

PLANNING COMMITTEE – 12 MARCH 2015 PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 14/505564/FULL			
APPLICATION PROPOSAL Retrospective planning permission for the part retention of render works, reinstatement of barge boarding and other minor works.			
ADDRESS 1 Ospringe Road Faversham Kent ME13 7LJ			
RECOMMENDATION GRANT with conditions subject to any additional comments received (closing date 27 March 2015)			
SUMMARY OF REASONS FOR RECOMMENDATION The scale of harm / loss does not outweighs the requirements in this proposal. Although the building is not listed it is however part of the designated conservation area so its historic value is well set in policy terms as of special importance. As such, the proposal would preserve or enhance the character and appearance of the Conservation Area.			
REASON FOR REFERRAL TO COMMITTEE Town Council objection			
WARD St Ann's	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr And Mrs Gunn AGENT Miss Nicola Miller	
DECISION DUE DATE 29/01/15	PUBLICITY EXPIRY DATE 27 March 2015		
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
SW/14/0504	External insulation and rendering of property	Refused	25/06/2014

1.0 DESCRIPTION OF SITE

- 1.01 Numbers 1 to 5 Ospringe Road appear to date from the 1840/50s and are built in a distinctive and picturesque Tudor revival style which is reflected in their window styles, gabled elevations, decorative bargeboards with dropped finials and Tudor-arched doors and door surrounds. The property is semidetached and situated within the Faversham conservation area and subject to an Article 4 Direction restricting the exercise of householder permitted development rights.
- 1.02 Number 1 sits prominently on the corner of Lower Road and Ospringe Road such that its front, side and rear elevations are all visible to the public.

2.0 PROPOSAL

- 2.01 Following unauthorised external insulation works, and the refusal of a retrospective planning application for these works, this application seeks permission for the part retention of the retrospective external insulation and render works and a reinstatement of barge boarding and other minor works to lessen the damage, especially to the front elevation. The

original application contained detailed information about the poor insulation properties of the property which has resulted in severe condensation, damp and mould on internal walls despite efforts to combat this. These problems have exacerbated the occupants health problems.

2.02 Proposed alteration works include:

- The removal of insulation sheets and render from the entire front elevation.
- Carry out repairs and repointing to the original brick finish of the front wall and apply a paint finish coat to the wall.
- Retain pendant to front gable and re instate the pierced barged board to match adjacent property.
- To the eaves at the rear elevation, remove the bargeboard timbers, fix supporting timber blocks through insulation cover into original walling.
- Form extended eaves and reinstate barge boards fixed to supporting timber blocks.
- Extend the concrete tiled roof cover to overhang boards.
- Install lead to the front bay window roof.
- Recess the insulation to front the corner of the property and install a down pipe.

3.0 PLANNING CONSTRAINTS

Faversham Conservation Area

Article 4 Swale Article 4 directive

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF) referring to Heritage Assets.

National Planning Practice Guidance (NPPG)

Development Plan: The Swale Borough Local Plan 2008 polices:

- E1 (General Development Criteria)
- E15 (Conservation Areas)
- E19 (Design Criteria)
- E24 (Alterations and Extension)

5.0 LOCAL REPRESENTATIONS

5.01 None received. However, this application was not advertised initially and so the period for representations will now extend until 27 March. I will advise Members at the meeting of any comments received by the date of the meeting.

6.0 CONSULTATIONS

6.01 Faversham Town Council raises objection to this proposal, their comments are:

“Object.

Reason:

1) The rendering on the side elevation has a harmful effect on the character of the conservation area.

Condition:

1) An assessment of the condition of the underlying brickwork should be made once the render is removed and before and decision is made on its subsequent repair.

Comment:

1) The Town Council considers that if it is necessary for the brickwork to be painted then it should be repainted white as it was before the render was applied.”

7.0 APPRAISAL

- 7.01 The proposal is to retain the unauthorised external insulation and render on the side and rear elevations but to remove it and reinstate the painted brick finish and the original pierced bargeboards on the front elevation. It is also proposed to extend the roof covering on the rear gable so as to conceal the depth of the insulation and render, providing a traditional eaves overhang which is currently missing.
- 7.02 The main issue to consider on this application is the effect that the external insulation and rendering would have on the surrounding Faversham conservation area. Policy E15 of the Swale Borough Local Plan 2008 states that for an application within a conservation area to succeed, it must be demonstrated that the proposal would “preserve or enhance” the character and appearance of the area. I would contend that restoring the front elevation to its former condition would clearly preserve the character of the property.
- 7.03 Previously, planning permission was refused in June 2014 (SW/14/0504) for the external insulation and rendering of the entire property. The applicants have since looked at exploring the opportunity of achieving a compromise solution and via pre application advice promoted a further planning application. This application with some revised works was seen as the most effective way of resolving the issues created by the unauthorised works.
- 7.04 The harmful consequences of the external render are in my view addressed within this application. By removing the front elevation insulation and render the architectural features of the original house including the overhang of the eaves and barge board, the decorative bargeboard itself, the texture and the appearance of the brickwork and the projecting plinth are reinstated. These features add to the distinct architectural character of the building and the only way to restore the architectural symmetry of the semi- detached pair of properties is to carry out this work. Included within this application is to replace the front bay window roofing felt with lead to tie in with the original lead bays as seen on other properties along the terrace. This proposal should enhance the setting of the property in relation to the rest of the terrace.
- 7.05 The compromise within this application is the retention of the insulation and render on the side and rear elevations. It is this compromise that has received objection by the Town Council. I am of the opinion that the scale of harm / loss can be significantly reduced by carrying out the proposed works. The Borough Council expects development proposals to retain features that make a positive contribution to the character or appearance of the area. The architectural features located on this building are all on the front elevation. I consider that by granting permission for the side insulation and render the applicants would be able to protect their property from penetrating damp and heat loss, whilst its removal from the front restores the integrity of the property, the group of buildings that it forms a part of and the surrounding conservation area.

7.06 Retention of the side wall insulation and render do not achieve the objectives of preserving or enhancing the character of the conservation area but I consider that they represent an acceptable way forward with the intention of securing a reasonable compromise without having to resort to enforcement action, and with due regard to the property's damp problems and the health issues of the occupants.

8.0 CONCLUSION

8.01 Although the building is not listed it is however part of the designated conservation area so its historic value is well set in policy terms as of special importance. As the proposal would in my view preserve or enhance the character and appearance of the conservation area, I recommend that planning permission be granted

9.0 RECOMMENDATION – Planning permission be granted subject to any fresh issues being raised by 27 March 2015 and to the following conditions:

CONDITIONS

(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.

Reasons: In the interest of preserving or enhancing the character and appearance of the conservation area.

(3) The pierced barged board and pendant finial which are to be reinstated, shall precisely match the neighbouring property.

Reasons: In the interest of preserving or enhancing the character and appearance of the conservation area.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.
Where possible, suggesting solutions to secure a successful outcome.

In this instance:

The application was acceptable as submitted and no further assistance was required.

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.