

Parish: West Tanfield

Ward: Tanfield

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Committee Date: 18 August 2016

Officer dealing: Mrs H Laws

Target Date: 27 July 2016

Date of extension of time: 26 August 2016

**16/01157/FUL &
16/01158/LBC**

**Construction of porch to front elevation of the dwellinghouse
at Prospect House, West Tanfield
for Mr & Mrs A Cumming**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The dwelling is a two storey detached property that lies on the corner of the main village street and the Nosterfield Road at the eastern end of the village. It is a grade II listed building that lies within the West Tanfield Conservation Area.
- 1.2 It is proposed to construct a porch extension to the front elevation of the dwelling. The porch would have a footprint of 3.5m x 2.5m with a ridge height of 3.5m. The walls would be finished in coursed stone with a grey stone slate roof and softwood windows and door. The submitted detailing includes stone quoin detailing to match the existing dwelling.
- 1.3 The works require planning permission and listed building consent. This report is therefore concerned with two applications.
- 1.4 The applications are presented to Planning Committee at the request of the Ward Member.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

- 2.1 None.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP1 - Protecting amenity
Development Policies DP28 - Conservation
Development Policies DP32 - General design
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council - no comments received (expiry date for representations 4/7/2016)
- 4.2 HDC Conservation Officer - Prospect House is a farmhouse of 18th century construction featuring coursed squared stone with quoin stones to each gable. Quoins are also used for the door surround and windows feature stone lintels and cills as well as shaped kneelers and stone water tabling. Chimneys are of brick. The significance of the external elevation lies in its heavy use of stone detailing, particularly in the quoins surrounding the central front door. This is clearly a house of

distinction, expressed through the use of such fine stone detailing. The addition of a porch to the front will in my opinion result in harm to the character of the listed building. The proposed porch will mask one of the most important elements of this building and alter the simple rhythm of the elevation which amounts to less than substantial harm to the significance of the designated heritage asset. NPPF requires less than substantial harm to be weighed against the public benefit of the proposal. There is no public benefit to this proposal.

4.3 Public comment – none received.

5.0 OBSERVATIONS

5.1 The main issues to be considered in respect of the planning application relate to (i) the effect of the alterations on the character and appearance of the West Tanfield Conservation Area and (ii) the character and appearance of the grade II listed building; and (iii) the impact on the amenity of adjacent residents. Issue (ii) is the sole concern in respect of the listed building application.

Conservation area and listed building

5.2 The National Planning Policy Framework, paragraph 131, states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. Para 132 goes on to state that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

5.3 Policy CP16 states that development will not be supported if it has a detrimental impact on the interests of a man-made heritage asset; Policy DP28 requires consideration to be given to the position and massing of new development in relation to the particular feature.

5.4 The front of the dwelling is clearly visible within the streetscene and is prominent within the Conservation Area, which is a designated heritage asset. The importance of the Conservation Area results from the buildings and spaces within it. Any harm caused to a building may harm the importance of the surrounding Conservation area.

5.5 The significance of the existing dwelling as a heritage asset lies at least in part within the detailing on the front elevation. The construction of the porch would mask this detailing thereby harming its special interest and as a consequence would be detrimental to the character and appearance of the West Tanfield Conservation Area. There are no public benefits resulting from the proposed development and therefore no overriding reason to allow the resultant harm. Refusal of the application is therefore recommended as being contrary to LDF Policies CP16 and DP28 and the advice within the NPPF.

5.6 The proposed development would have a detrimental impact on the character and appearance of the surrounding West Tanfield Conservation Area as a result of the harm to the listed building. It is recommended that planning permission is refused.

Residential amenity

5.7 The proposed development lies far enough from the neighbouring residents for it to have no adverse impact on residential amenity.

6.0 RECOMMENDATION

6.1 Planning application 16/01157/FUL:

That subject to any outstanding consultations the application is **REFUSED** for the following reason:

1. The proposed porch extension would harm the special interest of the grade II listed building and be detrimental to the character and appearance of the West Tanfield Conservation Area contrary to LDF Policies CP16 and DP28 and the advice within the NPPF.

6.2 Listed building application 16/01158/LBC:

That subject to any outstanding consultations the application is **REFUSED** for the following reason:

1. The proposed porch extension would harm the special interest of the grade II listed building contrary to LDF Policies CP16 and DP28 and the advice within the NPPF.