

5m a) 3/12/0542/FP and b) 3/12/0543/LB – Single storey rear orangery extension at New Hall Farmhouse, Fanhams Hall Road, Wareside, SG12 7SD for Mr and Mrs Clayton

Date of Receipt: a) 30.03.2012
b) 30.03.2012

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

Parish: WARESIDE

Ward: HUNSDON

RECOMMENDATION:

a) That planning permission be **REFUSED** for the following reason:

1. The proposed single storey rear extension by reason of its form, detailed design and appearance would be out of keeping with the character and appearance of the dwellinghouse and detrimental to the setting of the Grade II* Listed Building known as New Hall Farmhouse. The proposal would thereby be contrary to policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007 and Section 12 of the National Planning Policy Framework.

b) That listed building consent be **REFUSED** for the following reason:

1. The proposed single storey rear extension by reason of its form, detailed design and appearance would be out of keeping with and detrimental to the character, appearance and setting of the Grade II* Listed Building known as New Hall Farmhouse. The proposal would thereby be contrary to Section 12 of the National Planning Policy Framework.

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1.0 Background:

- 1.1 The application site is located within the Rural Area Beyond the Green Belt as shown on the attached OS extract.
- 1.2 The application property is a two storey detached dwelling which is a Grade II* Listed Building, designed with painted brickwork and timber boarding. The property was originally an open hall house sited on a moated site and was converted and extended to form two householder dwellings in the C17. The building is however now occupied as a single dwelling house. In 2001, planning permission and listed building consent was granted to convert the buildings surrounding the Farmhouse into

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residential dwellings. New Hall Farmhouse is sited at the end of this converted development and is situated within a large site which is predominantly laid-to-lawn and is encompassed by mature landscaping.

- 1.3 The proposal is for a single storey rear orangery extension. The proposed extension would have a width of almost 4.9 metres and would project 5.5 metres beyond the rear elevation of the dwelling house. The proposed extension has been designed with a projecting roof lantern reaching a maximum height of 3.4 metres. The proposed orangery would have a brick plinth with glazed windows above.
- 1.4 The applications have been referred to Committee at the request of Councillor M Newman.

2.0 Site History:

- 2.1 The property has a substantial planning history as follows:

LPA Reference	Description	Decision
3/02/2315/FP 3/02/2316/LB	Restoration and conversion of listed barns to create five dwellings and one office unit, covered parking and landscaping.	Approved with conditions.
3/03/1668/FP	Detached double garage.	Approved with conditions.
3/05/2443/LB	Conversion of roof space and provision of en suite bathroom, installation of new spiral staircase.	Approved with conditions.
3/06/0849/FP 3/06/0848/LB	Alterations and refurbishment to Victorian annexe, raising roof and addition of 2no. rear dormer windows.	Approved with conditions.
3/07/0220/FP	Construction of summer house.	Approved with conditions.
3/09/1973/LB	Installation of super conduction solar hot water panels to roof of a curtilage building.	Approved with conditions.
3/12/0072/FP 3/12/0071/LB	Erection of single storey timber framed orangery.	Withdrawn by the applicant.

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3.0 Consultation Responses:

- 3.1 The Council's Conservation Officer recommends refusal of the application and has commented that the proposed orangery with such a grand design would be out of keeping with and at odds with the simple form and design of the principal building. It is considered that the appearance and detailed design of the proposed development, including the roof lantern and corbel details would not fit comfortably on this rear elevation.
- 3.2 The Historic Environment Unit has commented that the proposal is located within an Area of Archaeological Significance as identified in the Local Plan. The Farmhouse and surrounding buildings stand within the remnants of a medieval moat and the use of the site is recorded from 1326 as 'Le Newehalle'. It is therefore believed that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological and historic interest. It is therefore recommended that a suitable condition should be attached to the grant of any consent.

4.0 Parish Council Representations:

- 4.1 No response has been received from Wareside 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 these applications include the following:

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria

In addition to the above Section 12 of the National Planning Policy Framework is also a consideration in the determination of these applications.

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7.0 Considerations:

7.1 The determining issues in relation to these applications are as follows:

- The principle of development within the Rural Area;
- The impact of the proposal on the character and appearance of the existing listed dwelling and its setting;
- The impact on the amenities of neighbouring residential occupiers.

Principle of Development

7.2 The application site is located within the Rural Area, wherein limited extensions and alterations to dwellings will be permitted provided that an extension to a dwelling or the erection of an outbuilding will be of a scale and size that would either by itself, or cumulatively with other extensions, not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area, in accordance with Policies GBC1 and ENV5.

7.3 The history of the site reveals that planning permission was granted for the construction of a detached double garage in 2003 and a summer house in 2007. The proposed orangery, together with the outbuildings added previously to the original property (post 1948) would increase the size of the original dwelling by approximately 28%. Taking this limited increase in floor space into account, that the proposed extension is modest in terms of its single storey height and that it would be sited to the rear of the property and would not be visible from within the street scene, it is considered that the proposal would have a limited impact of the character and appearance of the Rural Area. The proposed rear orangery is therefore considered to adhere to Policy GBC3 of the Local Plan.

The impact of the proposal on the character and appearance of the existing listed dwelling and its setting

7.4 With regards to the impact of the proposal on the character and appearance of the existing dwelling and the character, appearance and setting of this Grade II* Listed building, concern has been expressed, and refusal recommended, by the Conservation Officer who outlines that the proposed orangery by reason of its form, design and detailed appearance would have a harmful impact upon the character and appearance of this Grade II Listed heritage asset.

7.5 Members will note from the history of the site that applications for

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planning permission and listed building consent (LPA references 3/12/0071/LB and 3/12/0072/FP) for a rear orangery extension were withdrawn by the applicant. These applications were withdrawn following Officer concerns with the size, form and design of the extension. English Heritage, who were consulted on the application for listed building consent also raised concerns with the proposed orangery extension. English Heritage raised specific concerns with the detailed design, form and massing of the proposed extension which they considered would be at odds with the simple character, form and massing of the principal dwelling. Although the proposed orangery extension within this application has now been reduced by 1.1metre, it is important to note that the detailed design and form of the orangery remains similar to the orangery extension within LPA references 3/12/0071/LB and 3/12/0072/FP, with a large projecting roof light, timber posts and corbelling. English Heritage have been consulted on these revised applications but at the time of writing this report their comments have not been received.

- 7.6 New Hall Farmhouse is distinctive in its appearance and is of architectural and historic interest, with a long rear elevation that has been designed with several gable ends and modest fenestration. The principal dwelling has evolved with the additions of modest dormer windows within the roof space. In contrast, the proposed rear orangery extension would be of a design and form that would be out of keeping with the simple form and design of the main dwelling house. The proposed orangery has been designed with a large roof lantern that would project 0.8 metres in height and would have an area of some 15m². This, together with the corbelling and timber post detailing would be at odds with the vernacular character and simplistic form of the main dwelling house and would appear as an anomalous addition in this setting, with little affinity to the simple form and features of the principal building.
- 7.7 As such it is considered that the proposed development would appear as an awkward and unsympathetic addition to the dwellinghouse and would therefore detract from and be detrimental to the building's character, appearance, setting and its special historic interest. Accordingly, the proposal would conflict with the aims and objectives of Section 12 of the National Planning Policy Framework.

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The impact on the amenities of neighbouring residential occupiers

7.8 The proposed orangery would retain at least 12 metres to the nearest neighbouring property, South Barn. Taking this into account and the approximate 6ft high boundary treatment, it is not considered that the proposal would be detrimental to the amenities of any neighbouring properties.

8.0 Conclusion:

8.1 In accordance with the recommendation of refusal from the Conservation Officer, it is considered that the detailed design, form and appearance of the proposed orangery would result in a development that would have a harmful impact upon the character, appearance and setting of this historic Grade II* Listed heritage asset known as New Hall Farmhouse House. The proposed development would therefore be contrary to Policies ENV1, ENV5 and ENV6 of the Local Plan and the guidance as set out in Section 12 of the National Planning Policy Framework.

8.2 Having regard to all of the above considerations it is recommended that planning permission and listed building consent be refused.