

## PLANNING & HERITAGE STATEMENT:-

HOUSEHOLDER PERMISSION AND LISTED BUILDING CONSENT FOR THE PROPOSED ERECTION OF 1.5 STOREY REAR EXTENSION, DETACHED GARAGES, INTERNAL ALTERATIONS AND REPLACEMENT OF ALL WINDOWS THROUGHOUT



Ref:

DAS.1609.001 a

Date:

28 March 2018

## Introduction

This planning statement supports the national requirements due to the proposal being a listed building as defined by the English Heritage data.

This statement is required to complete the validation of this application and it is felt that inclusion of this document would assist in the explanation of the proposal.

## 1 Site Location

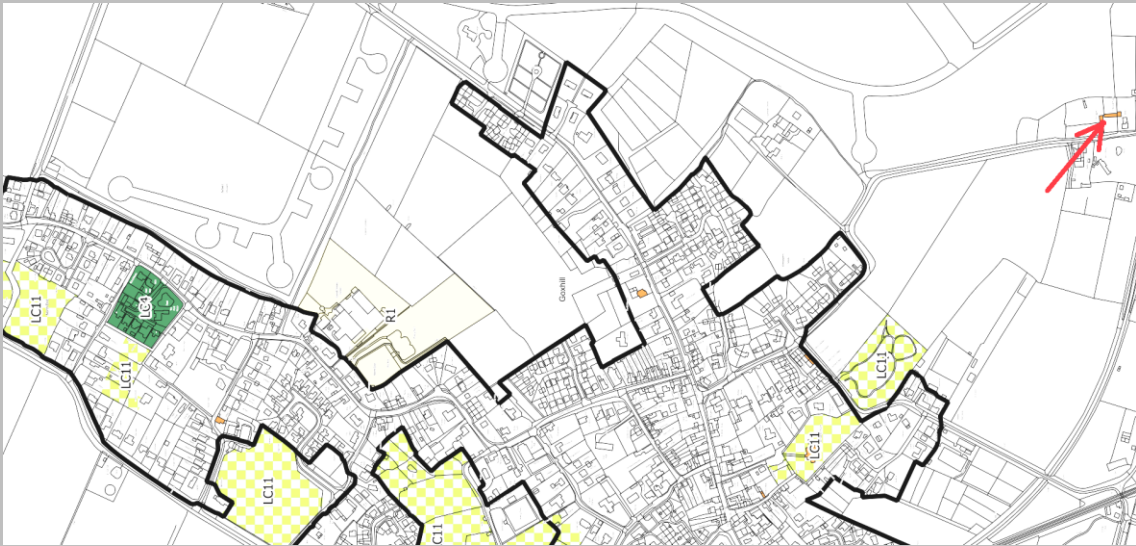
- 1.1 The existing site is located to the south of the main settlement of Goxhill, with private shared partial driveway access from Thorn Lane.
- 1.2 The site is not within the development limits with the boundary of the limits of the settlement.
- 1.3 The site itself is surrounded by a mix of other dwellings converted from farm buildings under previous planning application approvals along with the original host dwelling directly to the south. The eastern aspect enjoys extensive views across open fields
- 1.4 Location plan / site:



The above site indicates the full site ownership and shared access to the highway

## 2 Development Plan

- 2.1 The inset map shows that the proposed site is not located within any of the development limits or conservation areas (non present in the settlement) of the settlement of Goxhill, nor are there any LC11 designations surrounding the site:



### 3 English Heritage Data

- 3.1 The following information is held on the English Heritage website for the host dwelling known as 'The Goat House':

#### **The Goat House**

##### *List Entry Summary*

*This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.*

Name: STABLE/BARN APPROXIMATELY 20 METRES NORTH EAST OF THE ELMS

List entry Number: 1103733

#### **Location**

STABLE/BARN APPROXIMATELY 20 METRES NORTH EAST OF THE ELMS, THORN LANE  
*The building may lie within the boundary of more than one authority.*

County:

District: North Lincolnshire

District Type: Unitary Authority

Parish: Goxhill

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 17-Oct-1985

Date of most recent amendment: Not applicable to this List entry.

#### **Legacy System Information**

*The contents of this record have been generated from a legacy data system.*

Legacy System: LBS

UID: 165837

#### **Asset Groupings**

*This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.*

#### **List entry Description**

*Summary of Building*

*Legacy Record - This information may be included in the List Entry Details.*

#### **Reasons for Designation**

*Legacy Record - This information may be included in the List Entry Details.*

#### **History**

*Legacy Record - This information may be included in the List Entry Details.*

#### **Details**

TA 12 SW GOXHILL THORN LANE (east side)

5/37 Stable/barn approximately 20 metres north east of The Elms

GV II

*Stable/barn. IS on datestone. Brick with pantile roof. 2-storeys, 1827 5 bays; symmetrical. Central board door under segmental header arch flanked by pairs of slit vents. First floor: slit vent over door with datestone above flanked by 2 pitching hatches with original frames and later single-pane sliding sashes. Stepped eaves. Brick coped and tumbled gables. Interior: stable to left with first floor over, barn to right open to roof.*

3.2 The property sited directly to the north is also registered on the English Heritage website:

### **The Piggery**

#### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CARRIAGE HOUSE, STABLES AND GRANARY APPROXIMATELY 30 METRES NORTH OF THE ELMS

List entry Number: 1103734

#### **Location**

CARRIAGE HOUSE, STABLES AND GRANARY APPROXIMATELY 30 METRES NORTH OF THE ELMS, THORN LANE

The building may lie within the boundary of more than one authority.

County:

District: North Lincolnshire

District Type: Unitary Authority

Parish: Goxhill

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 17-Oct-1985

Date of most recent amendment: Not applicable to this List entry.

#### **Legacy System Information**

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 165838

#### **Asset Groupings**

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

#### **List entry Description**

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

#### **History**

Legacy Record - This information may be included in the List Entry Details.

### Details

TA 12 SW GOXHILL THORN LANE (east side)

5/38 Carriage house, stables and granary approximately 30 metres north of The Elms  
GV II

Carriage house, stables and granary. Early C19. Brick with pantile roof. 2 storeys, 3 first floor openings. Wide central elliptical brick carriage arch with ashlar keystone. Board stable door to left flanked by 2-light casements under segmental arches; board door to right under segmental arch with diamond-shaped breather to right and small inserted casement to left. 3 first floor hatches. Stepped eaves. Brick coped and tumbled gable. To left gable, a cusped chamfered ashlar opening, probably a re-used fragment of tracery from Thornton Abbey.

## 4 Proposal & Design

- 4.1 The proposal is subject to policy HE5 of the North Lincolnshire Local Plan which relates to development affecting listed buildings.
- 4.2 The proposal seeks to demolish a rear conservatory which is considered to detract from the character of the listed building. The conservatory is not part of the original dwelling, and there are no records of this structure on the North Lincolnshire website.
- 4.3 The proposal seeks to rebuild on a similar footprint, again to provide the sun room capability which is offered by the existing conservatory, but also to provide the dwelling with a ground floor w.c. and storage for coats and shoes during visits from guests. The position of these proposed rooms service the layout well with close access gained from the living room, hallway and dining room.
- 4.4 The proposal seeks to continue the build to provide first floor accommodation room by creating a rear master bedroom. Considerations have been given to the host dwelling by means of proposing a lower ridge and eaves compared to the host dwelling. This will ensure that the host dwelling will retain its dominance over any proposals in accordance with planning policy and good design.
- 4.5 The applicant seeks to 'update' the living standards of the dwelling from its original conversion under planning approval 7/1990/0256 and listed building consent LBC/1990/0494, which currently provides the first floor accommodation with 2 acceptable sized bedrooms, an unacceptably small sized bathroom and a very small box room. The provision of the new bedroom will permit the existing bathroom and box room be revised to create a bathroom more proportional to the stature of the dwelling and provide the dwelling with increased appeal thus ensuring the future of the property and its upkeep. The ground floor will also seek to provide the kitchen and dining rooms to be combined – by removal of an existing original external wall - making the kitchen feel much more spacious and more towards a more current situation of today's living trends – again, improving the desirability and safeguarding the building and its structure for future years.

- 4.6 The applicant also seeks to erect a detached garage for security of occupant's vehicles. Despite the host dwelling having a 'garage' associated on the southern end of the single storey section of the building, it is abundantly clear that this cannot be classed as a garage by today's standards and vehicle sizes as the space within does not meet minimum dimensional requirements of a length of 4.8m clear. A modest Vauxhall Insignia – typical mid range, mid size family car measures 4.83m hatch or 4.91m estate whilst the existing garage internally measures only 4.7m.
- 4.7 The proposed location of the garage has been considered against:

**Existing building line:**

The adjacent listed property known as 'The Piggery' enjoys a double garage provision sited running west terminating on the highway boundary to Thorn Lane, it has therefore been decided to replicate this condition and provide a suitably sized double garage erected with matching materials and design features to ensure the host dwelling receives no harm to its character.

**Materials and design:**

The proposed detached garage is proposed to be erected with matching materials and design features to ensure the host dwelling receives no harm to its character.



Visual of proposed garage

**Highways Safety:**

Consideration has been given to access and egress for the occupants of The Elms directly south of the application site. As such, the garage is sited set back sufficiently so as to cause no restrictions of view for any vehicles emerging from The Elms driveway retaining all possible aspects relating to safety of both the drivers and any pedestrians or horses/riders.

- 4.8 The proposed design of the rear extension, as already mentioned, is not a full two storey in line with planning policy for good design and to retain the dominance of the host dwelling. The pitch of the roof has been replicated along with the brickwork to retain continuity of the building. The proposal is sited at the rear and the resultant design is that of a mix in with a more modern fenestration visual. This style and look is commonplace on many agricultural building conversions and as such cannot be considered out of place and nor can it be considered to cause any harm to the host building or its character. Local Authorities often adopt a modern cut approach on their own building when extending off Town Halls and other such prominent and architecturally important buildings.



Rear visual showing extension

- 4.9 The final aspect of the scheme is to carry out a full window replacement throughout the building.
- 4.10 The existing condition is that of single glazed timber sliding sash painted black with secondary glazing. The sash windows in many cases are quite small and as such quite awkward to operate to open and close. The addition of the secondary glazing compounds this issue.
- 4.11 There are more and more cases now where conservation is accepting the replacement of existing single glazed windows with double glazed units, as such, the principle of replacement with double glazed units should be acceptable.
- 4.12 It is proposed to renew all windows with a dark charcoal grey frame to replicate the dark features of the original windows, in an aluminium frame, whilst not a typical material for barns, it IS a remotely used material in such buildings more so than upvc and it is felt this

proposal will not harm the character or nature of the listed building, and will more importantly, preserve the longevity of the building whilst providing the occupants with the

benefit of improved heat retention and lower fuel bills which is becoming more and more a responsibility as time progresses,

## 5 Conclusion

The application has been subject to many considerations, and is considered to respect the heritage of the building, return good design and character, improve the occupants living conditions and secure increased longevity of the building for years to come. As such, we would respectfully request that this application is approved.

P. Bingham  
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