

2.11 & 2.12 REFERENCE NO - 15/504978/FULL & 15/504979/LBC		
APPLICATION PROPOSAL Erection of rear extension with glass roof, erection of garage to side, conversion of loft with insertion of dormer window to front elevation and various internal alterations as amended by drawings received 25 August 2015.		
ADDRESS Wreights Cottage The Mall Faversham Kent ME13 8JL		
RECOMMENDATION : Grant both applications		
REASON FOR REFERRAL TO COMMITTEE Town Council objection and local objections		
WARD Watling	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr & Mrs Heaven AGENT Primefolio Ltd.
DECISION DUE DATE 28/08/15	PUBLICITY EXPIRY DATE 10/09/2015	
RELEVANT PLANNING HISTORY SW/96/0944 Wreight Cottage, The Mall, Faversham. Alterations to form pitched roof over existing study - Approved SW/96/0945 Wreight Cottage, The Mall, Faversham. Listed building consent for alterations to form pitched roof over existing study - Approved		

1.0 DESCRIPTION OF SITE

- 1.01 Wreights Cottage is an early 19th century Grade II listed house which is attached to Wreights House on its southern boundary. Historically Wreights Cottage formed part of Wreights House as one residential house. Number 49 Mall House, Number 50 Wreights House, the stables south of Wreights Cottage and the surrounding walls all form a group within this historic complex. The cottage is set within the Faversham conservation area and within the built up area boundary.
- 1.02 The cottage fronts the end of The Mall which was originally the principal entrance into the town from the south. The main entrance to the cottage is a small porch to the right of the front elevation which is accessed via the driveway which is shared with Wreights House. This entrance is connected to an extension approved in the 1990s which is in contrasting form to that of the main house. The property has an enclosed west facing private garden to the rear and a workshop building to the north separated by a paved area between the front door and the road to the east.

2.0 PROPOSAL

2.01 These applications, as now amended, are for planning permission and listed building consent for the erection of small single storey rear extension to the 1990s extension. This would have a glazed roof and would enlarge the dining space on the ground floor by 9 sqm. The existing paved area between the house and the workshop is to be enclosed by 23 sqm to form a vehicle garage / workshop. The roof is to be slate with 4 roof lights on a steel portal framed structure. The walls are to be insulated with glazed doors onto the rear garden.

2.02 These applications also originally included the conversion of the loft and other alterations to the cottage, details of which are highlighted below with comments about which elements remain.

2.03 External alterations:

- The front (east) elevation was to be altered with the addition of a dormer window to the main roof and 2 roof lights within the side addition roof. These elements have since been deleted from the application.
- A new gable wall over the gate to the new garage/workshop at the north side. Deleted
- To the rear (west) elevation a dormer window, and a glazed lean-to to the existing side extension was proposed. Amended.
- The side (north) elevation would have the new garage roof abutting it, and the new side glazing to the dining room extension. Amended

2.04 Internal alterations to the main house include:

Ground floor

- The existing door to living room from the entrance porch blocked.
- The existing cellar stairs removed and passageway excavated in cellar to allow access by new stairs from kitchen
- Existing stairs to the 1st floor (in the kitchen) removed.
- New opening formed from the entrance porch to the existing dining room,
- Existing ladder-stair in dining room to the 1st floor removed and a new staircase constructed at east end of that room to the 1st floor
- A new WC and shower room built beneath the new staircase
- The existing door and sidelights removed from the dining room and a new extension extending beneath the existing rear overhang with a glazed lean-to built into the west elevation. Amended

2.05 First floor

- Existing non-structural partition wall removed to create an en-suite room to bedroom 1
- Existing bathroom and wardrobe removed.

- Opening formed to access a new staircase to attic and an en-suite shower room constructed
- Wall moved to allow full existing window within bedroom 2,
- Hallway wall removed to increase the depth of existing bedrooms and allow access to new stairs
- Existing ladder-stairs in bedroom 3 removed and floor reinstated. New walls, staircase and new main bathroom with roof lights to eastern facing onto the front elevation. Amended.

2.06 Second floor attic

- new dormer windows (east and west elevation). East dormer now deleted.
- New party wall to ridge height
- New roof timbers as required. Deleted
- Glass roof over 200mm below the existing ridge. Deleted.

3.0 PLANNING CONSTRAINTS

Potential Archaeological Importance

Conservation Area Faversham

Listed Buildings SBC Ref Number: 313/SW

Description: G II GEORGE HOUSE, THE MALL, FAVERSHAM, ME13 8JL

Listed Buildings SBC Ref Number: 779/SW

Description: G II WRIGHTS HOUSE, THE MALL, FAVERSHAM, ME13 8JL

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF) Conserving and enhancing the historic environment.

National Planning Practice Guidance (NPPG)

Development Plan: The Swale Borough Local Plan 2008 policies

E1 General Development

E14 Listed Buildings

E15 Conservation Area

E19 Design

E24 Alterations and Extensions

5.0 LOCAL REPRESENTATIONS

5.01 The Faversham Society comments are summarised as follows

- This application is invalid because the applicant has signed Certificate A indicating that they are owners of all the land within the red line site boundary. This is not the case as part of the forecourt is owned by the neighbouring property.

Note; This matter has now been resolved.

- The rear extension would make the annex to the building more dominant on the rear
- Linking the extension to the proposed workshop will be unacceptable
- The front dormer window will spoil the symmetry of the building as a whole
- The proposed rear dormer would be set too close to the ridge of the roof
- The proposal as a whole detracts from the special architectural character of this listed building and the conservation area

5.02 Letters of objection have been received from nine local residents. Their comments can be summarised as follows:

- Concerns that the view of Mall & Wreights House will be spoilt by the additional building to the side and the back of the cottage
- The proposal will destroy the integrity of one of Faversham's most important houses
- These plans will make Wreights Cottage an over – extended carbuncle on the end of this beautiful Georgian House
- It would look a hotch-potch of buildings and will lower the tone of one of the finest roads in Faversham
- The proposed plan for a new garage and conversion of the annexe is not appropriate for a listed building in such a prominent position
- Such over development would have a significant negative visual impact on the street view of this building and the local area
- It is not appropriate for this listed building to have a garage attached
- A dormer window on the right front side of the roof unbalances the symmetry of the house
- The listed building consent application does not have enough detail
- Wreights Cottage has no right of vehicular access to its proposed garage
- No permission has to date been given to provide three bedrooms. Attempts to officially allow a third bedroom have always been denied, although divisions have been carried out without consent by previous owners
- Will increase pressure on local parking
- Any alterations to the roof has the potential to adversely affect Wreights House and the new glass roof is inappropriate
- Loss of privacy to Wreights House
- The two front roof lights are modern and intrusive and are detrimental to Wreights house and cottage
- Architecturally and historically the mock period windows on the back of the garage are inappropriate

6.0 CONSULTATIONS

6.01 Faversham Town Council raises objection to this proposal; their comments are summarised below:

- The proposed internal alterations would cause significant harm to the character of the listed building.
- The proposed roof lights would cause significant harm to the character of the listed building and the conservation area
- The proposed area of flat roof and associated lantern light would cause harm to the character of the listed building

6.02 The County Archaeological Officer has advised that no archaeological measures are required in connection with the proposal.

6.03 Historic England advise that this application should be determined in accordance with national and local policy guidance, and on the basis of the Council's expert conservation advice.

7.0 APPRAISAL

7.01 The main considerations in this case concern the impact that the scale and design of the proposal would have upon the special architectural interest of the listed building and the conservation area. The Council has a statutory duty to have special regard to the desirability of preserving the listed building, its setting and any features of interest which it possesses. It has a similar duty with regard to the conservation area.

7.02 Paragraph 132 of the NPPF states 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. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*

7.03 I had many concerns over the level of detail provided within the applications when first submitted. Many historic features including doors, door frames, panelling, walls and the roof structure which are directly affected by the development received no mention at all. Paragraph 128 of the NPPF requires applicants *"to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance....using appropriate expertise where necessary"*.

7.04 When considering the objections from the Town Council and local representations I believe their reasons for objection were all valid. The proposal was too invasive and did not have enough regard to preserving the listed building or its setting. The form of the proposed garage was uncomfortable and resulted in difficult geometries and junctions which would

impact negatively on the relatively simple forms of the cottage. I had serious reservations about its architectural treatment.

- 7.05 There needed to be more regard in the proposal to all historic features of the listed building. Buildings are listed in order to preserve their features and where alteration is unavoidable the applicant needed to provide a clear and convincing justification. I was of the opinion that roof lights should be avoided altogether as they are not part of the architectural vocabulary of Wreights House and Wreights Cottage and do not sit comfortably on the front elevation.
- 7.06 The substantial loss of the historic roof structure was unacceptable. The application gave very little detail about the extent of the historic fabric that would be lost or how the roof's structural integrity would be maintained within the attic conversion. The front and rear dormer windows potentially detracted from the architectural composition of the listed building.
- 7.07 The design of the glazed rear extension had much greater impact than was necessary. For the extension to be acceptable it needed to be of modest proportions and carefully detailed. I also believed that the first floor historic walls doors and door frames should be preserved in their original position, and noted as such.
- 7.08 The applicant was given the opportunity to submit substantial amendments to the scheme, as well as submitting a revised application form as highlighted by the Faversham Society, as the wrong ownership certificate had been signed and submitted. The applicant and the agent were receptive to my concerns and they have all been addressed. On receiving the amendments the Town Council and the local representations that objected to the proposal were reconsulted. No further comments have yet been received.
- 7.09 The originally proposed roof lights, front dormer on the main house, and alterations to the main roof have been omitted and the internal changes are more responsive to the historic features of the listed building with a heritage statement now forming part of the applications.
- 7.10 The extension to the proposed dining room is now informed by the design of the existing French doors, as small panes of glass form a significant part of the building's character. The glazed roof has also been lowered to lessen the impact of the extension. A similar glazing pattern has also been included on the north elevation of the 1990s wing to reinforce that design pattern. A new traditionally detailed pitched dormer window is now proposed on the front elevation to provide adequate light into the new main bathroom. I believe this dormer pattern is far more appropriate than the previously proposed roof lights.
- 7.11 The design and siting of the proposed garage is also resolved with a traditional double pitch roof in slate and a hipped end to match the form of the existing coach house. The doors are in timber with a small amount of glazing above, its design now responds much more positively to its historic context.

7.12 Matters of land ownership have been properly dealt with and the scheme revised to address objections. I consider that all reasonable objections to the original plans have been overcome.

8.0 BACKGROUND PAPERS AND PLANS

8.01 Application papers and drawings relating to planning reference 15/504978 and 979

9.0 CONCLUSION

9.01 I am of the view that this proposal now has an attractive and well thought out garage/workshop, with a modest rear extension. The internal alterations are clearly noted and justified within the application and the proposed front and rear dormer windows appear appropriate on the building and within the overall setting of this group of listed buildings and the surrounding conservation area. I consider that the alterations proposed will preserve the special architectural interest of the listed building and further to the policies outlined in the NPPF, policy E14 of the Local Plan clearly states that any proposals affecting a listed building are required to preserve the special architectural or historic interest of the building. The scale and design of the extension is considered to be modest in relation to the main house and the garage/ workshop shall remain an ancillary building in keeping with the existing dwelling. I also consider that the additional elements of the proposals preserve the special interest of the listed building. Therefore, I recommend that planning permission and listed building consent are granted.

10.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS for 15/504978/FULL

1 The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which the permission is granted.

Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1990 amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications as amended by drawings 15-20-01A, 02C, 03A, 04C, 05C, 06B, 07A, 08A, 09E, 10D, 11B (full existing & proposed drawings).

Reasons: In the interest of the special architectural or historic interest of the listed building and the special character of the conservation area.

3 Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the construction of the development

hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details. All brickwork shall be laid in Flemish Bond and the samples shall include a completed sample of the brickwork and pointing.

Reasons: In the interest of the special architectural or historic interest of the listed building and to ensure these details are approved prior to the commencement of the development.

- 4 No development shall take place until constructional details at a scale of 1:5 of the dormer windows hereby permitted have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: In the interest of the special architectural or historic interest of the listed building and to ensure these details are approved prior to the commencement of the development.

- 5 Detailed drawings at a suggested scale of 1:10 and 1:2 or 1:1 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings shall be submitted to and approved by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Reasons: In the interest of the special architectural or historic interest of the listed building and to ensure these details are approved prior to the commencement of the development.

- 6 No development shall take place until constructional details at a suggested scale of 1:5 of the eaves, ridges and hips of the proposed garage building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: In the interest of the special architectural or historic interest of the listed building and to ensure these details are approved prior to the commencement of the development.

- 7 All rainwater goods to be used as part of the development hereby permitted shall be of cast iron.

Reasons: In the interest of the special architectural or historic interest of the listed.

Council's approach to the application

The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; having a duty

planner service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this case the applicant was provided the opportunity to submit amendments to the scheme/ address issues., which they have submitted for the Council's consideration.

CONDITIONS for 15/504979/LBC

- 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.

Reasons: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications as amended by drawings 15-20-01A, 02C, 03A, 04C, 05C, 06B, 07A, 08A, 09E, 10D, 11B (full existing & proposed drawings).

Reasons: In the interest of the special architectural or historic interest of the listed building and the special character of the conservation area.

- 3 Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details. All brickwork shall be laid in Flemish Bond and the samples shall include a completed sample of the brickwork and pointing.

Reasons: In the interest of the special architectural or historic interest of the listed building and to ensure these details are approved prior to the commencement of the development.

- 4 No development shall take place until constructional details at a scale of 1:5 of the dormer windows hereby permitted have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: In the interest of the special architectural or historic interest of the listed building and to ensure these details are approved prior to the commencement of the development.

- 5 Detailed drawings at a suggested scale of 1:10 and 1:2 or 1:1 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings shall be submitted to and approved by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Reasons: In the interest of the special architectural or historic interest of the listed building and to ensure these details are approved prior to the commencement of the development.

- 6 No development shall take place until constructional details at a suggested scale of 1:5 of the eaves, ridges and hips of the proposed garage building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reasons: In the interest of the special architectural or historic interest of the listed building and to ensure these details are approved prior to the commencement of the development.

- 7 All rainwater goods to be used as part of the development hereby permitted shall be of cast iron.

Reasons: In the interest of the special architectural or historic interest of the listed.

- 8 All repairs and renewal of wall finishes and pointing to masonry shall be carried out using lime renders and lime mortars to match the original. No Gypsum plaster or cement shall be used.

Reasons: In the interest of the special architectural or historic interest of the listed.

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website. The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.