

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	20/01940/LBC2 Streatley Parish Council	29/10/2020 ¹	The addition of a kitchen vent through the roof of the rear extension. West Streatley House, High Street, Streatley Anita Parratt c/o Maria Peralta, Project Design Studio Ltd
¹ Extension of time agreed with applicant until 10/11/2020			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01940/LBC2>

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

Ward Member(s): Councillor Alan Law

Reason for Committee Determination: 14 representations received from 12 separate households, and application recommended for approval.

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 addition of a kitchen vent through the roof of the rear extension.
- 1.2 The proposed vent, as originally submitted, comprised a metal flue projecting approximately 1.4m out from the plain of the roof-slope and 600mm above the its ridge height. In line with comments received from the Conservation and Design Officer, an alternative vent was sourced to render it more sympathetic to the grade II listed building at West Streatley House. As a consequence, the proposals comprise an in-line clay tile slip vent, which would match the tiles approved for the extension approved under application 20/01228/LBC2.

2. Planning History

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

Application	Proposal	Decision / Date
20/00222/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	Approved 18.05.2020
20/00267/LBC2	The replacement of 20th Century windows within the flat roof and side dormer	Approved 27.03.2020
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; 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
19/00879/LBC2	Two storey Cart-Shed including a 1st floor studio and 6no. parking spaces	Listed Building Consent not required

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 10th September 2020. A site notice was also displayed on 4th September 2020 to expire on 25th September 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
Conservation and Design Officer:	<p>The Conservation and Design Officer initially returned comments that the proposed flue would appear overly obtrusive due to its height and positioning.</p> <p>As a consequence of these comments the agent sought alternatives and formally submitted a proposal for an in-line clay tile vent. The conservation and design officer considered this type of vent "would not be in any way obtrusive, or harm the appearance of the building" but that "we would just need to ensure that the colour/finish of the clay tile slips match the approved tiles". It was considered that this could be achieved by a condition attached to any permission that may be forthcoming.</p> <p>Due to the altered layout for the approved extension a floor plan was requested to show what would become of the existing kitchen. In response to these plans the Conservation and Design Officer observed, "There are no structural changes, or loss of historic fabric is proposed within the kitchen area of the main building. The only alterations appear to be the removal of modern kitchen cupboards and fittings. LBC is therefore not required for these works."</p>
Highway Authority:	No comments
Ecologist:	No comments returned

Public representations

4.2 Representations have been received from 14 contributors, from 12 separate properties, objecting to the proposal. 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:

- Changed plans - the vent is required because the internal layout has been changed from that approved under application 19/01227/HOUSE;
- The position and height of the vent is excessive, and the proposed materials are not sympathetic. The vent would therefore not appear discreet and is contrary to policy;
- The vent would appear unsightly and obtrusive when viewed from Charlwood House due to its height and proximity to the boundary;
- The vent would result in noise disturbance and nuisance through odours to the occupants of Charlwood House given the proximity of the vent to the garden of this neighbouring property.

5. Appraisal

Effect on special architectural and historical interest of the listed building

- 5.1 Previous recent applications at West Streatley House have established 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".
- 5.2 The proposed vent would be located in the new extension approved under application 20/01228/LBC2. Subsequent to the grant of this listed building consent the internal layout of the building has been reconfigured with the kitchen now relocated to the new part of the dwelling, and the former kitchen converted into a hall / library. The previously proposed gymnasium has been omitted from this scheme. Third party representations have raised objections to the changes to the internal layout of the building, which have resulted in this requirement for a new vent. The Conservation and Design Officer has confirmed that the proposed changes to the internal layout would not result in any loss of historic fabric, and as a consequence no objection is raised to the principal of relocating the kitchen from the original dwelling into the new extension.
- 5.3 The Council's Conservation and Design Officer echoed the third party representations received with regards to the appearance of the vent as originally proposed. Concerns were raised with regards to the height and positioning of this galvanised metal flue, which was considered to appear overly obtrusive. In light of these concerns a number of alternatives were considered, before the details for an in-line clay tile vent were formally submitted.

- 5.4 The Conservation and Design Officer considers this type of vent would overcome the concerns raised due to its discreet nature. The revised in-line clay tile vent is therefore not considered to harm the character and appearance of the grade II listed building at West Streatley House, nor adversely affect its setting. The Conservation and Design Officer has, however, requested that a condition is attached to any permission that may be forthcoming to ensure that the colour and finish of the clay tile slips match the roof tiles approved for the extensions granted conditional consent under application 20/01228/LBC2.
- 5.5 The revised proposals for the in-line clay tile vent are also considered to address the concerns raised by third party representations, with regards to the vent appearing unsightly and obtrusive when viewed from the neighbouring properties, and in particular the property to the west at Charlwood House.

Other Matters

- 5.6 The objections raised in third party representations received in response to this application have been largely addressed in the main considerations above. With regards to nuisance being caused to the occupant of the adjacent property at Charlwood House in terms of noise and odour, this is not a relevant consideration under the listed building consent regime.
- 5.7 The proposed flue constitutes permitted development under Article 3, Schedule 2, Part 1, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Planning permission is therefore not required for the flue.

6. Planning Balance and Conclusion

- 6.1 Whilst there have been a number of objections to this application, it is considered the proposal for the addition of a kitchen vent through the roof of the rear extension is acceptable and can be secured by the use of conditions.
- 6.2 It is considered that the proposed development would preserve the special architectural and historical interest of the listed building and its setting, and therefore it is recommended that listed building consent is granted.

7. Full Recommendation

- 7.1 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 works 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-L01 (Location Plan), received 21st August 2020

1618-1B 50 C (Floor Plan and Section Elevation), received 16th November 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. **Materials**

The works shall not take place until details of the colour and finish of the in-line clay tile vent 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 Policy CS19 of the West Berkshire Core Strategy (2006-2026).

4. **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 Policy CS19 of the West Berkshire Core Strategy (2006-2026).