

5f (a) 3/11/0350/FP and (b) 3/11/0351/LB - New dwelling with part formed of conversion of existing stable, attached garage and parking. Land adjacent to 99 High Street, Watton at Stone, Herts SG14 3SZ for Paul Spearman

Date of Receipt: (a) 02.03.11
(b) 02.03.11

Type: (a) Full-Minor
(b) Listed Building

Parish: WATTON-AT-STONE

Ward: WATTON-AT-STONE

RECOMMENDATION:

(a) That planning permission be **GRANTED** subject to the following conditions:

1. Three year time limit (1T12)
2. Approved Plans (2E10): 1008.E01, 1008.P01.B, H119008.01.
3. External materials of construction (2E11)
4. Withdrawal of P.D (Part1 Class A) (2E20)
5. Withdrawal of P.D (Part1 Class E) (2E22)
6. Withdrawal of P.D (Part1 Class B) (2E23)
7. Retention of parking space (3V20)
8. Tree retention and protection (4P05)
9. Landscape design proposals (4P12)
10. Landscape works implementation (4P13)
11. Prior to the commencement of any above ground works, the construction of the surface and foul drainage system shall be carried out in accordance with details submitted to and approved by the Local planning Authority.

Reason: To prevent pollution of the water environment in accordance with policy BE9 of the East Herts Plan.

12. Vehicular use of garage 5U10

3/11/0350/FP, 3/11/0351/LB

Directive:

1. Other legislation 01OL

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 the saved policies of the East Herts Local Plan Second Review April 2007), and in particular policies OSV1, ENV1, ENV2, ENV9, ENV19, ENV21, HSG7, BH1 and BH6. The balance of the considerations having regard to those policies is that permission should be granted.

- (b) That Listed Building Consent 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 window) (8L03)
5. Listed building: (new brickwork) (8L06)
6. Listed building: (new boarding) (8L07)
7. Listed building: (new rainwater goods) (8L09)
8. Listed building: (making good)(8L10)

Directives:

1. Other legislation (01OL)
2. Listed Building Advice (25LB)

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, and in particular policies HE7, HE9 and HE10 of national planning guidance PPS5. The balance of the considerations having regard to

those policies is that Listed Building consent should be granted.

_____ (035011FP.SD)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. It was formerly part of the garden of the Grade II Listed Building, known as the White House, at 99 High Street and lies behind numbers 93 and 99 High Street south of the three dwellings within White House Close. In the late 1990's a large part of the original garden of 99 High Street was separated from the listed property and sub-divided to provide plots for the three detached dwellings which form White House Close to the north east of the application site (3/92/0303/FP). The site is located within the Watton at Stone Conservation Area and within the boundary of a Category 1 Village designation.
- 1.2 The plot of land subject of the application comprises an undeveloped parcel of land adjacent to 1 White House Close on the western side of the private drive that serves vehicular and pedestrian access to White House Close. To the rear of the application site, the land is open scrub with some boundary landscaping and close boarded fencing. At the front of the site is a long single storey rebuilt brick garage approximately 10.2m x 4.1m with a pitched pantile roof at a ridge height of 4.1m.
- 1.3 Abutting this modern garage is a dilapidated historic timber framed weatherboard stable; approximately 7.0m in length by 4.5m in width, part of the original front out-shoot timbers retained on the eastern elevation. The original timber frame of the structure remains intact under a pantile roof at a ridge height of 4.9m. The timber framed structure sits lower in the ground than the slab of the adjacent garage and there is evidence of the original plinth wall/ foundations. Both of these structures abut the fenced side boundary of the garden of No 93 High Street to the north-west.
- 1.4 The open area of the site falls away beyond the tree lined western boundary down an escarpment to the River Beane. Directly on the northern boundary is the flank wall and shared boundary fence of No 1 White House Close, a detached four bedroom dwelling with modest front garden amenity space and a rear garden extending some 48m in depth to the rear boundary near the River Beane below.
- 1.5 Planning permission for the restoration and re-development of the stable and the erection of a linked 2 ½ storey residential dwelling was approved in 2005 under reference 3/04/2105/FP. The proposal as

3/11/0350/FP, 3/11/0351/LB

- approved has not been implemented and the application has lapsed.
- 1.6 The current application seeks planning permission for the erection of a 4/5 bedroom detached dwelling of three floors with dormer on the northern elevation for rooms in the roof. The house is of modern design construction with vernacular and architectural elements included in the external detailing, constructed in brick and weatherboard with a finished ridge height of 8.8m extending to 10.3m for the chimney on the northwestern elevation.
- 1.7 The dwelling is linked to the historic stable structure which is to be restored and repaired to provide a leisure/ entertainment room with two windows on the southeast elevation facing the drive way of White House Close and two conservation rooflights inserted in the rear roof plane. The single storey flat lead roofed link is glazed on the eastern elevation providing the main access to the hallway entrance of the dwelling.
- 1.8 An area of hard standing is provided within the curtilage adjacent to the western side of the private driveway indicated as providing two car parking spaces within the curtilage of the site. Limited garden amenity area is provided around the dwelling with 10 -12m the maximum depth to the north eastern area of the curtilage.
- 1.9 The Chairman of the Development Control Committee Cllr W Ashley has agreed that the applications be referred for determination to the Planning Committee.

2.0 Site History:

- 2.1 There is quite an extensive history of planning applications at the site as follows:
- 3/87/1064/FP Proposed construction of 7 single storey houses & five maisonettes together with associated parking Refused
 - 3/89/1979/OP Outline application for five dwellings Refused
 - 3/92/0303/FP 3 No detached dwellings Approved
 - 3/93/1125/FP Plot 3 – Rear of 99 High Street new dwelling Approved
 - 3/93/1255/LC Removal of section of wall at entrance demolition of garage Approved

3/11/0350/FP, 3/11/0351/LB

- 3/04/2105/FP New dwelling house and parking land adjacent to 99 High Street Approved
- 3/04/2106/LC Demolition of derelict stabling Withdrawn by applicant
- 3/10/2045/FP New dwelling with part formed conversion of existing stable with attached existing garage and car parking Withdrawn by applicant
- 3/10/2046/LB New dwelling with part formed conversion of existing stable with attached existing garage and car parking Withdrawn by applicant.

3.0 Consultation Responses:

- 3.1 County Highways have no objections, in the highway context the conversion and extension of an existing building to form a dwelling is acceptable in principle. Sufficient off road parking is provided and no alterations to the point of access onto the public highway are necessary. It is noted that the area of application does not include the adjacent private drive used to access the site, it is not clear therefore if the applicant has a legal right of access.
- 3.2 Environmental Health have no objection in principle to the proposed development, subject to the imposition of conditions relating to hours of work, control of dust, land contamination, burning of waste and the provision of refuse disposal facilities.
- 3.3 The County Archaeologist has commented that the site of the stables was once part of the land associated with 99 High Street (The White House) which dates back to the 16th century and is part of the historic core of the village. In 19th century an inn, the land to the rear of 99 was an orchard/ pasture there were two sizeable buildings located on the site of the new dwelling No 2 White House Close. As such although the development site has recently been stripped, nonetheless the site may retain some archaeological potential. 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. Any approval should be subject to a condition for a programme of archaeological monitoring, investigation and recording.
- 3.4 The Council's Landscape Officer has no objections as the application

3/11/0350/FP, 3/11/0351/LB

does not differ (in landscape terms) significantly from the application 3/04/2105/FP which was approved, subject to conditions for details of soft and hard landscape provision.

- 3.5 Conservation Section has commented that the present application proposes residential conversion and extension of the historic stable which has been ancillary to the Grade II listed White House since pre 1948 and is therefore assessed as a curtilage listed stable. The stable is a traditional two bay timber framed structure of late 18th century origins, currently in poor structural condition and the principle of conversion as an alternative to loss through dilapidation is acceptable. It is imperative that the conversion safeguards the remains of the historic framing, as the fabric historic value, as an ancillary building to the White House defines the significant of the heritage asset.
- 3.6 The design of the stable element has been revised to respect the frame and historic character of the building, the separate single storey link is welcomed but its appearance could be improved by substituting half glazed panels with full height glazing. In this respect the new proposal overcomes the previous objection regarding the loss of the historic fabric of the stables.
- 3.7 The Conservation objection relating to scale and the massing of the main dwelling which is two and half storeys with large roof, has not been addressed or overcome and due to its volume and bulk it will overwhelm the stables causing serious harm to the significance of the heritage asset. The Conservation Officer therefore recommends that the application be refused.

4.0 Parish Council Representations:

- 4.1 Watton at Stone Parish Council request that the applications be determined by the Development Control Committee and strongly objects to the above applications for the following reasons:
- The proposal on the restricted site results in a cramped form of development out of scale and character with the surrounding area with little amenity area.
 - It is in the conservation area and is not in keeping with the surrounding houses in White House Close
 - The height of the proposed development exceeds those in the adjacent area and would be out of keeping
 - The entrance to the development has restricted access and any increase in traffic movement onto the High Street would be

3/11/0350/FP, 3/11/0351/LB

dangerous.

- The development would cause a lack of privacy and light to properties in White House Close, 93 High Street and 99 High Street.
- The development is 6.5m from one of the adjacent properties.
- There is insufficient parking for a 4+ bedroom dwelling, with sufficient rooms to be a 6 bedroom dwelling.
- Surface drainage would drain into the next door garden at 93 High Street
- The plans are deceptive, as they indicate the garage and barn are of an equal size where in fact the garage is three times longer than the barn.

4.2 If planning permission is granted against their recommendation, the Parish Council would want assurance that the residents of White House Close will be able to gain access to their properties at all times whilst construction work is undertaken.

5.0 Other Representations:

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

5.2 Three letters of representation have been received raising the following concerns:

- The size of the property proposed is unbelievable
- Parking in White House Close is a problem, with overflow parking on High Street, the dwelling could have vehicles that go with a 6 bedroom dwelling
- If the house is smaller, adequate parking can be provided
- Support the retention of the small stables. Occupiers of 1 White House Close will have windows overlooking their property which is unacceptable.
- The proposed dwelling would occupy 70% of the site, too large and disproportionate to the area of land involved.
- The proposal is built in modern materials rather than of a vernacular form, out of character with adjacent listed properties.
- Development is out of keeping with conservation objectives.
- The canopy of the large sycamore tree on the northern boundary would be in close proximity to the proposed new dwelling/chimney and the foundations of the dwelling could affect the sustainability of the tree.
- Surface water run off goes to catchment areas but it does not show

whether it then runs into the adjacent Estate land.

- No approaches have been made to gain access to the northern boundary of the site through 93 High Street.
- The proposed development is disproportionate in both ground area and height and runs counter to conservation objectives.
- Gross overdevelopment of the site
- Adverse impact on the Grade II Listed Building at 99 High Street
- Adverse impact on 1 White House Close, loss of privacy, outdoor space limited, loss of amenity due to noise and disturbance
- Impact on White House Close single track cul-de-sac, manoeuvring is already limited service and deliver vehicles reverse into site already
- Planning permission for No 1-3 White House Close was conditional on the demolition of the garage, problems exacerbated by addition of large house with inadequate parking.
- Insufficient parking for a 6 bedroom dwelling, space in front of garage encroaches into access.

6.0 Policy:

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

OSV1	Category 1 Villages
TR7	Car Parking - Standards
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV9	Withdrawal of Permitted Development Rights
ENV19	Development in Areas Liable to Flood
ENV21	Surface Water Drainage
HSG7	Replacement dwellings and infill Housing Development
BH1	Archaeology and New Development
BH6	New Developments in Conservation Areas

6.2 In addition, the following national policy guidance is relevant:
Planning Policy Statement PPS1 "Delivering Sustainable Development"
Planning Policy Statement PPS5 "Planning for the Historic Environment" (Policy HE10: Setting of a Designated Heritage Asset)

7.0 Considerations:

Principle of development

7.1 The application site is located within the historic central core of Watton at Stone, within a Category 1 Village, where small scale and infill

3/11/0350/FP, 3/11/0351/LB

housing development may be permitted in accordance with policies OSV1 and HSG7.

- 7.2 As a matter of principle, it is considered that a single unit of residential development on this site has been established by the approval of a very similar scheme in July 2005 under ref: 3/04/2105/FP. However, at that time, the listed building application (ref: 3/04/2109/LB) was withdrawn by the applicant. The planning approval 3/04/2105/FP has subsequently lapsed.
- 7.3 In accordance with the adopted Local Plan policy relevant in this case there is therefore no objection to the principle of development of this land, as new infill development under Policy OSV1 is generally acceptable within the specified settlement of the Category 1 Village of Watton at Stone, and the previous approval remains a material consideration, even though it has lapsed.
- 7.4 The main issues to consider in the determination of these current applications are therefore:
- Conservation issues
 - Acceptability of the character, appearance and design
 - Impact on the Listed Building and its setting
 - Impact on the neighbour amenity
 - Access and parking.

Conservation issues

- 7.5 The proposed development addresses some of the issues raised previously, in respect of the 2004/5 scheme, by the Conservation Officer as regards the repair and reinstatement of the listed stable element, retaining the original frame, removal of the mezzanine floor, providing a more sensitive vernacular restoration of this element. The link is now a separated single storey element, of modest proportions, with flat lead rolled roof, and glazed entrance elevation clearly identifying the visual break from the historic curtilage listed stable building and the modern dwelling development. In officers opinion, therefore, there is an improvement within this latest scheme insofar as the listed building is concerned.
- 7.6 It is of course also necessary to consider whether the development of the new dwelling is acceptable in terms of scale, size and height, its position within the site, the provision of garden amenity area and adequate parking provision within the curtilage of the site.

- 7.7 In accordance with policy, the development should preserve or enhance the character and appearance of the Conservation Area, respect the form of existing and surrounding development and not detract from the setting of the adjacent listed buildings. These considerations would have applied equally to the 2004 proposal and of course, the Council considered that scheme to be acceptable in terms of its impact on the Conservation Area.
- 7.8 The present proposal includes a reduction in the height of the new dwelling, the stable element retained repaired and restored as a separate element, which respects its historic and architectural features and significance and is considered to be a material improvement over the previously approved design. As such, officers consider that the proposal would remain acceptable (as the earlier scheme) in terms of its impact on the Conservation Area. Furthermore, the site is located behind the street frontage so any direct impact on the character and appearance of the street scene would be at a distance and therefore limited.

Design, Character and Appearance

- 7.9 Policy ENV1 requires that a proposal for a new dwelling should demonstrate a high standard of design, which is sympathetic in terms of siting, proportion, scale, form, height, materials of construction and detailing to the adjacent buildings and the character of the area in general.
- 7.10 The proposed dwelling is of a different form and design, to the surrounding dwellings at White House Close, occupying approximately 70% of the curtilage of the site. The proposed dwelling has drawn vernacular architectural detailing from other buildings in the historic core of the village, and in terms of its design is considered to be acceptable.
- 7.11 It is accepted that the new dwelling would be high at 8.8m to the ridge and that the footprint of the dwelling occupies a large percentage of the site, the amenity areas to west and north being limited for a dwelling of this size. However, whilst officers have sought, through negotiation, to improve on these details, it is a material consideration, of considerable weight, that the same, or very similar, details were considered to be acceptable in 2005 and, since then, there has been no significant changes in circumstances either on site or in policy terms, to justify an alternative conclusion now.

Impact on the Listed Building and its Setting

3/11/0350/FP, 3/11/0351/LB

- 7.12 The proposal makes a positive contribution to the restoration of the historic timber stable on the site, retaining the form and original timber of the structure, removing the intrusive mezzanine floor that removed original timbers as proposed in the previous approval in 2005 under ref: 3/04/2105/FP. This proposal preserves the timber frame of the stable the structure and is better revealed as an individual element which respects its significance as a heritage asset.
- 7.13 Whilst again accepting that the proposed dwelling in this case is of a significant size, it is an improvement over the previous approval Ref 3/04/2105/FP and officers consider that, given this previous permission, there are no justifiable reasons to object to this latest scheme.

Impact on neighbour amenity

- 7.14 In terms of neighbour impact, officers note that this would be similar to the previously approved scheme. There are no first floor windows proposed within the east facing flank elevation of the proposed dwelling, thereby preventing any overlooking or loss of privacy to the adjacent property at number 1 White House Close. The new dwelling would be some 6.5m from that property and that relationship is considered appropriate, as in the 2005 scheme.
- 7.15 Officers are satisfied that the current proposal is acceptable in terms of its impact on neighbour amenity and would not result in any significant adverse impacts on surrounding properties.

Access and Parking

- 7.16 Policy TR7 addresses the issues of car parking maximum standards which, in relation to a dwelling of 4 or more bedrooms, would be three spaces. The proposed development retains the garage space, and provides two additional parking spaces on the frontage area of the application site. This again, is very similar to the layout approved in 2005.
- 7.17 Highways have no objections to the proposed development but mention the issue of the application site limitations with regard to control/ownership of the private drive.

8.0 Conclusion:

- 8.1 Overall in consideration of the separate issues identified above, there is little change to the size and scale of the proposed new dwelling which in

3/11/0350/FP, 3/11/0351/LB

comparison to the previous application in 2005 under reference 3/04/2105/FP remains largely as approved. There is a significant benefit in the current proposal as regards the repair and restoration of the historic stable and the provision of a modest separate single storey link entrance area that separates the historic and new build elements.

- 8.2 In terms of planning legislation and policy, the planning permission granted in 2005, ref: 3/04/2105/FP is a material consideration that carries very significant weight in the determination of this proposal. In principle the Council has determined the previous proposal and found the development acceptable. The present proposal while similar in most respects to the previous scheme does make significant material improvements to the approved scheme and these are to be welcomed as they contribute positively to the character and appearance of the development, the Conservation Area and the general locality.
- 8.3 Although the development could be improved in officers view to provide a more sensitively designed development, it is, nevertheless, considered to be acceptable and of course significant weight must be attached to the previously approved development ref: 3/04/2105/FP where the Council considered that the form of that development was acceptable.
- 8.4 In light of this weight and in consideration of the improvements in the present applications, officers consider that there is no justification to warrant the refusal of these applications.
- 8.5 It is therefore recommended that both planning permission and Listed Building consent are granted as set out at the head of this report.