

COMMITTEE REPORT

Date: 9 September 2010 **Ward:** Heslington
Team: East Area **Parish:** Heslington Parish Council

Reference: 10/01111/LBC
Application at: The Lodge Heslington Lane Heslington York YO10 5DX
For: Single storey extension to North West corner of building
By: Colourscape Investments
Application Type: Listed Building Consent
Target Date: 22 July 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 This is a listed building application for a single storey extension to the side and rear of the north west corner of The Lodge, Heslington Lane, Heslington.

1.2 The Lodge is a substantial house dating from the early C19th. It has a later C19th side extension to the east and an extensive single storey wing was added to the rear in the late C20th to enable the building to function as a care home rather than a house. The building is listed at grade II and it is situated in the Heslington conservation area.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Heslington CONF

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

Listed Buildings GMS Constraints: Grade 2; The Lodge Heslington Lane

2.2 Policies:

CYHE4

Listed Buildings

3.0 CONSULTATIONS

INTERNAL

3.1 Conservation Officer - Two responses received dated 27.07.10 and 25.08.10 respectively. Both expressed concerns about inaccuracies in the submitted plans, and subsequent revisions. The Conservation Officer's view was that 'the drawings are not sufficiently accurate to allow the effect on the listed building to be judged'

Highway Management - No objections 21.06.10.

EXTERNAL

3.2 Heslington Parish Council - 18.08.10. - Object on the following grounds; considerable increase in the size of the footprint; loss of amenity to neighbours; front visual aspect detrimental to character and form of the village.

3.3 Neighbour Response - Two letters received from Walnut House, Walnut Close, and The Garden House, Spring Lane. Concerns raised were; increase in noise, overshadowing, loss of privacy.

4.0 APPRAISAL

4.1 KEY ISSUES

- effect on the special architectural and historic interest of the listed building.

No other issues fall to be considered as part of this application for listed building consent. Issues relating to neighbour amenity and the impact on the conservation area will be considered as part of the parallel planning application.

PLANNING POLICY

4.2 The starting point for listed building control is Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Central Government advice is contained within Planning Policy Statement 5 "Planning for the Historic Environment". This states that the Government's overarching aim is that the historic environment and its heritage assets (including listed buildings) should be conserved and enjoyed for the quality of life they bring to this and future generations. One of the key objectives is to conserve heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.

4.3 DRAFT LOCAL PLAN POLICY HE4 states that consent will only be granted for development to a listed buildings where there is no adverse effect on the character and setting of the building. Supporting text of this policy further states that, it is important that alterations and extensions preserve and enhance the special architectural or historic character of conservation areas and complement the character of listed buildings. Alterations will be expected to be of an appropriate

design, using traditional natural materials. The proposal should also be in scale with the original building and respect its character.

APPRAISAL

4.4 The proposal seeks to create additional accommodation at the care home in the form of a single storey wraparound extension forming a lounge and four en-suite bedrooms. It would, in effect, form an enlargement of the modern extension approved by Selby District Council in the 1990's. This extension did not attempt to mimic the original building and there is a clear visual break between the two elements, and the proposed extension would follow that pattern. The design of the extension would, however, incorporate a hipped roof to reflect the character of the existing building. The extension would not be directly attached to the original listed building and would be set back approximately 18 metres from the front of the house, set behind a low wall, and approximately 37 metres back from the public highway. It would be relatively discreet in appearance and impact, and thus it is not considered that the proposal would adversely affect the special architectural or historic interest of the listed building.

4.5 Whilst it is acknowledged that there are some discrepancies in the submitted drawings, these are not considered to be so significant that they prevent the application being determined. Following a further meeting with the conservation officer on 26.08.2010, it was concluded that there were no objections in principle to the proposal. It is anticipated that more accurate plans will be submitted by the applicant prior to the application being heard at committee, and the comments of the conservation officer can be updated accordingly.

5.0 CONCLUSION

Subject to the submission of more accurate drawings, and the subsequent comments of the conservation officer, the proposal is considered to be acceptable and is in compliance with Policy HE4 of the Draft Local Plan and national advice contained within Planning Policy Statement 5.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC)

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Revised Plan 712.002 - Revision B - Received 4th August 2010.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ8 Samples of exterior materials to be app

7.0 INFORMATIVES:

Notes to Applicant

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the special architectural and historic interest of the listed building. As such, the proposal complies with Policy HE4 of the City of York Development Control Local Plan- Incorporating the 4th Set of Changes (2005); and national planning advice contained within Planning Policy Statement 5 " Planning for the Historic Environment"

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