

Ward Coly Valley

Reference 21/1316/LBC

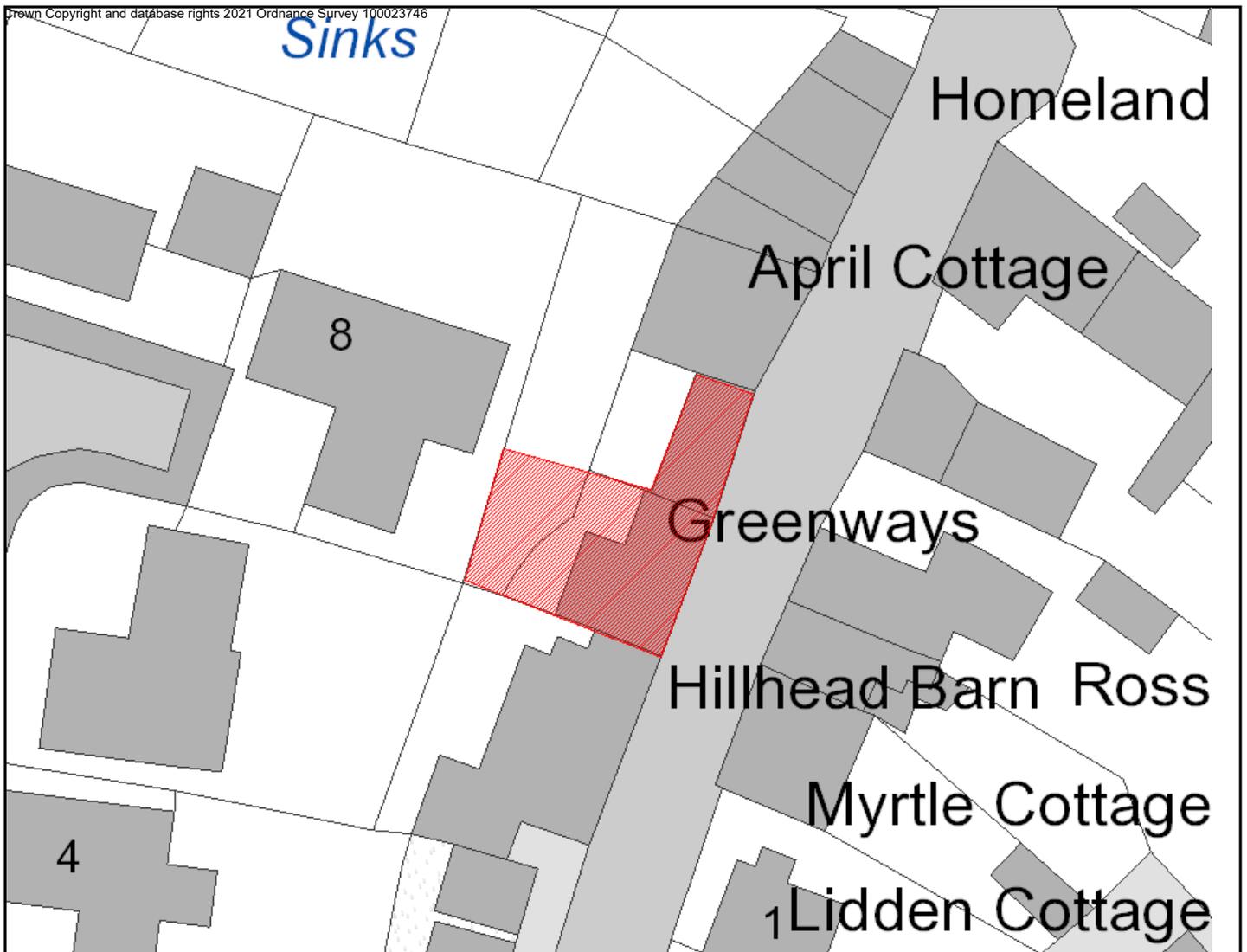
Applicant Mr & Mrs Oliver and Helen Rowe

Location Greenways Hillhead Colyton EX24 6NJ

Proposal Replacement single storey kitchen extension on rear (west) elevation and 2no. replacement windows at first floor on rear (west) elevation



RECOMMENDATION: Approval with conditions



		Committee Date: 1st September 2021
Coly Valley (Colyton)	21/1316/LBC	Target Date: 09.08.2021
Applicant:	Mr & Mrs Oliver and Helen Rowe	
Location:	Greenways Hillhead	
Proposal:	Replacement single storey kitchen extension on rear (west) elevation and 2no. replacement windows at first floor on rear (west) elevation	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This Listed Building application is before Committee as one of the applicant's is a member of staff.

Both proposals seek to improve the overall character and appearance of the listed cottage, by the replacement of the existing dilapidated kitchen extension and the 2no. modern crittal windows on the rear elevation. It is considered that the works will have minimal impact on this less significant elevation of the cottage and will result in a positive contribution to the overall character, appearance and long-term care, repair and maintenance of the listed building. Subject to the conditions below the proposals are considered to be acceptable with no harm caused to the listed building or its setting.

CONSULTATIONS

Parish/Town Council

The Colyton Parish Council wish to support this application.

Councillors

No comments were received

Other Representations

No 3rd party representations were received

RELEVANT PLANNING HISTORY

None

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies
EN9 (Development Affecting a Designated Heritage Asset)

Government Planning Documents
NPPF (National Planning Policy Framework 2021)

Neighbourhood Plan

N/A

Site Location and Description

Greenways and April Cottage together form a small cottage range listed Grade II dating from circa C17/18. Two storeys, rendered cob with thatched roof, the cottages are gabled ended to the south and a hipped roof cross-wing to the north. Their significance derives from their age, form, the use of traditional vernacular materials and their overall appearance within the streetscene and the wider Colyton Conservation Area.

Listing:

Listed Grade II: SY 2493 COLYTON HILL HEAD STREET 24/169 COLYTON Greenways and April Cottage II Cottage range. Circa C17/18. Rendered cob with thatched roof, gabled end to south and hipped roof cross-wing to north. Two storeys. Three window range. Various two and three light casements with leaded panes. Right hand plank door with modern hood. Rebuilt brick ridge and end chimney stacks. Lean-to at north end. Small C19 two storey rendered stone addition at south end. Listing NGR: SY2456493866

Proposal

This application relates to Greenways and is twofold, seeking to replace the existing single storey rear kitchen extension and in addition to replace 2no windows at first floor on the rear (west) elevation. Both proposals relate to the west elevation, within the enclosed courtyard at the rear of the property and are not visible from the street. This elevation is relatively modern in appearance and of less significance visually and in terms of historic fabric.

Planning permission is also required for the works with an application expected to be submitted shortly.

ANALYSIS

Kitchen Extension

The property has been the subject of several alterations over the years and has been poorly maintained by previous owners. The kitchen at the rear is a relatively recent addition, less than 70 years old, of brick construction, rendered with shallow slate roof.

There is an adjoining timber store with corrugated roof. The kitchen is currently damp, un-insulated, with little natural light and the roof pitch too shallow for the slate covering.

It is therefore proposed to replace the existing structures with a new kitchen/dining room and including a wet room with WC, in a slightly larger, but still single storey, flat roofed extension. The extension is more contemporary in appearance, but rendered to match the cottage, with grey aluminium glazed doors/bi-fold doors and a rooflight to improve natural light and ventilation to this enclosed courtyard space. Whilst this will inevitably be a modern structure with a flat roof, it is considered that due to the restrictive courtyard space, a pitched roof would be hard to achieve to ensure sufficient fall for natural slate, creating further long-term maintenance issues. In addition, the proposed extension will replace the existing incongruous structures and improve both the overall appearance of the rear of this modest cottage and the standard of accommodation for the occupants.

Replacement windows

In addition, the 2no. crittal windows on the rear elevation are in poor condition resulting in condensation, ingress of water and black mould on furnishings. It is proposed to replace these with painted softwood timber casements to match the existing cottage windows and there is no objection to this in principle.

In line with Government guidance, as a rule, windows and doors in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'. Doors and windows are frequently key to the significance of a building. Change is therefore advisable only where the original is beyond repair, it minimises the loss of historic fabric and matches the original in detail. Secondary glazing is usually more appropriate than double glazing where the window itself is of significance.

Where it can be demonstrated that the part of the listed building is of less significance e.g. the existing window to be replaced is relatively modern and has no historic significance, it may be possible to insert an alternative timber unit. This applies to the 2no.crittal windows on the cottage. The windows are both relatively modern, and currently do not contribute to the significance of the listed building. It is therefore considered that their replacement with more appropriate matching, cottage style windows will improve the overall appearance of the property. No joinery details have been provided, but these can be conditioned. The replacement windows will provide better detailed joinery, aesthetic improvement and upgrade the insulation of the building.

CONCLUSION

The proposed replacement extension and windows are acceptable and will not harm the listed building or its setting, providing some improvement over the existing.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.
(Reason - To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)
2. The works hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. Before any work is undertaken to remove any part of the building, the applicant shall take such steps and carry out such works as shall, during the process of the works permitted by this consent, secure the safety and the stability of that part of the building which is to be retained. Such steps and works shall, where necessary, include, in relation to any part of the building to be retained, measures as follows:-
 - a) to strengthen any wall or vertical surface;
 - b) to support any wall, roof or horizontal surface;
 - c) to provide protection for the building against the weather during the progress of the works, and
 - d) in the case of cob buildings, the details of cob repairs.

Details of any additional necessary repairs required as a result of the works, including methodology, specification or schedule shall be submitted to and approved in writing by the Local Planning Authority before continuing with the works.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

4. Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority:
 - Roofing materials including product details, sample and method of fixing.
 - New rainwater goods including profiles, materials and finishes.
 - Replacement windows including sections, mouldings, profiles and paint colour. Sections through casements, frames and glazing bars should be at a scale of 1:2 or 1:5.
 - New sliding and bifold doors including sections, mouldings, profiles and finish. Sections through panels, frames and glazing bars should be at a scale of 1:2 or 1:5.
 - Eaves and verge details including construction and finishes.
 - External vents, including product details and dimensions
 - Type of render including proportions of mix, method of application and finishes.

The works shall be carried out in accordance with the approved details and specification.

(Reason - In the interests of the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant listed building concerns. However, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

BP1B	Proposed Block Plan	11.06.21
BPE1: Existing	Block Plan	11.06.21
TB403 Flat Glass Roof Manufactures Details	General Correspondence	10.05.21
LPA1	Location Plan	10.05.21
FP 1B: Floor Plans	Combined Plans	10.05.21
ES1 B: Combined Elevations/Section	Combined Plans	10.05.21

List of Background Papers

Application file, consultations and policy documents referred to in the report.