

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/06/2017	Item No: 5.6
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2017/0173
Wards Affected	Queen Eleanor and Buccleuch	
Location	13 & 14 Corby Road, Little Oakley	
Proposal	Application for Listed Building Consent: No.14: Demolition of existing single storey rear extension. Two and single storey rear extensions, replacement of boundary with pedestrian access gate along north west boundary and new boundary through site to divide garden land, erection of stud wall in kitchen to form study and WC, rearrangement of first floor bathroom, and insertion of internal opening at first floor level into proposed extension. No.13: Removal of first floor window in southeast elevation and insertion of roof light in northeast roof plane	
Applicant	Miss Longhurst	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. The development hereby permitted shall not be carried out other than in accordance with the plans 39890B/0, 39890B/05A, 39890B/07A,39890B/11, KET/2017/0172/1 and KET/2017/0172/2 received 03/03/17 and amended plan numbers 39890B/03B, 39890B/04C, 39890B/06D, 39890B/08C, 39890B/09A, 39890B/10E, 39890B/12C, 39890B/14, 39890B/15 and 39890B/16 received 13/06/17.

REASON: To protect the architectural and historic interest of the building in accordance with 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the National Planning Policy Framework and Policy 2 of the North Northamptonshire Joint Core Strategy

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and permanently retained in that form.

REASON: To protect the architectural and historic interest of the building in accordance with 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the National Planning Policy Framework and Policy 2 of the North Northamptonshire Joint Core Strategy.

4. The external stone walls shall be constructed in natural stone with a lime mortar and shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: To protect the architectural and historic interest of the building in accordance with 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the National Planning Policy Framework and Policy 2 of the North Northamptonshire Joint Core Strategy.

5. The windows and doors hereby permitted shall be built exactly in accordance with details and materials outlined on plan 39890B/08C, 39890B/10E, 39890B/12C, 39890B/14, 39890B/15 received on 13/06/17.

REASON: To protect the architectural and historic interest of the building in accordance with 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the National Planning Policy Framework and Policy 2 of the North Northamptonshire Joint Core Strategy.

6. In accordance with plan 39890B/08C and 39890B/10E received 13/06/2017 the rainwater goods shall be constructed of black aluminium and permanently retained in that form.

REASON: To protect the architectural and historic interest of the building in accordance with 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the National Planning Policy Framework and Policy 2 of the North Northamptonshire Core Spatial Strategy.

7. The eaves detailing and the point where the ridge joins the existing building shall be constructed in full accordance with plan 39890B/15 received 13/06/2017.

REASON: To protect the architectural and historic interest of the building in accordance with 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the National Planning Policy Framework and Policy 2 of the North Northamptonshire Core Spatial Strategy.

8. No works shall commence on the extension hereby approved until a detailed method statement accurately describing the works to be undertaken to; i) remove the original stone at first floor level to create an opening ; ii) make good the locations where the opening at first floor level is created; iii) attach the proposed extension to the existing walls both on No.13 and No.14 iv) introduce services (including plumbing, heating, wiring, broadband) have been submitted to and approved by the Local

Planning Authority. No work shall take place other than in accordance with the approved method statement.

REASON: To protect the architectural and historic interest of the building in accordance with 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the National Planning Policy Framework and Policy 13 (o) of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2017/0173

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

13 and 14 Corby Road

KET/2017/0172(FUL) - No.14: Two and single storey rear extensions and replacement of boundary with pedestrian access gate along north west boundary and through site to divide garden land. No.13: Removal of first floor window in southeast elevation and insertion of roof light in northeast roof plane (under consideration).

13 Corby Road

KET/2000/0746 - Certificate of Lawfulness for an Existing Use: Dwelling with 2 storey brick extension to rear (approved)

14 Corby Road

KET/2016/0900(LBC) and KET/2016/0899(FUL) - Two storey rear extension, replacement front entrance door and new pedestrian access to rear. (Withdrawn)

PRE/2016/0116 - Proposed first-floor and single-storey extension to rear of existing house and internal alterations- Advice given

KET/2008/0141 (LBC) - Brick up small window in rear elevation, replace kitchen and bathroom fittings and other internal works. Install satellite dish to rear of property. (Approved 14/05/2008)

KET/1989/1115 – Erection of Chimney to Dwelling (approved)

Site Visit

Officer's site inspection was carried out on 31/03/2017.

Site Description

The application site is a two-storey coursed limestone and rubblestone dwellinghouse with a Collyweston stone slate roof and stone end chimneystacks in the middle of a terrace of three properties. Originally, Nos.13 and 14 Little Oakley were a single dwellinghouse but overtime have become two separate dwellings. A single storey mono-pitched rear extension was added to No.14 and a two storey rear extension added to No.13 prior to the buildings being grade II listed.

The front elevation has a central arched plain board entrance door and 2-light chamfered stone mullioned windows and lead lattice single glazing. The rear elevation has a 1-light wooden casement window at first floor level on the original building and more modern casements and doors in the later extensions.

There are small front and rear gardens, the front enclosed by a low rubblestone wall and lattice trellising and the back by 1.8 metre high close-boarded fencing.

The application site is within Little Oakley Conservation Area and is in close proximity to the grade II* Church of St Peter and grade II Sandpit Farmhouse. Surrounding development is a mixture of older traditional stone cottages and farm buildings and newer residential infill development.

Proposed Development

This application seeks listed building consent for the demolition of the existing single storey rear extensions and construction of a two and single storey rear extensions, replacement of boundary with a pedestrian access gate along north west boundary and through site to divide garden land, erection of stud wall in kitchen to form study and WC, rearrangement of first floor bathroom, and insertion of internal opening at first floor level into proposed extension.

No.13: Removal of first floor window in southeast elevation and insertion of a roof light in northeast roof plane

Any Constraints Affecting the Site

Little Oakley Conservation Area
Grade II listed building
Setting of Grade II* listed building
Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Revised plans have been submitted by the applicant during the application process. At the time of writing this report a further consultation process is underway, this will expire prior to the planning committee and Members will be provided with an update on any further consultation comments received via the committee update.

Geddington, Newton and Little Oakley Parish Council

Original Plans

Support – Original extension has been added many years ago and the application is well supported in the village.

Final revised plans

No comments received at the time of writing this report.

Neighbours

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site. The following comments have been received:

Original Plans

Support– 16 Oakley Road –Proposal will improve the look of the cottage by removing the brick extension.

Support – Sandpit Farmhouse, Corby Road –Very happy with plans and

believe that the proposal updates a house which is difficult to live in rather than leaving it vacant.

Object – 15 Little Oakley (2 objections received) – Concerned regarding impact of enlarge window in ground floor and new window in 1st floor of left hand elevation which will look over neighbouring property. Concerned regarding party wall act.

Final revised plans

No comments received at the time of writing this report.

5.0 Planning Policy

Legislation

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

Please note the planning application is considered under application reference KET/2017/0172, this report relates to Listed Building Consent considerations.

The key issues for consideration in this application are the impact of the works on any features of special architectural or historic interest possessed by the Listed Building, and the impact on its setting. Special regard must be had to the desirability of preserving the Listed Building and its setting.

The application building is a Grade II Listed Building. Section 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires Local Planning Authorities to have special regard to the desirability of preserving Listed Buildings or their settings or any features of special architectural or historic interest which they possess in considering whether to grant listed building consent for any work(s).

The significance of the building lies within its linear form with traditional secondary extensions, the house has a detailed front elevation with arched gothic style door and chamfered stone mullioned windows and lead lattice single glazing. This front elevation faces the grade II* listed church and the rear elevation has a very simple design and detailing.

The changes and their impact on the Listed Building are discussed below:

The demolition of the existing single storey rear extension and construction of a two and single storey rear extensions.

The existing extension is constructed of buff brick and concrete tiles and is likely to have been added in 1960's. The materials sit quite awkwardly with the

limestone original house and Collyweston slate roof.

The proposed extension is considerable in size and will replace the existing single storey extension with a two storey extension built of limestone with a mono-pitched slate roof which joins the original rear wall just under the eaves, this extension then leads to a single storey flat roof extension clad in timber boarding.

During the application process revisions have been made to reduce the size and impact of the proposed extension both on the listed building and on Little Oakley Conservation Area

The proposed two storey stone extension will sit alongside the existing two storey extension of No.13 which was added to the building prior to listing. The extension will result in the remaining part of the rear elevation being covered from public view and an opening created at first floor level to access the new 1st floor rooms. Through revisions however the window within the first floor the original wall would remain as an internal feature and although some historic fabric will be removed in the creation of the access this window will remain as an internal feature and the walls will remain uncovered. A condition for a construction method statement would ensure both the removal of the wall to create an opening and the joining of the new extension are completed in a way to minimise impact and loss of the original fabric.

The proposed two storey extension will join the original wall just below the eaves. The roof is proposed of slate and a condition is recommended for material to be submitted for approval. The slight separation of the existing roof and the new proposed two storey extension's roof together with the change in material and pitch from Collyweston Stone Slate to a natural Slate will allow the proposed development to be read as an additional feature and the original proportion of the building to still be read.

The single storey extension has been reduced considerably through revised plans. The proposed modern flat roof extension with timber boarding when viewed on plan is an obvious modern addition. When considered in the context of the site the design and material will help this part of the extension blend within the existing fencing and reduce the visibility of the extension from the public realm. This reduces the impact of the proposal upon its setting within Little Oakley Conservation Area.

Although the proposed extension will result in some loss of historic fabric the proposal has been reduced to a scale that will ensure that any potential less than substantial harm is minimised and that has limited impact on the special interest of the listed building.

It has been identified above that the special interest of this building lies in its linear form, detailed front elevation and relationship to the village. The proposed works detailed above will not impact upon this special interest, and subject to conditions to detail how the works will be carried to safeguard the

remaining historic fabric it is considered that this element of the application is acceptable.

Replacement of boundary with pedestrian access gate along north west boundary and through site to divide garden land.

The existing boundary is a modern close boarded fence which provides privacy into the rear gardens of No.13 and No.14. The proposed alterations are not considered to impact the significance or setting of the building.

The erection of stud wall in kitchen to form study and WC

The proposed addition of stud walls within the kitchen will create a sub division of the room. The room is not currently the original proportion due to the knocking through that occurred to the existing single storey extension. The sub division will not impact the significance of the building and is considered to be acceptable.

Rearrangement of first floor bathroom

Through the application process the original bathroom rearrangement has been revised. Originally the hand basin was the located in front of the window. The window is significant because it shows the difference between the detailed front facing elevation and the simple rear elevation. The applicant has revised plans to keep the window as a feature of the room without any furniture in close proximity. The rearrangement of the bathroom allows the occupiers the space to fit a shower.

The proposed rearrangement is considered to be acceptable.

No.13: Removal of first floor window in southeast elevation and insertion of roof light in northeast roof plane

The window to be removed serves a hallway currently and is part of the existing two storey extension (completed prior to listing). The loss of the window and insertion of a conservation roof light will not result in the loss of any historic fabric and is considered to be acceptable.

Conclusion

The proposal is considered to have an acceptable impact on the special architectural or historic interest of the listed building. The proposal therefore accords with national and local planning policies concerned with protecting designated heritage assets: Section 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 2 of the NNJCS, and policies 7 and 12 of the NPPF.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Shepherdson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: