

Parish: Great Smeaton
Ward: Appleton Wiske & Smeatons
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Committee date: 8 March 2018
Officer dealing: Mr K Ayrton
Target date: 12 March 2018

17/01125/LBC

Listed Building Consent application for alterations to access, renovation of boundary wall and formation of private drive as amended by plans received by Hambleton District Council on 8 January 2018 and 16 February 2018

At The East House, Great Smeaton

For Mr Andrew Shelley

This application is referred to Planning Committee as the application relates to works required in connection to a planning application for a development that is a departure from the Development Plan.

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site is located within the settlement of Great Smeaton, which is a Secondary Village. It has a small range of services and facilities. Extending on a broadly east-west alignment, Great Smeaton has a linear form and, in the main, the largely residential buildings front the A167 (Northallerton Road). The eastern edge of the village, where the site is located, does move away from the linear form of development, with development extending north and south along Hornby Road and the A167 respectively.
- 1.2 The application site is located within the heart of the village and Great Smeaton Conservation Area. It is located close to the grounds of the church. Indeed the site and surrounding area has its own distinct character, accommodating a cluster of listed buildings including East House, The Rectory and The Old Vicarage. All sit within generous grounds with mature landscaping.
- 1.3 The East House is a high-status, 18th century dwelling of significant size with 'polite' architectural detailing. It has an attached cottage to the west and a detached coach house to the east which increase its visual presence. It is also separated from the green by a low, fence-topped wall which differentiates it from the predominantly pavement edge, vernacular buildings which form the bulk of the village's historic building stock. The location and design of the house, which has at various times been utilised as a vicarage, are deliberate and removes the house physically and aesthetically from association with the lower status dwellings and their inhabitants.
- 1.4 The East House is set at the back of a well sized village green which hosts a number of mature trees and these combine with the narrow front garden and nearby churchyard to create an attractive, soft, green foil for the listed building. This green, leafy setting is reinforced by the mature trees in the grounds of The Rectory and The Old Vicarage to the west and the gardens to the front of dwellings located on Hornby Road.
- 1.5 The house sits in sizeable, mature gardens incorporating an upper and lower lawn, tennis courts and informal areas covered with mature trees. The numerous trees and extensive gardens within the grounds of The East House itself also contribute significantly towards this soft, verdant, undeveloped setting. The gardens ramble. They have developed over more than one hundred years and different areas have different characters. Their size and evolution are testimony to the wealth and

aspirations of previous owners and as such they contribute towards the historic interest of the dwelling.

1.6 There is a corresponding application for full planning permission to erect two dwellings – 17/01124/FUL.

1.7 The works requiring listed building consent relate to the alterations to the boundary wall to allow the access to be increased in width in order to serve the proposed residential development and formation of private drive.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

2.1 16/01199/LBC - Listed Building Consent for alterations and extension of Coach House to form single dwelling. – Approved 28/09/2016

16/01198/FUL - Alterations and extension of Coach House to form single dwelling, formation of new access and construction of detached garage. – Approved 28/09/2016

15/01640/LBC – Listed Building Consent for the construction of boundary wall in connection with new dwelling. – Approved 27/11/2015

15/01639/FUL - Construction of new detached dwelling and boundary wall as amended by plans received by Hambleton District Council on 6th October 2015 – Approved 27/11/2015

15/00060/LBC - Listed Building Consent for single storey extension to rear of dwelling, demolition of garage block and construction of new garages and store – Approved 28/04/2015

15/00059/FUL - Single storey extension to rear of dwelling, demolition of garage block and construction of new garages and store – Approved 13/03/2015

3.0 RELEVANT PLANNING POLICIES

3.1 The relevant policies are:

Core Policy CP1 – Sustainable Development

Core Policy CP16 – Protecting and Enhancing Natural and Man-made Assets

Development Policy DP28 – Conservation

National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

4.1 Parish Council: No comments received

4.2 Highways: There are no local highway authority objections to the proposed development. See 17/01124/FUL for recommended conditions relating to this application.

4.3 Heritage Consultant: Satisfied with final design.

4.4 Council for British Archaeology: No comments received

4.5 Public comments: None received

5.0 OBSERVATIONS

- 5.1 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.
- 5.2 The National Planning Policy Framework at paragraphs 133 and 134 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset and requires that harm should be weighed against the public benefits of the proposal.
- 5.3 The overall scheme has the potential to affect the setting of the Listed Buildings adjacent the application site. Original plans for the overall scheme proposed the erection of four dwellings the proposal was reduced to three dwellings. However, there were still concerns over the number of dwellings and the design approach creating the sense of a mini-housing estate which would undermine the unique character of the listed building and its tranquil setting.
- 5.4 The original design approach was not considered acceptable and the agent was asked to reconsider the design and footprint and include simpler design features and minimise visual clutter.
- 5.5 The agent has responded positively to the concerns raised. Through a series of discussions and amendments to the plans, the scheme as currently proposed is for two dwellings, with a simplified design. The siting and form of the development sits more comfortably in its setting against the more imposing East House and retains the dispersed layout and sense of being within generous grounds with mature landscaping.
- 5.6 The amended scheme allows the conclusion to be formed that the development would not be harmful to the setting of the Listed Building subject to conditions in relation to hard/soft landscaping, external lighting, treatment of timbers, window reveals (e.g. deep reveals will avoid flat appearances) and materials which have been attached to the full planning application for the development.
- 5.7 The particular parts of this proposal that affect listed aspects of the site are alterations to the boundary wall to allow the access to be increased in width in order to serve the proposed residential development and the provision of a private driveway.
- 5.8 The site boundary along Hornby Road consists of a low brick boundary wall with a modern timber fence set behind. The wall appears to have been repaired and partly renewed in the past. The entrance area is currently marked with gate piers with stone capping. One of the piers appears to have been rebuilt with modern brick and both appear to retain their original chamfered stone caps.
- 5.9 The quality of the wall is slightly compromised at the point at which it is to be widened. The Heritage Statement submitted states the wall will be carefully dismantled and rebuilt using reclaimed brickwork where possible and matching brickwork with lime mortar. The specific details will be controlled by condition.
- 5.10 The increase in width of the opening may lead to some minor loss of historic fabric, along with a minor loss of visual strength to the boundary and the traditionally proportioned opening. However, the visual weakening of the boundary is offset by the incorporation of a set of timber gates and the provision of a suitable gate can be

controlled by condition and full details will be submitted for agreement. It is considered the gates to be fitted should be a simple traditional design and timber left untreated as this is a secondary access and should not complete in status with the main access. Subject to the provision of the gate details, the widening work and boundary wall changes are considered acceptable.

- 5.11 The introduction of visibility splays, kerbing, lighting and tarmac associated with the access and private driveway will need to be controlled to ensure the work does not affect the rural character of the site entrance. Full details of the access, driveway and associated work will be submitted for approval to ensure the impact is acceptable.
- 5.12 The proposed alterations to the listed wall/access are not considered to be harmful to the historic significance of the listed features subject to the final details of the access and gates being submitted and agreed.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission 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. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s):

PL01 received by Hambleton District Council 19.05.2017.

PL02 REV E, PL03 REV C, PL09 REV C and PL13 REV A received by Hambleton District Council 08.01.2018.

PL04 REV C, PL14 REV D received by Hambleton District Council 16.02.2018 unless otherwise agreed in writing by the Local Planning Authority.

- 3. The materials used in the work to the boundary wall along the eastern boundary with Hornby Road shall not be constructed other than of materials which are to be submitted to and approved in writing by the Local Planning Authority prior to commencement of work on the boundary wall and access.
- 4. A timber gate shall be installed at the entrance to the site details of which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of work on the boundary wall and access. The approved gate shall be retained for the life of the development hereby approved.
- 5. Full design details of the access including visibility splays, kerbing, lighting, tarmac and associated signage shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of work on the access changes. The works shall be carried out in accordance with the approved details and retained for the life of the development hereby approved.

The reasons for the above conditions 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. 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 CP1, CP16, DP28 and National Planning Policy Framework.

3. 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.
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