type: a) Full (Other)
b) Listed Building Consent

Parish: ARDELEY

Ward: WALKERN

RECOMMENDATION

That (A) planning permission 3/09/1449/FP be **GRANTED** subject to the following conditions:

1. Three year time Limit (1T12)
2. Samples of Materials (2E12)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular GBC3, ENV1, ENV2, ENV5, ENV 14, BH6, BH10 and BH12. The balance of the considerations having regard to those policies is that permission should be granted.

(B) That Listed Building Consent 3/09/1450/LB be **GRANTED** subject to the following conditions:-

1. Listed Building Three year Time Limit (1T14)
2. Samples of Materials (2E12)
3. Listed Building: New timber frame (8L02)
4. Listed Building: New windows (8L03)
5. Listed Building: New doors (8L04)
6. Listed building: New External rendering (8L08)

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7. Listed Building: New rainwater goods (8L09)
8. Repairs Schedule (8L11)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular policy BH10. The balance of the considerations having regard to those policies is that listed building consent should be granted.

_____ (144909FP.SD)

1.0 Background

- 1.1 The application site is shown on the attached OS extract.
- 1.2 The property is a fire damaged detached 16th Century Grade II Listed Cottage set within a large landscaped site with stabling and extensive paddocks to the north of the dwellinghouse. The site is within the Rural Area beyond the Green Belt, and is bounded by substantial open land to the north and west.
- 1.3 The site is situated some 120m from the public highway with mature established landscape planting surrounding the property screening the site from the road.
- 1.4 The property is at present is in a derelict state with the thatched roof remains removed and a tarpaulin protecting the exposed upper floor of the fire damaged cottage.
- 1.5 The property had the benefit of a large two storey side extension built in 1987 which also suffered from fire damage. The proposed development would retain a proportion of the footprint of the 1987 side extension but, where this projected to the front of the house, this element will now be removed.
- 1.6 The remainder of the development now proposed is located to the rear of the dwelling attached to it via a link. It will comprise a basement, ground floor and first floor within the roofspace.
- 1.7 The property has been the subject of extensive negotiations over the last year between the Council and the applicant, to ensure proposals

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come forward which maintain the important visual amenity and aspect of the Listed Cottage.

- 1.8 The site is within the Moor Green Conservation Area. This report comes before Members as the proposals are contrary to the policies in the Local Plan.

2.0 Site History

2.1 The relevant planning history for the site is as follows:

- 3/87/1123/LB Two storey wing extension to two bed cottage – Approved September 1987
- 3/87/1122/FP Two storey wing extension to two bed cottage – Approved September 1987.
- 3/88/1756/FP Garage/ outbuilding as traditional barn – Approved November 1988
- 3/93/1670/FP Garage / workshop – Approved February 1994.
- 3/94/0076/LB Removal of porch replace with rendered porch new entrance door and window – Approved April 1994.
- 3/94/1370/FP Four loose boxes, tack room and hay store – Approved November 1994.
- 3/09/0275/FP Restoration of fire damaged cottage reconfiguration of remaining part, two storey and single storey rear extension – Refused April 2009.

3.0 Consultation Responses

- 3.1 The Council's Conservation Officer commented on the proposals whilst they were subject to discussion prior to re-submission. They remain submitted in that form. Approval is recommended, subject to conditions. The officer comments that much care and attention has been devoted to the scheme and the plans have, to a large degree, followed officers advice.
- 3.2 The only element on which agreement has not been reached is the utility/ basement room. The officer is satisfied with the proposal

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providing a 'neutral area' between the old and new buildings.

3.3 Hertfordshire Highways do not wish to restrict the grant of permission. The application is a rebuild of and extension to this existing fire damaged dwelling and will not have an impact on highway safety or capacity. The structure is located deep within the site, access is proposed from an existing driveway and sufficient on-site parking and vehicle turning space will be retained.

3.4 Herts & Middlesex Wildlife Trust comment that the proposed development is adjacent to an identified Wildlife Site (Moor Green W/S 23/027) and public village green supporting old unimproved grassland. H&MWT request that a condition be attached to any permission to protect the integrity of the adjacent Wildlife Site.

3.5 English Heritage No comment has been received.

4.0 Parish Council Representations

4.1 No comment has been received from Ardeley Parish Council.

5.0 Other Representations

5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.

5.2 No letters of representation have been received.

6.0 Policy

6.1 The relevant Local Plan policies in this application include the following:

GBC3 Appropriate Development in the Rural Area Beyond the Green Belt

ENV1 Design and Environmental Quality

ENV5 Extensions to dwellings

ENV14 Local Sites

BH6 New Developments within the Conservation Area

BH10 Extensions or Alterations to a Listed Building

BH12 Development Affecting the Setting of a Listed Building

In addition to the above it is considered that Planning Policy Statement 1, (Delivering Sustainable Development), Planning Policy Statement 7: (Sustainable Development in Rural Areas) and Planning Policy

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Guidance 15: (Planning and the Historic Environment) are considerations within this application.

7.0 Considerations

It is necessary to consider whether the proposals are acceptable in relation to their impact on the historical and architectural character of the building, their size and whether the benefit of bringing the building back into use outweighs any conflict with the normal policy requirements with regard to extensions.

Scale of Development

- 7.1 The previous extension in 1987 represented an increase of around 100% to the floorspace of the building. That would now be removed, except for development on part of the footprint of the former extension. So, if the previous extension is now discounted, and floorspace figures of the new proposal used, it represents an increase of 156% over the previously existing building. This does not include an element for the basement. This element of the building, being below ground, would have no visual impact. It is in fact modest, at around 15sqm.
- 7.2 Policy ENV5, which relates to the extension to dwellings in the rural area beyond the green belt, indicates that they should be of a scale or size which does not disproportionately alter the size of the original dwelling. It is considered that the policy requirements of ENV5 are not met in this case. It is necessary then to considered whether there are other issues in this case then that outweigh this policy harm. I will return to these later.

Impact on the Listed Building

- 7.3 The proposed development is to be located to the rear and side of the existing dwelling. As indicated above, where there was a former front projecting element, that is now to be removed, ensuring that the extension is less prominent in the views of the front of the dwelling.
- 7.4 At the rear, whilst the extension to be added is significant, it is subservient to the previously existing dwelling in ridge height and eaves height. Whilst it has a significant roofscape, it is considered to sit comfortably in relation to the listed element of the building and not unduly dominant it.

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Improvement to the Listed Building and Conservation Area

- 7.5 The dwelling currently exists in a sorry state. The fire has seen the loss of the previous thatched roof and the first floor of both the historical building and the modern extension. It has been rendered weather proof by a rather visually brutal truncating at first floor level.
- 7.6 The proposals then will see the restoration of the listed building and maintain the integrity of the sub-division of its interior. The first floor will be reinstated, along with the thatched roof. This is considered to represent a very significant improvement to both the listed building itself and to the character of the conservation area. The side projecting element of the extension (on the footprint of the former extension) is also to be provided with a thatched roof. Overall it is considered that significant weight should be given to these improvements when considering the acceptability of the proposals.

8.0 Conclusion

- 8.1 The scale of the extension proposed in terms of the cumulatively impact goes beyond that which would normally be acceptable within the scope of the adopted Local Plan policies GBC3 and ENV1.
- 8.2 However the scale of the extensions would not unduly alter the character and appearance of the listed building or its surroundings, and in fact are considered to represent an enhancement to the appearance of the listed building and the Moor Green Conservation Area. Given that they will bring the property back into a viable use and remove the current derelict appearance of the building, it is considered that the weight that can be applied to this should outweigh the normal approach to restrict residential extensions in this location. As a result the proposals are supported.