

13A DCNE2004/4294/F - CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION AND ALTERATION TO FRONT ENTRANCE TO INCLUDE NEW PITCHED ROOF AT FORTEY COTTAGE, CRESCENT ROAD, COLWALL, WORCESTERSHIRE WR13 6QW

13B DCNE2004/4295/L – AS ABOVE

**For: Mr & Mrs Lee Meredith Architectural Design
34 Montpelier Road West Malvern Worcs WR14 4BS**

**Date Received:
17th December 2004**

**Ward:
Hope End**

**Grid Ref:
75296, 42451**

**Expiry Date:
11th February 2005**

Local Members: Councillor R Mills & Councillor R Stockton

1. Site Description and Proposal

- 1.1 Fortey Cottage is a late 17th Century detached timber-frame dwelling under what is understood to be an artificial slate roof. Later alterations have seen the erection of an unsympathetic flat roof and lean-to style extension to the front elevation, which masks the ground floor framing.
- 1.2 The application seeks the removal of the flat roof extension and replacement with a hallway of pitched roof construction on a smaller footprint than the existing. Also proposed are alterations to the fenestration and facing material of the lean-to corridor extension and the provision of a new single-storey side extension 'family room.' This would replace a number of single-storey additions to both the side and rear, which detract from the character and appearance of the cottage.
- 1.3 It is also proposed to re-roof throughout with a plain clay tile.

2. Policies

Herefordshire Unitary Development Plan (Revised Deposit Draft)

H18 – Alterations and extensions

HBA1 – Alterations and extensions to listed buildings

Malvern Hills District Local Plan

Housing Policy 16 – Extensions

Conservation Policy 9 – Alterations and extensions to listed buildings

3. Planning History

NE03/2700/L - Replace/repair of timber frame gable. Approved 07/11/2003

NE01/2060/L – Replacement of external kitchen door. Approved 24/09/2001

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager - No objection

4.3 Conservation Manager – “The alteration to the extension to the façade and the porch are to be welcomed, as they would appear to improve this area of the building. The alteration to the west elevation would appear to remove some rather unfortunate extensions and replace them with a more in keeping extension, modelled on a cider house. This would enhance the building and would therefore be considered acceptable.”

5. Representations

5.1 Colwall Parish Council object to the application for the following reasons:

- a) “The design needs to be more sympathetic to the original building;
- b) The materials are not consistent with the listed building;
- c) More prominence should be given to the 1680 frontage; the porch masks the ground floor framing;
- d) Any extension to be constructed ought to be consistent with the original building in design, size and construction techniques.”

5.2 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 The existing listed building has been substantially altered over time, through the addition of largely unsympathetic extensions to the front elevation and inappropriate integral store buildings to the rear. Under this application, these would be removed or otherwise modified and replaced with a pitched roof hall extension and single-storey hipped, timber boarded side extension, all under a plain clay tile.

6.2 Extensive pre-application discourse between the Historic Buildings Officer and architect informed the design rationale. As a result a contemporary approach was preferred, rather than the replication of the predominant historic timber framing. The Historic Buildings Officer is of the opinion that the scheme enhances the character and appearance of the building, representing an improvement over what exists at present. It is considered that the scheme is in accordance with the relevant local plan policy governing alterations and extensions to listed buildings.

- 6.3 In planning policy terms the extension is considered commensurate with the existing dwelling in terms of scale and would respect the amenity of neighbouring properties.
- 6.4 It is concluded that the proposed development is acceptable in both planning and listed building terms and the application is recommended for approval.

RECOMMENDATION

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That planning permission be granted subject 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 - B01 (Samples of external materials)**

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

- 3 - 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.

- 4 - E17 (No windows in side elevation of extension)(end elevation)**

Reason: In order to protect the residential amenity of adjacent properties.

Informative(s):

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

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That listed building consent be granted subject 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 - B01 (Samples of external materials)**

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

- 3 - 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.

4 - C05 (Details of external joinery finishes)

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

5 - C17 (Samples of roofing material)

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

Informative(s):

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - NC01 - Alterations to submitted/approved plans

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.