

13A DCNC2005/0545/F - DEMOLITION OF SIDE EXTENSION, CONVERSION OF STORAGE AREAS TO ADDITIONAL ACCOMMODATION AND REPLACEMENT GARAGE

13B & DCNC2005/1081/L – DEMOLITION OF COTTAGE EXTENSION, CHIMNEY AND GARAGE. REPAIRS AND RENEWALS TO ROOF, CHIMNEY, WINDOW FRAMES, BOARDING AND STONWORK. NEW PORCH AT SUNNY HILL, LUSTON, LEOMINSTER, HEREFORDSHIRE, HR6 0DY

**For: G. P. Thomas & Son Ltd per David Taylor
Consultants The Wheelwright's Shop Pudleston
Leominster Herefordshire HR6 0RE**

Date Received:
21st February 2005

Ward:
Upton

Grid Ref:
48556, 63423

Expiry Date:
18th April 2005

Local Member: Councillor J Stone

1. Site Description and Proposal

- 1.1 Sunny Hill, a Grade II Listed building, is a timber-framed cottage under a thatched roof, is located on the west side of the B4361, in the Luston Conservation Area and within the settlement boundary of Luston as shown in the Leominster District Local Plan (Herefordshire). Townsend Park is to the west and Bank Cottage is to the north-east.
- 1.2 This application proposes the replacement of a timber-clad extension that is on the north side of the cottage to a 1 1/2 storey addition accommodating study, utility and cloakroom on the ground floor with bedroom and en-suite bathroom above. A lean-to extension providing shed is also proposed. The extension is to be clad in stained boarding under a slate roof. A replacement double garage is also proposed, to be constructed to the north-east of Sunny Hill.
- 1.3 A white painted brick extension which is on the south side of the cottage is to be demolished.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

A2 - Settlement hierarchy
A18 - Listed Buildings and their settings
A21 - Development within Conservation Areas

A24 - Scale and character of development
A56: Alterations, extensions and improvements to dwellings

2.2 Hereford and Worcester County Structure Plan

CTC7 – Development and features of historic and architectural importance
CTC 9 – Development criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA1 – Alterations and extensions to Listed Buildings
HBA2 – Demolition of Listed Buildings
HBA6 – New development within Conservation Areas

2.4 PPS1 – Delivering Sustainable Development
PPG15 – Planning and the Historic Environment

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager: No objection.

4.3 Conservation Manager: No in principle objection.

5. Representations

5.1 Luston Parish Council: 'We object, this in conjunction with the other applications for this site are a wholly inappropriate over-development. Consideration needs to be given to nearby properties who will be detrimentally affected by this development. We have made this decision with regard to Policies A21, A24 and A56 of the Leominster District Local Plan.'

5.2 Objections have been received from:

J B Phillips, 6 Townsend Park, Luston
D MacLeod, 11 Townsend Park, Luston
Drs C and M Reed-Jenkins, Bank Cottage, Luston

- a) The existing building is the only thatched cottage left in Luston and should not be developed in the manner proposed;
- b) Demolition of part of this building should only be allowed after serious consideration and not simply to permit insertion of an inappropriate property between it and 2 Townsend Park; and
- c) Concerned about the proposal to dispose of material from demolition on site.

5.3 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 Policy A.18 deals specifically with proposals affecting Listed buildings and their settings. The policy sets out criteria against which proposals should be considered to ensure that the character of the building is preserved.
- 6.2 The replacement extension proposed to the north elevation is of the same size and height of the existing building. The replacement building has been designed to ensure that the character of the timber-framed building is not harmed. It is considered the proposal accords with Policy A.18. There is no objection to the replacement garage.
- 6.3 The extension on the south side of the cottage, which is to be demolished, is of little architectural/historic interest and there is no objection to its removal. The demolition of the extension will expose and allow the chimneystack to become a prominent feature of this Listed building.

RECOMMENDATION

DCNC2005/0545/F

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.

Informative:

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

DCNC2005/1081/L

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 - 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.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.