

ITEM NO:	<u>Location:</u>	9 Church Lane, Kimpton, Hitchin, SG4 8RR
	<u>Applicant:</u>	Mr & Mrs Cole
	<u>Proposal:</u>	Demolition of rear single-storey lean-to and detached external WC building. Part single and part two storey rear extension. Install roof light to north elevation, replace windows in east elevation and internal alterations.
	<u>Ref No:</u>	17/02501/ 1LB
	<u>Officer:</u>	Kirstie Hough

Date of expiry of statutory period: 29 November 2017

Reason for Delay (if applicable)

Extension of time agreed until 19 December 2017

Reason for Referral to Committee (if applicable)

Kimpton Parish Council objection contrary to Officer recommendation and Councillor agreement with the Parish Council objections.

1.0 Relevant History

- 1.1 14/00668/1HH- Part single and part two storey rear extension WITHDRAWN
14/00682/1LB- Part single and part two storey rear extension WITHDRAWN
- 1.2 15/00043/1HH- Part single and part two storey rear extension WITHDRAWN
15/00044/1LB- Part single and part two storey rear extension WITHDRAWN
- 1.3 15/01822/1HH- Part single and part two storey rear extension WITHDRAWN
15/01823/1LB- Part single and part two storey rear extension WITHDRAWN
- 1.4 Three previous applications for differing designs of single and two storey rear extensions - all withdrawn due to unacceptable design or impact upon neighbouring property.
- 1.5 17/00328/1HH- Part single and part two storey rear extension REFUSED
17/00329/1LB- Part single and part two storey rear extension REFUSED
- 1.6 More recent applications REFUSED for the following reason:
1. The pedestrian to vehicle inter-visibility associated with the new vehicle access to the new parking space has not been clearly demonstrated. The recommended visibility splay of 2.0 metres x 16 metres along the footway along Church Lane to each direction from the parking space, has not been demonstrated as being achievable. This vehicle to vehicle inter-visibility is to provide adequate visibility for approaching pedestrians and drivers leaving the site. This would lead to vehicles leaving the site coming into conflict with pedestrians along Church Lane, which would be prejudicial to general provisions of highway safety and convenience, contrary to the National Planning Policy Framework - Paragraph 35 and contrary to the minimum sightline provision along the street edge contained in Manual for Streets, Section 7.8.3.

2.0 Policies

2.1 National Planning Policy Framework

Section 12. Conserving and enhancing the historic environment

2.2 North Hertfordshire Draft Local Plan 2011-2031 'Preferred Options Consultation Paper' and Proposals Map

The North Hertfordshire Draft Local Plan 2011-2031 has been submitted to the Secretary of State for examination and the EiP is underway. The Policies of the submission Local Plan therefore carry limited weight at this stage however, the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

SP13: Historic Environment

HE1: Designated heritage assets

3.0 Representations

3.1 Kimpton Parish Council - Objection stating:

" Kimpton Parish Council objects to this planning application and listed building consent for 9 Church Lane, Kimpton due its adverse impact on neighbouring properties and overbearing nature within a Conservation Area.

It is a small site of three connecting cottages so the second storey proposal has a significant effect on the locality. The huge baulk of the proposal is totally unsuitable for this sensitive central village location and will overshadow the neighbourhood. The new layout will be out of proportion with the two attached cottages.

The side elevation will be out of proportion when viewed from the east by the Grade 1 Listed St Peter and St Paul Church that is situated on higher ground. The planning officer should complete calculations for the light values for neighbours to ensure that there is not a loss of sunlight nor a loss of privacy from the second storey.

Historic outbuildings are to be removed thereby devaluing our local heritage. We ask that the planning officer checks whether the development will require the removal of the pitched roof of the cottage that could be of 17th Century heritage. The plans are not sympathetic for this listed building.

There is no provision for recycling bins as required to be used by residents within NHDC area.

The application form details that they will not be connecting to the drainage system. Could the planning officers satisfy themselves that water run-off from the roof will not be disgorged into Church Lane leading to localised flooding at the junction with the High Street. A local resident has expressed concern on the extension being built over shared drainage and this should be satisfactorily catered for within the build process.

The proposed parking space will not be sufficient for the occupation of a 3 bedroom house in a rural village setting with limited public transport. Church Lane is narrow and heavily congested with parked cars due to the old cottages not having parking within their curtilage.

Care must be exercised in the consideration of vehicular access and highway safety for all residents.

In conclusion the street scene within our Conservation Area will be diminished by the loss of character of this historic building and the modifications proposed. Surrounding neighbours will be affected by a loss of residential amenity. Kimpton Parish Council is opposed to this proposal."

3.2 **Conservation Officer** –Raises no objection.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 No. 9 is an end of terrace grade II listed dwellinghouse adjoined to No. 7 and located on a prominent corner of Church Lane. The site is located within the Kimpton Conservation Area.

4.2 Proposal

4.2.1 Listed building consent is sought for the demolition of the rear single-storey lean-to and detached external WC building, a part single and part two storey rear extension, the installation of a roof light to north elevation, replacement of windows in the east elevation and internal alterations.

4.2.2 The two storey rear extension would measure 3.3 metres in maximum depth, full width, with a hipped roof. The addition would provide for a relocated kitchen and family room at ground floor and a relocated bedroom at first floor. Materials are proposed to match the existing dwelling for brickwork and roof tiles, with conservation rooflights.

4.3 Key Issues

4.3.1 The key issue is the impact of the works upon the special character of the listed building.

4.3.2 The Conservation Officer has commented that Nos.5, 7 & 9 Church Lane are, together, grade II listed and are located within the Kimpton Conservation Area. The list entry reads: ***Terrace of 3 cottages. C17 and Probably earlier. Cased in red brick late C18. Plain tile roof, hipped on E, and with slightly lower pitch on W (Nos 5 and 7). 2 storeys. 6 wood casements, segmental headed to ground floor. Doors and windows to Nos 7 and 9 with pegged oak frames. Large square chimney stack of C16/17 origin on ridge where two roofs join.***

4.3.3 The tiled, lean-to rear addition that also projects forward of the host building's east building is not considered to be of sufficient interest to merit retention and whilst the triple WC block is of some interest this, once again, is also not considered to be of sufficient interest to merit retention.

4.3.4 The Conservation Officer has considered the following matters raised by Kimpton Parish Council:

Huge bulk of proposal will be out of proportion with the two attached cottages.

The proposed extension will have a similar overall footprint when compared with that of the rear lean-to and WC outbuilding. It is, however, acknowledged that the main extension is over two floors. The main extension measures 3300mm deep x 4500mm wide which, accounting for wall construction will result in an internal floor space measuring 3000mm x 3900mm.

4.3.5 ***Side elevation will be out of proportion when viewed from the east by the grade I listed St Peter and St Paul Church.***

As stated above, the two-storey extension is relatively modest in depth and is also set back almost 2m from the east end of the main property. When the trees that marked the boundary of the churchyard are in leaf the extension would have minimal impact when viewed from the churchyard. Even when the trees are not in leaf, the impact upon the setting of the grade I listed church is considered to be less than significant.

4.3.6 ***Historic outbuildings are to be removed thereby devaluing local heritage.***

Whilst the rear lean-to and WC outbuilding are of some age, their contribution to local heritage is seen as limited. In fact, the removal of both structures and repositioning the extension set in from the principle building's east facing hipped end could be seen as improving the existing streetscene and relatively tight configuration when turning north further into Church Lane passed no.9.

4.3.7 Overall, the Conservation Officer considers that the demolition of the rear single-storey lean-to would not harm the listed building or the conservation area and the demolition of the detached external WC building would, likewise, not harm the character or appearance of the Kimpton Conservation Area. The proposed extension would not harm the listed building's special character. After careful consideration, it is considered that the two-storey extension would not harm the setting of the listed terrace of which no.9 forms part and would not, therefore, harm the character or appearance of the Kimpton Conservation Area. Consequently, no objection is raised on the basis that the proposals will satisfy the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of the NPPF.

4.4 **Conclusion**

4.4.1 With no concern to raise regarding the impact of the proposal upon the character or appearance of the listed building, it is recommended that listed building consent be granted.

5.0 Legal Implications

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

6.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The roof for the two-storey extension roof shall be covered with 'handmade' clay plain tiles, a sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To safeguard the special character of the listed building.

3. A sample brick panel for the extensions hereby approved and indicating brick type, bond and mortar mix shall be erected on site and shall be approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason: To safeguard the special character of the listed building.

4. Window joinery sections at a metric scale (including glazing bar profiles at 1:1 scale) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To safeguard the special character of the listed building.

5. Details of the precise size and type of conservation roof light proposed shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To safeguard the special character of the listed building.

6. All new rainwater goods shall be black-painted cast-iron as set out in the submitted application form unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard the special character of the listed building.

7. Details of all new internal doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To safeguard the special character of the listed building.