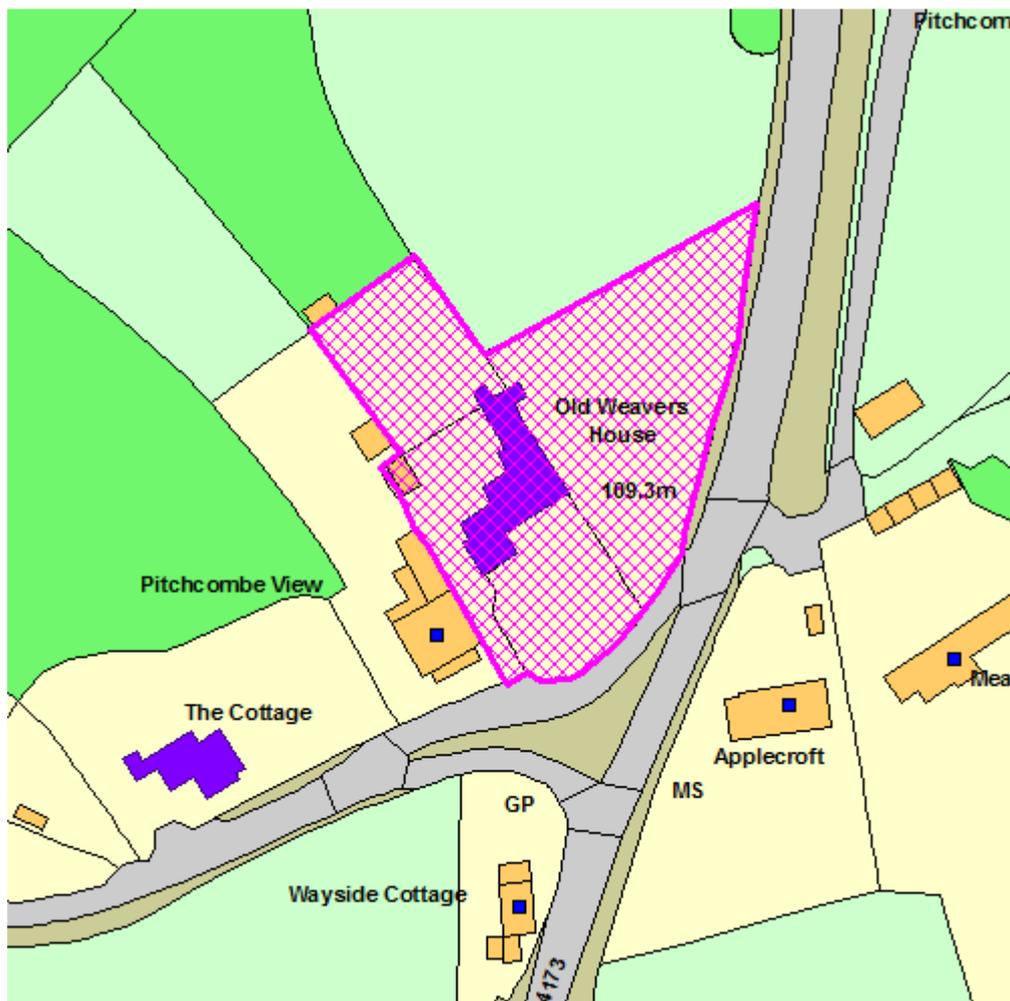




Development Control Committee Schedule 08/01/2019

Item No:	05
Application No.	S.18/1798/LBC
Site No.	PP-07214037
Site Address	Old Weavers, Pitchcombe, Stroud, Gloucestershire
Town/Parish	Pitchcombe Parish Council
Grid Reference	385074,208089
Application Type	Listed Building Application
Proposal	Two storey extension (E 385074, N 208089)
Recommendation	Consent
Call in Request	Pitchcombe Town Council





Development Control Committee Schedule 08/01/2019

Applicant's Details	Mr Richard Cook Old Weavers, Pitchcombe, Stroud, Gloucestershire, GL6 6LW
Agent's Details	Anthony Webster 4 Egypt Mill Cottages, Stroud Road, Nailsworth, Gloucestershire, GL6 0AE
Case Officer	Kate Russell
Application Validated	16.08.2018
CONSULTEES	
Comments Received	Pitchcombe Parish Council
Constraints	Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Consult area Conservation Area Listed Building Within 50m of Listed Building Pitchcombe Town Council
OFFICER'S REPORT	

DESCRIPTION OF BUILDING

Old Weavers is an imposing Grade II listed building of three storeys; however, the potentially austere appearance of its front elevation is softened by pretty Gothick windows.

The house extends back into the plot for some distance, having subsumed its former service accommodation into the living accommodation at some point in the 20th century. The eastern elevation has seen the addition of a tall timber and glass extension, apparently dating from the 1960's/70s, once accessed via an external staircase.

The site is at the edge of the Pitchcombe Conservation Area.

PROPOSAL

Two storey extension

REVISED DETAILS

The garage element of the scheme has been withdrawn from the application.

MATERIALS

Windows and external doors:- Powder coated aluminium

Walling:- Stone, timber cladding, charred timber cladding and black glass.



Development Control Committee Schedule 08/01/2019

REPRESENTATIONS

Statutory Consultees

Following objections to the initial application, the garage element was removed from the scheme, but the Parish Council maintains its objection to the extension:

- Old Weavers is an important and imposing house in the village Conservation Area and any development should ensure its characteristic features are protected and enhanced.
- The extension lacks architectural cohesion with the existing listed building and is detrimental to the appreciation of the listed building and its setting.

Public

None received.

PLANNING CONSIDERATIONS

For the purposes of Regulation 2 of the Planning (Listed Buildings and Conservation Areas) (England) (Amendment) Regulations 2003, the reasons for the Council's decision is summarised below. In considering the Application, the Council has given special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest that it possesses. Where relevant, reference is made to Government policy set out in the National Planning Policy Framework.

PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2).

National Planning Policy Framework

Paragraphs 189-202

Historic England Advice Note 2 - Making Changes to Heritage Assets Stroud District Council Local Plan, Adopted 2015

Policy ES10. Valuing our historic environment and assets.

DESIGN/APPEARANCE/IMPACT ON THE BUILDING

This application proposes the removal of an existing flat roof two-storey extension and the construction of a new two storey extension.

On paper, this proposal appears to be of concern. The proposed addition is quite large and somewhat startling in design and materials; it would appear to be at odds with the generally received presumption that additions to historic buildings should be subservient and in the same architectural style as the original building.

However, right from the conservation movement's earliest 19th century foundations, good conservation philosophy has held that new interventions to historic buildings should be entirely legible, and not seek to falsify history.



Development Control Committee Schedule 08/01/2019

Although modern extensions are often perceived as going against the historic grain, actually the unequivocal modern approach is entirely valid when the constituent parts of the historic environment is closely considered.

Often, the character and special interest of old buildings comes from their evolution. Generally, additions to buildings occurred in response to the functional requirements of the owners, or to changing architectural fashions. We are not surprised or shocked by polite Georgian additions to earlier vernacular buildings, but they would have been entirely atypical at the time of their construction, and almost certainly viewed by many in much the same way as modernist extensions are now.

The two-dimensional plans do not completely convey the topography of the site nor do the elevational drawings accurately depict the relative position of the new addition, which would be sited well to the rear of the plot. In reality, the most significant aspect of the original building, its front elevation, and the new 'wing' would not be seen together.

Although the scale of the proposed extension would seem to be disproportionate to the size of the original house, care has been taken to ensure that the massing of the new building would be lessened by breaking it up into separate elements, each constructed from different materials.

The key elevation is to the front, where the ground floor is to be a linear streak of Cotswold drystone walling contrasting with an expanse of dark glazing. The upper floor is to comprise a smaller structure built wholly of black glass. The least architecturally resolved part of the extension would be a charred timber block to the rear. This would be largely obscured from view.

Whilst the proposed extension is not as would be normally expected, it is considered that the its carefully considered modern design and imaginative use of materials would provide a bold and unequivocal contrast to the main listed building. Furthermore, the extension's recessive positioning would mean that the standalone quality of the main house's architecturally significant front elevation would be preserved. No harm would be done to the special interest of the listed building.

In terms of the extension's appearance in long range views, other examples of the use of reflective black glazing show that it bounces back the reflection of the wider landscape, rendering it surprisingly inconspicuous in daylight hours. The Cotswold stone walling would be unobtrusive, whilst the dark colour of the charred timber would lessen its impact in any glimpsed views. No harm would be done to the character or appearance of the Pitchcombe Conservation Area.

The creation of the extension would entail the loss of some historic fabric, but this would be negligible in terms of the listed building overall.

REVIEW OF CONSULTATION RESPONSES

Noted and addressed above.



Development Control Committee Schedule 08/01/2019

RECOMMENDATION

This application is recommended for consent.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the details of the deleted garage, the development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Proposed Block Plan of 16/08/2018 Version number = OW.01
Proposed floor plan of 30/08/2018 Version number = OW.04
Proposed Elevations of 31/08/2018 Version number = OW.05A

Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. Prior to the commencement of the relevant works for which consent is hereby given, a sample of the proposed glazing materials to be used for the exterior of the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The works shall then only be carried out strictly in accordance with those approved details.

Reason:

To ensure the preservation of the character and special interest of the listed building.



Development Control Committee Schedule 08/01/2019

4. Prior to the commencement of any works for which consent is hereby given, samples of the stone to be used shall be submitted to and approved in writing by the Local Planning Authority. The work shall then only take place strictly in accordance with those approved samples.

Reason:

To ensure the preservation of the special interest of the listed building.