

**23A DCNE2004/3889/F - PROPOSED TWO STOREY SIDE
EXTENSION AT BUDDING COTTAGE, CANON
23B FROME, LEDBURY, HEREFORDSHIRE, HR8 2TA**

**DCNE2004/3891/L – REMOVAL OF SINGLE STOREY
LEAN-TO STRUCTURE AND PROPOSED TWO
STOREY EXTENSION AT SAME ADDRESS.**

For: Mr A G Butcher at Same Address

**Date Received:
9th November 2004**

**Ward:
Frome**

**Grid Ref:
63867, 42237**

**Expiry Date:
4th January 2005**

Local Member: Councillor R Manning

1. Site Description and Proposal

- 1.1 Budding Cottage is a 17th Century timber frame with brick infill building under a clay tile roof. Later alterations have seen a similarly constructed single storey lean-to added to the eastern gable end. The property is accessed via a long private drive and occupies an isolated location in open countryside with no immediate neighbours.
- 1.2 The application seeks to remove the lean-to and replace it with a two storey extension. The plans have been amended since the original submission following negotiation. The extension is of timber frame construction. The south elevation will be entirely glazed between the panelling whilst the north and east elevations are to be weatherboarded. The extension is to be roofed in either zinc or stainless steel.

2. Policies

Herefordshire Unitary Development Plan

H18 Alterations and extensions
HBA1 Alterations and extension

Malvern Hills District Local Plan

Housing Policy 16 – Extensions
Conservation Policy 9 – Alterations and extensions to Listed Buildings

3. Planning History

- 3.1 None relevant to this application

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Transportation Manager - No Objection.

4.3 Public Rights of Way Manager - No Objection.

4.4 Conservation Manager - No Objections in principle to the demolition of the existing lean-to which is of poor quality in relation to the rest of the cottage. Subject to other submission of amended plans there is no objection to the proposal subject to conditions relating to the submission of details relating to materials and joinery details.

5. Representations

5.1 Ashperton Parish Council - No Objection

5.2 CPRE - Object to the application on the basis that it is out of character with the cottage, particularly through the use of inappropriate materials.

5.3 SPAB - Express strong concerns over the demolition of the single storey lean-to as it appears to be of same interest and age.

5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 This application is unusual as it proposes a contemporary extension to a very traditional building. The issues relating to the application are principally those of visual impact on the cottage and whether this extension compliments the original building.

6.2 The Council's Historic Buildings Officer has had pre-application discussions and, subject to the amendments that have now been submitted, does not object to the application subject to the imposition of a number of conditions. Her comments also note that, contrary to the comments from SPAB, the lean-to is of little interest and is of poor quality in relation to the remainder of the cottage.

6.3 Whilst this proposal may not accord with conservation policy of the local plan in its strictest interpretation, it should not restrict a contemporary approach to the alteration and extension of listed buildings. The proposal is generally well proportioned and respects the scale of the cottage. It uses traditional materials in terms of timber framing and weather-boarding. The use of zinc is preferred over stainless steel as this will lose its sheen over time and will colour so that it has a similar appearance to slate.

6.4 It is therefore concluded that on balance the proposal is acceptable and the application is recommended for approval.

RECOMMENDATION

DCNE2004/3889/F

That planning permission be granted to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - A09 (Amended plans) (6th January 2005)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 - B09 (Colour of cladding (extension)

Reason: To safeguard the character and appearance of this building of special architectural and historic interest.

5 - C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

6 - C06 (External finish of flues)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

DCNE2004/3891/L

That Listed Building Consent be granted to the following conditions:

1 – C01 (Time limit for commencement (Listed Building Consent)

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 - A09 (Amended plans) (6th January 2005)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 - B09 (Colour of cladding (extension))

Reason: To safeguard the character and appearance of this building of special architectural and historic interest.

5 - C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

6 - C06 (External finish of flues)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.