

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	20/00222/LBC2 Streatley	27 th March 2020	Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house. West Streatley House, High Street, Streatley Anita Parratt c/o Maria Peralta, Project Design Studio Ltd

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00222/LBC2>

Recommendation Summary: Delegate to the Head of Development and Planning to grant listed building consent.

Ward Member: Councillor Alan Law

Reason for Committee Determination: 14 representations received from 12 separate households

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

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1. Introduction

- 1.1 This application seeks listed building consent for the demolition of an existing single storey side extension comprising a utility room, and the construction of a replacement single storey side extension to comprise a new utility room. The replacement utility extension will have similar proportions, however, it is intended that the design and detailing will be more in keeping with the architectural style of the main house.
- 1.2 The application site comprises a grade II listed building located on the south side of the High Street within the Streatley Conservation Area. Historically West Streatley House, Streatley House and East Streatley House comprised one large dwelling, and its original phase of construction dates back to the late 18th Century. The dwellings have, however, been sub-divided into three separate planning units prior to listing, in 1983. The dwellings at West Streatley House, Streatley House and East Streatley House collectively form a prominent feature in the street scene when viewed from the open meadow on the north side of the High Street. To the south the application benefits from a spacious garden bordering a private paddock and open countryside. The rear gardens to the south of the dwellings fronting the High Street have an enclosed and sylvan setting.
- 1.3 The proposed replacement single storey side extension would have similar proportions to the existing utility room, however, the most significant differences would be that the front elevation of the replacement extension would be set back 250mm further into the site in order to improve the relationship with the ground floor sash window in the side elevation of the original building; and the front roof pitch would be changed to 37 degrees in order to reflect the pitch of the main dwellinghouse. Other changes include smaller windows in the front elevation which are more in keeping with the proportions of the side extension, and the introduction of flat brick arches to reflect the window design of main dwelling. Whilst the existing extension is demolished the applicants intend to use this open side to construct the extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2, before constructing the proposed replacement utility room.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
20/00221/HOUSE	The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house	Pending Consideration
19/01228/LBC2	Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear extension incorporating five hidden roof lights; internal alterations; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer	Approved 14.08.2019
19/01227/HOUSE	Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear	Approved 14.08.2019

	extension incorporating five hidden roof lights; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer	
19/00878/HOUSE	Single storey detached outbuilding comprising a double garage with attached carport and store and associated hardstanding	Approved 05.08.2020

3. Procedural Matters

- 3.1 This listed building consent application is made under the provisions of the Planning (Listed Buildings and Conservation Area) Act 1990. In considering whether to grant listed building consent for any works the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.2 In large part the same heritage conservation considerations will apply as with planning applications. The Government's policy for the historic environment on deciding all such consents and permissions is set out in the National Planning Policy Framework (NPPF). The NPPF does not distinguish between the type of application being made. It is the significance of the heritage assets and the impact of the proposals that should determine the decision. Paragraph 193 of the NPPF says when considering the impact of a proposed development on the significance of a designated heritage asset (including conservation areas), great weight should be given to the asset's conservation. Consistent with the NPPF, Policy CS19 of the West Berkshire Core Strategy 2006-2026 states that particular regard will be given to the conservation and, where appropriate, enhancement of heritage assets and their setting. Consequently, the main issue is whether the proposal would preserve the special architectural and historical interest of the listed building and its setting.
- 3.3 A notice advertising the application was published in the Newbury Weekly News on 6th February 2020. A site notice was also displayed on 6th February 2020 to expire on 27th February 2020. The authority has therefore advertised the application in accordance with the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Streatley Parish Council:	No objections returned by Streatley Parish Council; commented that would leave the legitimacy of demolishing and rebuilding part of a grade II listed building in order to facilitate previously approved extensions to the LPA.
Historic	Do not wish to offer any comments.

England:	
Conservation and Design Officer:	<p>Initial comments returned by the Conservation and Design Officer identified the following elements of the existing single storey side extension, comprising a utility room, that are not sympathetic to the grade II listed host-building:</p> <ul style="list-style-type: none"> - Machine made bricks that fail to reflect the colour and texture of the handmade bricks used in the main building; - The sash windows are standard off-the-peg windows and appear rather squat in comparison with the proportions of the windows in the main house; - Poor junction between the eaves and the ground floor sash window (the gutter, soffit and flashing project beyond the existing reveal of the existing ground floor sash window); - Modern chunky boxed soffits; - Plastic guttering. <p>The Conservation and Design Officer therefore raised no objections to the principle of replacing the existing side extension with one that addresses the above issues. Notwithstanding the above, the Conservation and Design Officer raised concerns with regards with the scheme as originally submitted due to its eaves height and roof pitch, as well as the sash windows and junction with the existing sash window. In light of the initial comments returned by the Conservation and Design Officer the scheme has been amended to address the concerns raised. The Conservation and Design Officer considers the amended proposal would be an improvement over the existing extension and therefore represents an enhancement to the listed building.</p>

Public representations

- 4.2 Representations have been received from 14 contributors, from 12 separate properties, objecting to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Requested if the application is to be approved that a condition is attached stating access to the new garage via Vicarage Lane is not permitted, or a condition withdrawing the extant permission for the garage is attached to any permission that may be forthcoming;
 - The proposed works are excessive and unnecessary;
 - The principal reason for the application is not valid (namely to facilitate access to construct the extensions approved under application 19/01227/HOUSE and 19/01228/LBC2) as WBC have been explicit in their determination of previous applications that access is not a relevant factor;

- Object to the principle of the demolition of part of the listed building given its protected status;
- Insufficient details provided for the internal works;
- Concern that granting the application would set a precedent that would invite other applications for demolition of part of a listed building to enable construction of new buildings which have received planning consent but cannot otherwise be accessed;
- Significant amount of additional traffic resulting from the building works will exacerbate existing traffic flow problems along the High Street and cause parking and highway safety issues.

5. Appraisal

5.1 The main issues for consideration in this application are:

- The impact of the proposals on the Listed Building

Historic building conservation

- 5.2 The Heritage Statement submitted with this application identifies the significance of the building at West Streatley House. The buildings historic interest derives in large part to its connection with the Morrell family and its relationship with Streatley House and East Streatley House, with the now three separate dwellings having once comprised a whole. The architectural design of the building is considered to be indicative of the period and displays “interesting features to the local streetscape”. The statement identifies that the wider setting of the listed building has changed little over time.
- 5.3 Paragraph 4.11 of the Heritage Statement identifies: *“the significance of West Streatley House is largely derived from its age, architectural form, and architectural detailing. The significance of the building has been eroded by unsympathetic conversions to both the side extension and the attic space. Bright repointing on the front elevation has given the house a more modern appearance and the dialogue with the adjacent Streatley house and the wider village suffers as a result.”*
- 5.4 Section 5 of the Heritage Statement considers the impact of the proposals on the listed building and Streatley Conservation Area. Paragraph 5.2 states: *“During the works modern fabric only will be removed, and any effect on the host building will be temporary with the proposals reinstating the extension, the existing outward appearance of West Streatley House and the Streatley Conservation Area to its present appearance upon completion on the works.”*
- 5.5 Whilst the general form of the existing utility extension is considered to be sympathetic to the main dwellinghouse, the Conservation and Design Officer has identified a number of elements of the existing structure that are not considered to be sufficiently sympathetic, including the facing bricks, the squat appearance of the sash windows, the poor junction between the eaves and the existing ground floor sash window, the modern chunky boxed soffits and the plastic guttering. In line with comments returned by the Conservation and Design Officer the scheme has been amended to ensure that the replacement extension secures an improvement to the existing utility extension present at the application site. As a consequence the Conservation and Design Officer is satisfied the amended scheme represents an enhancement to the listed building at West Streatley House.

- 5.6 The changes sought by the Conservation and Design Officer have resulted in windows that are in proportion with the extension and reflect the flat arch detailing over the existing sash windows of the main dwellinghouse. The replacement extension has also been set back 250mm so that the eaves line does not interfere with the existing ground floor sash window and the roof pitched has been amended to 37 degrees to reflect the main building.
- 5.7 Representations received have raised objections to the principle of the existing side extension being demolished in order to facilitate access for the construction of extensions and an outbuilding approved under applications 19/00878/HOUSE, 19/01227/HOUSE and 19/01228/LBC2. The Design and Access Statement submitted with this application states the justification for the works “to aid the access for the construction of the rear extension (19/01227/HOUSE and 19/01228/LBC2).” Great weight should be given to the conservation of designated heritage assets, irrespective of the level of any harm to its significance. Whilst any harm or loss of significance would require clear and convincing justification, and even less than substantial harm should be refused unless the public benefits outweigh the harm, paragraph 200 of the NPPF states that “proposals that preserve those elements of the setting that make a positive contribution to [heritage] asset (or which better reveal its significance) should be treated favourably.”
- 5.8 In this instance it is considered that the application has been amended in line with guidance provided by the Council’s Conservation and Design Officer and has adequately demonstrated that the proposals would not cause any harm, and would indeed enhance the listed building due to the changes made to the appearance of the replacement extension. Listed building consent could not be withheld on the basis that the proposals may facilitate access for earlier consented schemes to be built.
- 5.9 It is therefore not considered that a refusal of listed building consent could be not be substantiated, but that the enhancement to the listed building should attract great weight. It is considered that the proposal would preserve the special architectural and historical interest of the listed building and its setting.

6. Other Matters

- 6.1 Representations received in response to this application have raised a number of objections to the proposals not addressed in the main considerations above. The issue of precedent has been raised, however, as the proposed replacement utility extension is not considered to harm the character, appearance or setting of the listed building at West Streatley House, based on an assessment of its specific significance. If listed building consent were to be forthcoming it would not justify other inappropriate forms of development to listed buildings within the district.
- 6.2 A number of the representations reference the permission granted for a detached garage under application 19/00878/HOUSE. The Heritage Statement and Design and Access Statement submitted with this current application make clear that it is intended that the demolition of the existing utility will facilitate the construction of the rear extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2, but are less clear whether it is intended to implement the permission granted under application 19/00878/HOUSE. However, whether this structure is built or not has no bearing on the acceptability of the proposed replacement utility extension. As previously discussed under the cover of application 19/00878/HOUSE it is possible for permission to be granted for works that without the appropriate third party permissions may never be implemented or used. In this instance, even if the garage approved under application 19/00878/HOUSE were to be constructed if access over third party land is not granted then it is possible that the building may never be used for its originally intended purpose,

however, this is not grounds on which to refuse listed building consent for the replacement utility room extension. The request for a condition relating to the garage access or revoking planning permission 19/00878/HOUSE would not fall within the scope of a listed building consent (but would also not meet the tests of Paragraph 56 of the NPPF for the planning permission).

- 6.3 Concerns have been raised that the proposals do not provide sufficient internal details. The existing utility extension dates from the mid-to late 1970s and as such comprises predominantly modern fabric. The principal areas of impact would be where the extension joins the listed building and the connectivity between the two areas. In this regard it is considered that sufficient details have been provided to render a full and proper assessment of the scheme with regards to the connection between the historic part of the listed building and its opening and connection to the modern extension.
- 6.4 It is acknowledged that Streatley High Street is a busy arterial road with heavy on-street parking, however, construction parking and traffic occurs for a temporary period of time and as such does not constitute grounds on which listed building consent could be withheld. In addition, the proposals would not increase the number of bedrooms at the application and as such, no intensification of use would occur.

7. Conclusion

- 7.1 Whilst there have been a number of objections to this application, it is considered the proposal for the demolition of the existing side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house is acceptable and can be secured by the use of conditions.
- 7.2 Having taken into account the significant of the listed building and the impacts of the proposal, it is concluded that the proposal would preserve the special architectural and historical interest of the listed building and its setting. As such, it is recommended that listed building consent is granted.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT LISTED BUILDING CONSENT subject to the conditions listed below.

Conditions

1. **Commencement of works**

The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. **Approved plans**

This listed building consent relates only to work described on the following drawings:

1618-L04 (Block Plan), received 28th January 2020
1618-P31 (Existing Elevations), received 28th January 2020
1618-L01 (Location Plan), received 28th January 2020
1618-P30B (Proposed floor plans), received 10th March 2020
1618-P32C (Proposed Elevations), received 10th March 2020

The works shall be carried out in strict conformity with the approved plans and associated approved submitted information.

Reason: To clarify what has been approved under this consent in order to protect the special architectural or historic interest of the building.

3 Samples

No above ground development shall take place until samples and an accompanying schedule of all materials and finishes visible external to the building have been approved in writing by the Local Planning Authority. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer. All materials incorporated in the work shall match the approved samples.

Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

4 Rainwater goods

All new rainwater goods shall be cast iron painted to match the existing.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

5 Making good

All works of making good and repair to the retained fabric, whether internal or external, shall be finished to match original/adjacent work with regard to the methods used and to materials, colours, textures and profiles.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).