

PLANNING CONSULTATIONS

PLANNING REFERENCE: PA/2016/0053

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SUBJECT: Planning permission to demolish existing single-storey rear extension, erect a two-storey rear extension 61 Main Street, Saxby All Saints

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SUMMARY OF ADVICE

Objection –

See detailed advice below

HISTORIC ENVIRONMENT RECORD (HER) GROUP FUNCTION: To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals.

The Group also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies.

LEGISLATION AND POLICY

Assessment

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places General duty as respects conservation areas in exercise of local authorities in exercise of planning functions

*In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection (2), **special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area***

HE2 - Development in Conservation Areas

All development proposals in, or which affect the setting of, Conservation Areas should preserve or enhance the character and appearance of the area and its setting.

The following criteria will be applied in determining applications for development in Conservation Areas:

i) development should be of a standard of design which respects the appearance and character of the Conservation Area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping

POLICY TOWNSCAPE MERIT BUILDINGS IN THE ADOPTED SAXBY CONSERVATION AREA APPRAISAL.

Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. In accordance with the Government Guidance in PPG15 there will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area. As part of this study those buildings, which make such a contribution but have not been included in the national statutory list of building of architectural or historic interest, have been identified and are shown on the maps as Buildings of Townscape Merit. There will be a presumption in favour of the retention of these buildings and their demolition will be resisted unless it can be shown that the building is wholly beyond repair, incapable of beneficial use. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications for alterations and extensions.

- *North Lincolnshire Council will resist applications to demolish all or a substantial part of any building identified within this appraisal as a "Building of Townscape Merit". **Additionally, alterations and extensions to these buildings will have to be particularly sensitively designed and take into account their historic and architectural interest.***
- *All existing traditional architectural features will be retained on these buildings. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building.*

ASSESSMENT

This attractive white painted 19th two storey house has been highlighted as a building of townscape merit in the adopted Saxby all Saints conservation area appraisal.

It sits on an elevated position set back from the footpath in spacious plot with the open countryside to the rear.

The building and the land it sits on makes an important contribution to the character of the conservation area.

The aim of conservation designation is to protect attractive historic places from significant change to their intrinsic character appearance and identity.

The majority of the properties in the village are small, two storey brick cottages laid out in a linear development along the main road. Interspersed between the cottages are larger plots containing grander houses for the gentry, farms and the public buildings - the church and the village hall. The conservation area also encapsulates the surrounding woodland which is an integral part of the character of the Saxby All Saints Conservation Area.

These two storey cottages face the highway, and are either located on the back edge of pavement or slightly back from the street, with small front gardens enclosed by hedges. Typically, these cottages are detached brick whitewashed buildings of three bays with a central door, timber multi-paned sliding sash windows, timber boarded doors, and orange clay pantile roofs. These have prominent central chimney stacks. The colourwashing, or more recent painting, of these brick buildings contributes, in part, to Saxby All Saints's particular character and appearance.

61 Main Street is one of these typical white cottages with a central chimney stack an intrinsic part of its character.

The extension is not suitable in this instance as it changes the identity of the cottage to a large house. The style the extension will totally dominate the rear view of the cottage and with its overtly modern appearance

The fact that it is mainly hidden from view is not a key issue in this instance. The style character and size of the cottages in Saxby is the most important part of the conservation area and if all the cottages were altered in such a way the character of the conservation area would change irrevocably.

To this end the application does not preserve or enhance the character of the conservation area and does not comply with national legislation i.e. section 72 of the 1990 listed building act and local policy HE2.

In addition the extension does not comply with the above stated adopted policy regarding buildings of townscape merit in the Saxby SPG.

It is recommended that the application is not approved