



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

8 February 2024



S23/1501

Proposal: Conversion of existing outbuildings to create a detached residential annexe.

Location: Old School House Corby Road Irnham Lincolnshire NG33 4JB

Applicant: Mr Trevor Simmons

Agent: Mr David Todd - David Todd Architecture Ltd

Application Type: Listed Building Consent

Reason for Referral to Committee: Application called in by Ward Councillor Robins

Key Issues:

- Impact on the character of the Conservation Area
- Impact on the special interest of the Listed Building

Technical Documents: Planning and Heritage Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Castle

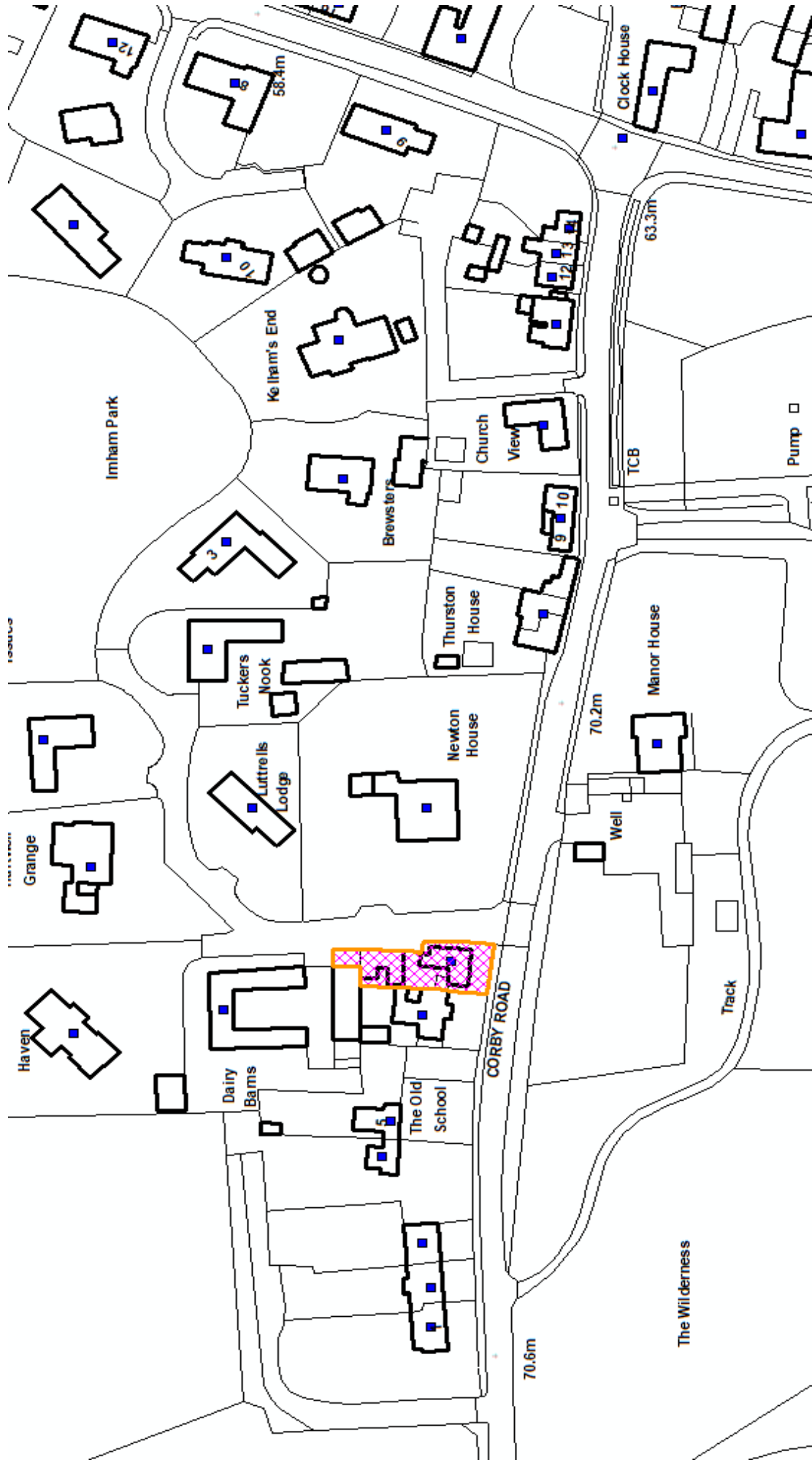
Reviewed by:

Adam Murray – Principal Planning Officer

26 January 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions.



Key



Application
Boundary



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1 Description of Site

- 1.1 The application site relates to outbuildings positioned to the rear of Old School House, which is a Grade II Listed C19 house formerly associated with the adjacent village School. The site is located on the residential Corby Road in the small village and Conservation Area of Irnham.
- 1.2 The area is predominantly residential, with the nearby Grade II Listed Building Newton House to the east on the opposing side of the private lane which runs alongside Old School House and is shared by a more modern and recent residential development of seven dwellings positioned rear, north of the site.

2 Description of Proposal

- 2.1 The detached single storey brick and pantile roofed outbuilding, located within the grounds to the rear of the house, is to be converted to a residential annex. The proposal comprises a range of alterations to the outbuilding including the enlargement in width of an existing wing at the southern end, and various comparatively minor alterations to fenestration - to elevations facing the enclosed internal courtyard, and with two small (conservation) rooflights to be inserted in the east facing roofslope to the building.

3 Relevant History

- 3.1 S20/0829– Full Planning Permission - Single storey rear extension– Approved conditionally.
- 3.2 S20/0830 - Listed Building Consent for single storey rear extension – Approved conditionally.
- 3.3 S23/1417 – Full Planning Permission - Conversion of existing outbuildings to create a detached residential annexe.

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy DE1 - Promoting Good Quality Design

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy EN6 - The Historic Environment

4.2 Design Guidelines for Rutland and South Kesteven (Design Guide SPD)

4.3 National Planning Policy Framework (NPPF)

Section 12 - Achieving Well-Designed & Beautiful Places

Section 16 - Conserving and Enhancing the Historic Environment

4.4 Neighbourhood Plan

There is no made neighbourhood plan for Irnham

5 Representations Received

5.1 Parish Council

- 5.1.1 Irnham Parish Council support this application in principle but note the following inconsistencies:
- 5.1.2 The application states 'to create a detached residential annexe' but the Parish Council note the buildings are attached to the Old School House and the garage at the neighbouring property, Dairy Barns.
- 5.1.3 We would ask that consideration be given to the type of window in the existing opening of the bedroom such that it opens vertically and not onto to the road at head height.
- 5.1.4 If permission is to be granted for this annexe the Parish Council would ask that a clause restricting its use, such as 'The annex shall be used for private domestic purposes ancillary to the main dwelling, and shall not be used for commercial purposes or as a separate dwelling.' be included.
- 5.1.5 Councillors note that this property, on the corner of Corby Road and Irnham Park, is often congested with parked vehicles.

5.2 Conservation Consultant

- 5.2.1 The Old School House is a distinctive Grade II Listed C19 house formerly associated with the adjacent village School. The house is prominently sited within the village Conservation Area. A modest detached single storey brick and pantile roofed outbuilding, located within the grounds to the rear off the house, is to be converted to a residential annex.
- 5.2.2 A range of alterations are proposed to the outbuilding including the enlargement in width of an existing wing at the southern end, and various comparatively minor alterations to fenestration - to elevations facing the enclosed internal courtyard, and with two small (conservation) rooflights to be inserted in the east facing roofslope to the building.
- 5.2.3 The proposed alterations and extension to the building will be complementary in form, detailing and materials and (apart from the rooflights) will not be readily open to public view.

The impact on the character and appearance of the outbuilding itself and the setting to the adjacent Listed building and the Conservation Area will therefore not be significant or harmful, either visually or architecturally. There are no objections to the proposal on heritage grounds.

5.3 Heritage Lincolnshire

- 5.4 We have no comment to provide on the above application.

5.5 Historic England

- 5.6 Advises the Authority to seek the views of your specialist conservation and archaeological advisers.

6 Representations as a result of publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 1 letter of representation have been received. The points raised can be summarised as follows:

- The fact that this is a listed building in a conservation area should give it more protection and the principle of good design is essential.
- The proposal is to take the roof off the outbuildings and raise their height – breaking the symmetry of the street scene - with neighbouring original outbuildings, down the very visually important private road. Together with them being less subservient and more dominant to the main house and the wider built environment.
- There is no re-use of the original roof tiles in order to ensure consistency.
- The application has effectively created a new separate dwelling and has an impact on the existing dwelling.
- Regarding the existing house what has happened to its amenity / parking / garden shed?
- The lack of green space since the Old School House and School Room would be split by a boundary fence and no back garden area allowed for the Old School House.
- The footprint has been extended to allow for more people and cars yet the garage (marked as 'store' on the plan) has been taken away resulting in less parking for more people. This scheme is an over development of the site.
- The application end would result in two substandard buildings and planning conditions wouldn't detract from contravening it's policy.

7 Evaluation

7.1 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

7.2 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

7.3 Policy EN6 (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.

7.4 The proposal comprises removal of the more recent additions to the building including the brick and block lean-to addition within the courtyard, together with the short east-west southern arm of the building. This will be replaced with a new extension but the majority would utilise the same footprint.

- 7.5 A new roof will be extended across the existing east-west arm and the new extension. As the span of the roof is greater this will result in a slightly higher roof than the existing roof. This will tie into the roof of the north-south arm of the building with a hip (the upper section of the southern gable will be removed) and will mirror the hip detail at the northern end of the building.
- 7.6 The extended element of the building will incorporate two new openings. All of the other openings are to be retained and new doors and windows inserted into the existing openings. The amended plan now also details the garage door type opening in the north facing elevation of the building to be reduced in size, with new brickwork and two small windows inserted into the reduced opening. Two(no.) conservation rooflights are proposed to be inserted into the east facing roofslope. Bricks and tiles for the new building elements will match existing materials. Internally, the building will incorporate a kitchen, a lounge, a bathroom and bedroom. Set between the arms of the building will be a small, enclosed courtyard area.
- 7.7 The proposal is minor in detail and consists of the enlargement in width of an existing wing at the southern end, minimally increasing the roof height and various comparatively minor alterations to fenestration - to elevations facing the enclosed internal courtyard, and with two small (conservation) rooflights to be inserted in the east facing roof slope to the building.
- 7.8 Consultation with the Conservation Officer was undertaken and agreed there would be no negative impact upon the Listed buildings and considered to be acceptable in principle. He refers to the proposals as '**complementary in form, detailing and materials, not readily open to public view**'. He concludes that '**the impact on the character and appearance of the outbuilding itself and the setting to the adjacent Listed building and the Conservation Area will therefore not be significant or harmful, either visually or architecturally**'.
- 7.9 Although concerns have been raised in relation to the site being over developed, its proposed height breaking the symmetry of the street scene and other buildings, including over dominance and not being subservient. It should be noted that the proposal is utilising the existing building on site including the footprint of those elements to be demolished. Although there is a small increase in roof height and width within the internal courtyard together with a change in fenestration, the proposal is considered small scale and would barely be noticeable from that existing. The only visible change within the streetscene would be the hip which would appear sympathetic and to mirror the existing hip to the north over the garage element.
- 7.10 Providing materials are in keeping and sympathetic, as stated within the application and which can be conditioned accordingly with any permission, the clearing of the site and renovation would be considered a visual improvement which would further preserve and enhance the existing building including the setting of the host dwelling and those other nearby Listed Buildings, to the benefit of the character and appearance of the wider Conservation Area.
- 7.11 Further to the comments received in relation to the use of the annex, parking and amenity area, are discussed fully in relation to those relevant Policies within the FULL application accompanying this Listed Building Consent.

8 Crime and Disorder

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

8.2 **Human Rights Implications**

8.3 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

8.4 **Conclusion**

8.5 Taking the above into account, subject to the imposition of conditions, it is considered that the proposed scheme would not result in the loss of any historic fabric, and the proposed works provide the opportunity to support the continued maintenance of the building. The proposed scheme would not alter the overall character and appearance of the building, and therefore, would preserve the setting and significance of the Grade II Listed Building. As such, the application proposals are considered to accord with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy EN6 of the adopted South Kesteven Local Plan, and Section 16 of the National Planning Policy Framework.

9 RECOMMENDATION:

9.1 To authorise the Assistant Director – Planning to GRANT listed building consent subject to the recommended schedule of conditions.

Time Limit for Commencement

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

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

9.2 **Approved Plans**

2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Location Plan re.1335.7A received 14 August 2023
- ii. Amended proposed Floor and Elevations re. 1335.6B received 21 November 2023

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

3) Notwithstanding the details submitted, before any of the works on the external elevations of the buildings hereby permitted are begun, details (samples upon request) of the materials to be used shall have been submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details prior to first occupation.

Reason: To ensure a satisfactory external appearance which would continue to preserve and enhance the significance and setting of the listed buildings in accordance with Local Plan Policy EN6.

Standard Note(s) to Applicant:

1) In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework