

Parish: Kirby Wiske

Ward: Thirsk

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Committee date: 22 June 2017

Officer dealing: Mr H Laws

Target date: 30 June 2017

17/00625/LBC

Listed building consent for alterations and extensions to cottages

At: Seven Lodge, Post Office Lane, Kirby Wiske

For: Mr Jason Hurley

1.0 SITE, CONTEXT AND PROPOSAL

1.1 The application for listed building consent relates to the alterations and extensions that are proposed to be undertaken to the grade II listed cottages known as Daffodil Cottage and Jasmine Cottage, as discussed within the previous item on this agenda.

1.2 The site lies on the southern edge of Kirby Wiske and is accessed from Post Office Lane, which is an unadopted track leading from the main village street opposite the Church.

1.3 The dwellings, which are semi-detached lie one behind the other, with Daffodil Cottage providing the frontage to Post Office Lane. Pedestrian access to Jasmine Cottage lies at the eastern side of Daffodil Cottage, whilst the vehicular access serving both dwellings and the other buildings to the rear, lies at the western side.

1.4 The dwellings date from the late 18th or early 19th centuries; are brick buildings with a pantiled roof. The windows are Yorkshire sliding sash windows with flat brick arches although there are examples of unsympathetic replacements. The listing description describes the cottages as being a rare example of a once common building type.

1.5 The dwellings have been unoccupied by many years and it is proposed to undertake internal and external alterations to return them to a habitable state.

1.6 Details of the proposed alterations include:

- The removal of the existing lean to structures on the east elevation;
- Replacement of windows that cannot be retained with single glazed replicas;
- Restoration of existing fireplaces and cooking ranges; and
- Removal and replacement of staircases.

1.7 Following the removal of the existing lean to sections, an extension is proposed on the same footprint, at both two storey (gabled offshoot) and single storey height to provide additional accommodation for both properties. In addition the eaves of a low level section of Jasmine Cottage would be raised to provide more head-height within the internal space, which would require an alteration to the existing sloping roof pitch.

1.8 The works also include the retention and repair of the existing roofs.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

2.1 None.

3.0 RELEVANT PLANNING POLICIES

3.1 The relevant policies are:

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
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 have been received specifically relating to the listed building application.

4.2 Historic England - The proposed repair and reoccupation of the Grade II listed Daffodil Cottage is welcome as it appears from the application that the building has not been invested in for some time. Both Daffodil (front range) and Jasmine Cottage (rear range) are important examples of a characterful, vernacular building type and together are an increasingly rare example of simple domestic buildings. Conversely, the previous uses and lack of investment have retained many historic features such as Yorkshire sliding sash windows, fireplaces and a cellular layout internally.

The application proposes alterations to the internal plan-form and the removal of a staircase within Daffodil Cottage. Removal of historic staircases and internal walls should be exceptional and requires very clear justification. In the case of Daffodil Cottage, the simple two-room layout is characteristic of its modest eighteenth-century origins.

Historic England has concerns regarding the applications on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 128, 132 AND 134 of the NPPF.

4.3 Public comments – No comments have been received specifically in respect of the listed building application.

5.1 OBSERVATIONS

5.1 The main issue to consider is the effect of the alterations and extensions on the character and appearance of the grade II listed buildings.

5.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses.

5.3 Paragraph 131 of the NPPF 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. Paragraph 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.

5.4 The dwellings have been unoccupied by many years but are still clearly capable of being repaired and returned to habitable use. A structural assessment has been received, which confirms that the condition of the walls and roof is generally good and only localised repairs are necessary.

- 5.5 The proposed development proposes to retain all features that are not beyond repair such as the roof, the fireplaces and the windows. It is likely that many of the windows will be beyond repair and therefore there would be no objection to the provision of replacement windows, identical in all respects including single glazing, as proposed.
- 5.6 The scheme also proposes to remove the existing staircases in both cottages and install new staircases in different positions within both of the cottages. Historic England has expressed some concern at the loss of these features. Due to the age and lack of occupation there is much of the internal arrangement still apparent, including the staircases. These features therefore form part of the significance of the listed buildings, as identified by the Heritage Statement accompanying the application. It is important therefore to ensure that special regard is had to the desirability of preserving these features as required by Section 66 of the Act.
- 5.7 The staircase of Jasmine Cottage is unlikely to be original as it lies within part of the lean to additions and its loss would therefore cause less than substantial harm. The staircase of Daffodil Cottage however is likely to be original and its removal therefore would cause substantial harm.
- 5.8 Paragraph 133 of the NPPF states that where substantial harm would be caused to a heritage asset (such as in this case the removal of the staircase) or that asset would be lost, permission should be refused unless it can be demonstrated that substantial public benefits outweigh that harm or loss or if all of the following apply:
- The nature of the heritage asset prevents all reasonable uses of the site; and
 - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the site back into use.
- 5.9 The supporting information provided with the application contends that the staircases are in poor condition and require replacement. It is stated that the staircases would not meet modern standards due to their narrow width, tight bends and narrow tread. One of the concerns of Historic England is that the simple two-room layout, characteristic of the modest eighteenth century origins of the cottages would be lost. The proposed layout does retain this feature although creates a break in the wall to access the room to the rear and provides an additional room to the side to form a utility room. The doors and windows remain in their original position and the original layout remains dominant and easily recognisable.
- 5.10 It is considered that the general approach to the alterations is positive, despite the loss of the staircases. The link at first floor level between the frontage building and that to the rear would not be highly visible from ground level and can therefore be achieved discretely. It would allow for better use of the space to provide a suitably sized home. The two storey gabled extension to the rear would follow the existing footprint. Whilst there is an alteration to the roof, the frontage building is considered to be the more significant of the group.
- 5.11 It is considered that, bearing in mind the length of time the cottages have been vacant, the proposed scheme is extremely sympathetic to their original character and appearance and would bring the properties back into use without the loss of features unless they are in such poor condition that they can no longer be retained and the Local Planning Authority is satisfied this is the case. The proposed development satisfies the requirements of LDF Policies and the advice within the NPPF.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations consent is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
3. Prior to the development commencing, details of the cross section of the window frames and glazing bars, together with details of the materials, method of construction and opening mechanism and opening movement of all windows shall be submitted to and approved in writing by the Local Planning Authority. Following such written approval, all installed windows shall conform to that approved specification.
4. Prior to their removal, written and photographic records shall be made and submitted to the Local Planning Authority of the existing staircases at Daffodil Cottage and Jasmine Cottage.
5. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings numbered EVO 515/01; 05; and 09 received by Hambleton District Council on 14 March 2017 unless otherwise approved in writing by the Local Planning Authority.

The reasons are:

1. To ensure compliance with Section 18A of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
3. To ensure that the appearance of the windows are appropriate to the character and appearance of the Listed Building in accordance with LDF Policies CP16 and DP28.
4. The staircases are considered to be of historic significance and, as such, records should be retained in accordance with paragraph 141 of the National Planning Policy Framework.
5. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.