



Committee and Date
Area Regulatory Committee – North (Wem)

10th November 2009

Item/Paper

9

Development Management Report

Application Number: 09/01194/LBC

Parish: Cockshutt Cum Petton

Grid Ref: 343514 - 329009

Proposal: Removal of existing ceiling, insertion of 2 conservation rooflights, replace existing gable window, repair and restore attic floorboards, improve insulation in attic ceiling, replacement of 2 kitchen windows

Site Address: 32 Shrewsbury Road Cockshutt Shrewsbury Shropshire SY12 0JH

Applicant: Mr R Johnson

Case Officer: Karen Townend **email:** planningdmne@shropshire.gov.uk

1.0 THE PROPOSAL

- 1.1 The application is for works to a listed building. The proposal is for the insertion of 2 rooflights; replacement of the second floor gable end window; removal of the floor covering in the attic space and repairs to floorboards; removal of existing ceiling in the attic space, insertion of insulation and installation of new ceiling; and replacement of 2 windows in kitchen.
- 1.2 The applicant has submitted a design and access statement which details reasoning for the proposed works, these issues are considered in detail within the main body of the report.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 32 Shrewsbury Road, Cockshutt is a grade II listed building sited on the main road through the village. The building is late 17th century with later additions; a timber framed building with brick infill and currently an artificial slate roof, although the pitch of the roof indicates it may originally have been thatched. The listing description also details that the property is two storey with a gable lit attic.
- 2.2 The property is in the centre of the village with traditional properties and modern houses around. Located on the junction of the main road and a minor road the property is important in the street scene.

3.0 RECOMMENDATIONS

3.1 That listed building consent is refused.

4.0 REASON FOR COMMITTEE

4.1 The Parish Council have expressed a view contrary to the officers recommendation.

5.0 RELEVANT PLANNING HISTORY

5.1 NS/03/00174/FUL Conversion of dressing room to en suite shower room and erection of new detached garage GRANTED 11th June 2003

NS/03/00466/FUL Erection of single garage GRANTED 11th June 2003

6.0 CONSULTEE RESPONSES

6.1 Cockshutt Parish Council – Support.

6.2 Conservation Officer – The ceiling is likely to be lath and plaster, is in good condition and a phase in the buildings history which should be retained. The insertion of rooflights is also resisted as this would involve the removal of the ceiling and break up the existing uninterrupted roofline, which would have a detrimental impact on the character of the building. The replacement of the windows is acceptable in principle and the existing floor in the attic space could be removed to increase the space rather than remove the ceiling.

7.0 PUBLIC REPRESENTATIONS

7.1 None received.

8.0 PLANNING POLICY

8.1 **Central Government Guidance:**

PPS1 – Delivering Sustainable Communities

PPG15 – Planning and the Historic Environment

8.2 **West Midlands Regional Spatial Strategy Policies:**

QE5: Protection and enhancement of the Historic Environment

8.3 **Local Plan:**

D2 – General Design Principles

C2 – Applications for Listed Buildings and Conservation Areas

C4 – Development, Alterations and Additions Affecting Listed Buildings

9.0 THE MAIN PLANNING ISSUES

- Principle of altering a listed building
- Details of works proposed
- Impact on listed building

10.0 OFFICER APPRAISAL

10.1 **Principle of altering a listed building**

10.1.1 Saved policy C4 of the North Shropshire Local Plan (Adopted December 2005) seeks to resist alterations and additions which adversely affect the character or architectural or historic features or setting of a listed building. It does not

prevent alterations or alterations only resists developments which will have an adverse affect.

10.2 **Details of works proposed**

10.2.1 Dealing with each issue separately it is considered that some of the proposed works are acceptable; however some will have an adverse impact on the listed building. The insertion of 2 rooflights is considered to be unacceptable. At present the roof is unbroken and the insertion of rooflights will break this existing surface and alter the appearance of the listed building.

10.2.2 The removal of existing ceiling from the attic space, insertion of insulation and installation of new ceiling is also not acceptable. The existing ceiling is likely to be a lath and plaster ceiling and a historic part of the listed building. Its removal will result in the loss of significant internal feature of the listed building. Furthermore, if the ceiling was not removed the rooflights would not be necessary.

10.2.3 The removal of the floor covering in the attic space and repairs to floorboards is considered to be acceptable and would provide a small amount of additional space in the attic, which the removal of the ceiling was intended to do. The replacement of the second floor gable end window and replacement of 2 windows in kitchen are also acceptable, subject to the provision of suitable replacements. The use of Yorkshire sash windows, which slide horizontally, in the kitchen are appropriate and relate to the age of the building and the replacement of the gable end window is appropriate.

10.3 **Impact on listed building**

10.3.1 As stated above, the removal of the existing ceiling, insertion of two rooflights, and associated works are not considered to be acceptable. These works would have an adverse affect on the listed building due to the removal of historic fabric and the breaking of the existing roofline. The case officer has requested that the applicant delete these parts of the proposal, however the applicant has stated that he does not consider the ceiling to be rare or significant and the existing ceiling results in high heat loss. The application proposes to remove the ceiling to provide additional space in the attic room. The roofspace is already used for domestic accommodation and the current owners personal preference for more head height in this room is not considered to outweigh the general policy objection to removal of historic fabric.

10.3.2 The removal of the floor and replacement windows proposed are appropriate and will improve the listed building by removing inappropriate details and fabric and restoring the listed building. However, the application is proposed as detailed at 1.1 above and as such the objection to parts of the development results in an overall recommendation for refusal.

11.0 **CONCLUSION**

11.1 The removal of the ceiling is considered to be removal of historic fabric which is strongly resisted. The insertion of the rooflights is considered to adversely affect the character and appearance of the listed building, which is also resisted. As such these two parts of the proposal are not considered to comply with policy

and therefore the recommendation is to refuse.

LIST OF BACKGROUND PAPERS:

Human Rights

Article 8 give the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact of development upon nationally important features and the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

Environmental Appraisal

Contained within the report

Risk Management Appraisal

None

Community / Consultations Appraisal

Contained within the report

Member Champion

Councillor Martin Taylor-Smith

Local Member

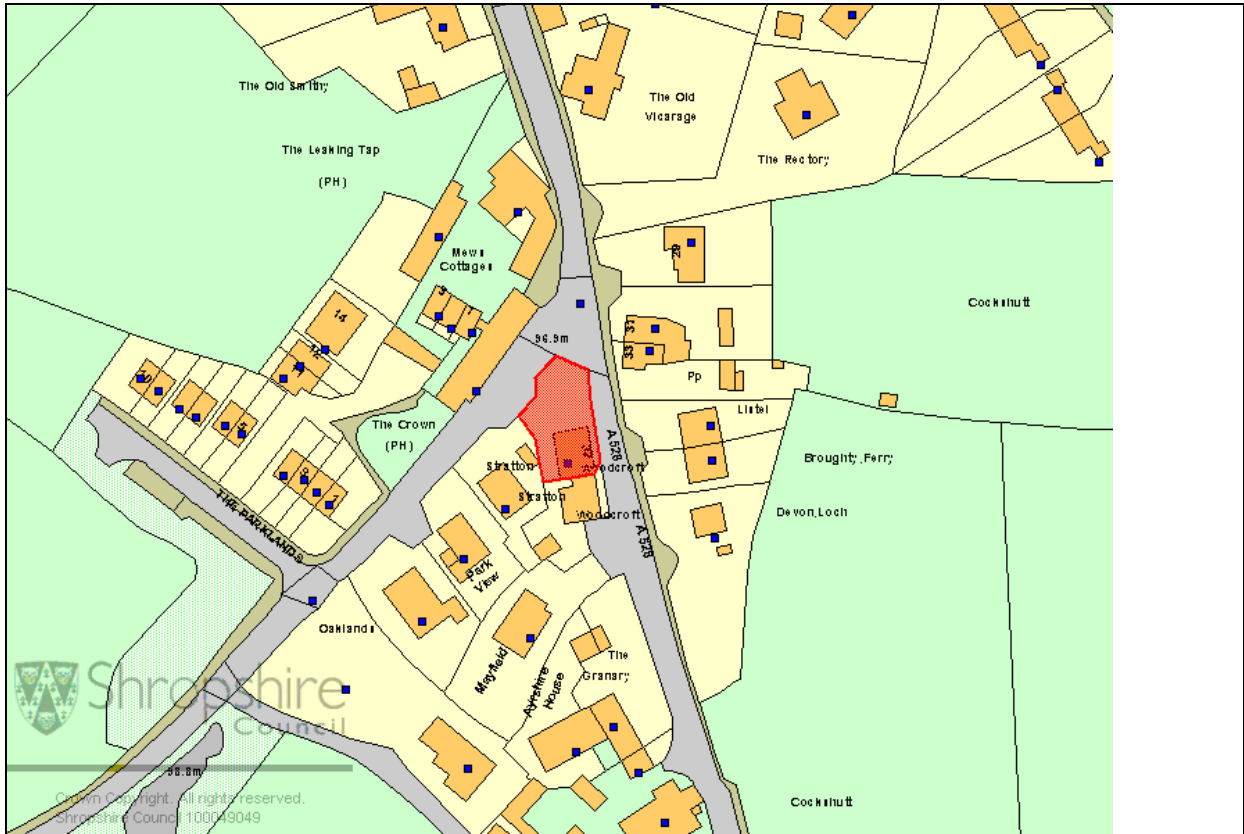
Councillor Brian Williams

Appendices

None

Reason for refusal

1. The removal of the existing ceiling and the insertion of 2 rooflights as proposed would harm the fabric, character and appearance of this listed building. Accordingly the proposal would be contrary to saved policy C4 of the North Shropshire Local Plan (adopted December 2005), policy QE5 of the West Midlands Regional Spatial Strategy Policy (2004) and the advice set out in PPG15: Planning and the Historic Environment.



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