

Development Management Report

Responsible Officer: Tim Rogers

Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

Application Number: 18/01917/LBC

Parish:

Shrewsbury Town Council

Proposal: Erection of single storey side extension and glazed rear extension with associated internal alterations affecting a Grade II building.

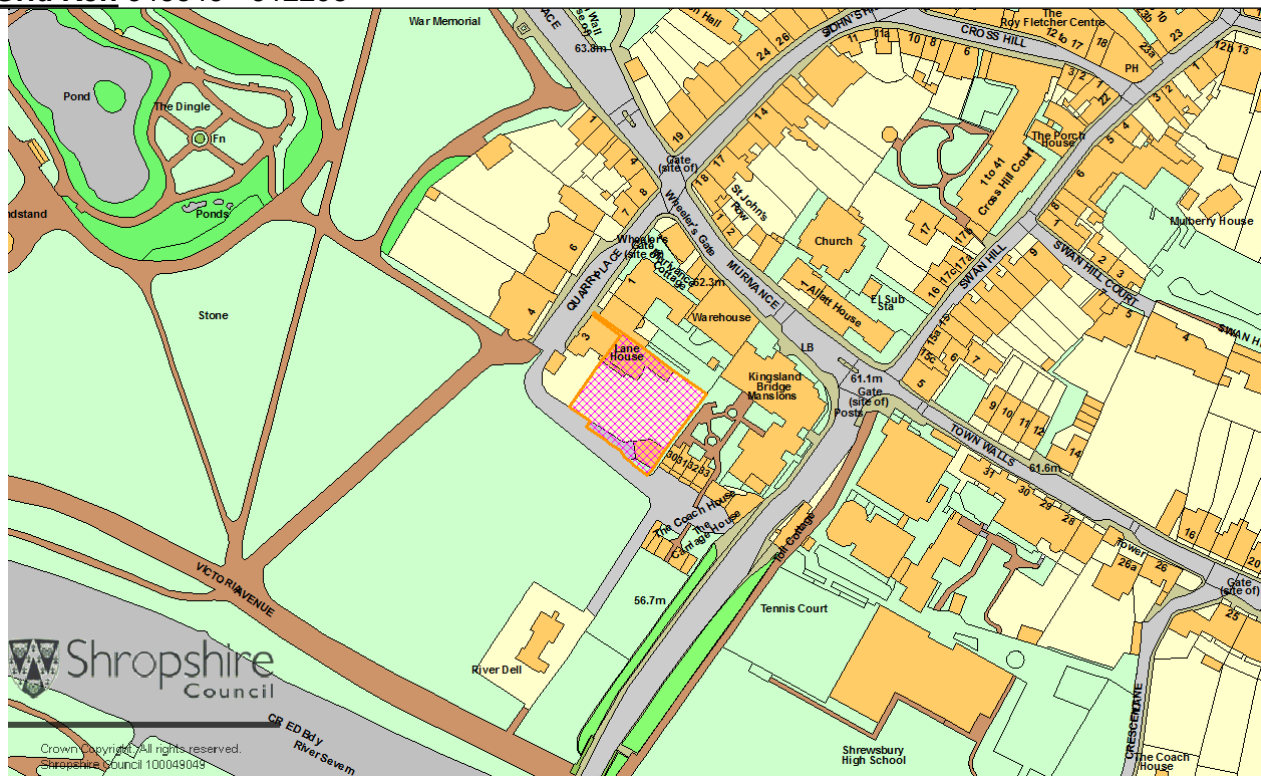
Site Address: Lane House Quarry Place Shrewsbury SY1 1JN

Applicant: Mrs Clair Gethin

Case Officer: Kelvin Hall

email: planningdmc@shropshire.gov.uk

Grid Ref: 348845 - 312298



Recommendation:- Grant listed building consent subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

1.1 Lane House is a Grade II listed building. This application seeks listed building consent for the erection of a single storey side extension and glazed rear extension with associated internal alterations to the dwelling. The side extension would provide a utility/boot room and WC. It would measure 4 metres wide x 4.25 metres deep x 4 metres high. It would incorporate a crenulated parapet to match the existing building, and the walls would be painted render also to match. It would have powder coated aluminium windows and a lantern rooflight behind the parapet. The glazed extension would provide additional dining space. It would measure 6.9 metres wide x 4 metres deep x 2.9 metres high. It would have a flat rooflight, aluminium window frames and white painted hardwood fascia and soffit. The internal works (as amended) would involve minor alterations to a wall.

1.2 An associated application for planning permission is being considered separately (ref. 18/01916/FUL).

2.0 SITE LOCATION/DESCRIPTION

2.1 Lane House is located to the south-west of the town walls in Shrewsbury. There is pedestrian access directly from Quarry Place. Vehicle access and a further pedestrian access is via a private lane which leads from Quarry Place. Surrounding land to the north-west, north-east and south-east is in residential use. The Quarry Park, a Grade II Registered Park and Garden, lies to the south-west. The house and garden covers an area of approximately 1100m², with the dwelling itself having a footprint of approximately 180m². The main part of the house occupies three stories. There is an attached two storey and single storey element to the side, and a wrought iron-framed canopy to the front. The property lies within the Shrewsbury Conservation Area.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The Town Council's views are contrary to the officer recommendation. The Planning Manager in consultation with the Committee Chairman agrees that the Town Council has raised material planning issues and that the application should be determined by Planning Committee.

4.0 COMMUNITY REPRESENTATIONS

4.1 Consultee Comments

4.1.1 **Shrewsbury Town Council** Objects. Members recognise the significance and prominence of this building and consider all works to it should be sympathetic to the existing house. Members consider the proposed works to be lacking in detail and feel the glazed extension at the rear should reflect some of the design from the porch. The Town Council does not object to the principle of extending this property but would welcome a redesign.

- 4.1.2 **SC Conservation** No objections. Further to our earlier comments the amended plans show a reduced amount of demolition to the remaining internal corner tower feature so that the corner extent of this is retained. The amended layout is generally satisfactory. It still does provide somewhat of an open plan configuration but now better delineates the original extent of the building.

Background: These concurrent applications affect the site occupied by the Grade II listed Lane House, a large four window range stucco over brick mid-19th Century dwelling with an interesting two storey castellated 'tower' bay to the easterly end and a lovely traditionally styled early wrought iron canopy to the front elevation. A linear kitchen extension to the east side was granted in 1996 which mimics the tower's castellated approach. This current application proposes a further small extension to the 1996 kitchen range for a utility room, as well as a more contemporary glazed kitchen extension to the front of the 1996 range.

Lane House is sited immediately to the rear of and attached to No 3 Quarry Place, also Grade II listed, and the property is sited in a visually concealed but sensitive position immediately north of and facing the easterly end section of The Quarry, a Grade II Registered Historic Park and Garden. As noted in the Design and Access Statement, I have met with the agent and the applicant on site at an informal pre-application meeting and the scheme has been revised to some degree from its initial iteration.

Due regard to the following local and national policies, guidance and legislation would be required in terms of historic environment matters: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, Policies MD2 and MD13 of the SAMDev component of the Local Plan, the National Planning Policy Framework (NPPF) and relevant planning Guidance including Historic England's Setting of Heritage Assets. As the proposal is within the 'Town Centre Special Character Area', which forms part of the larger Shrewsbury Conservation Area, special regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would be required in terms of the extent to which this proposal would preserve or enhance the character or appearance of the Conservation Area. I would also note that as the building is listed, and is part of an area comprised of additional designated heritage assets, Section 66 of the Act is also relevant, where the Act requires the need to pay special regard to the preservation of listed buildings and their settings.

In principle the extension works proposed are generally acceptable and mainly affect later extensions to the main building. Both extensions have been designed to be subordinate to the main listed building, and the two approaches, one sleek and contemporary with much glazing and the other a more modest extension of the castellated early and later elements on the site, are fine in these locations, and do not compete with the other interesting elements of the building which add to its character, such as the delicate wrought iron canopy. I would suggest that a roof detail condition is added so that the most slender of roof details can be agreed for the contemporary extension, as well as conditions on external materials and finishes and joinery details. Overall the extensions are not considered to have an unacceptable impact on the character, significance or the setting of the listed building and likely a very minimal impact on the character and the appearance of the Conservation Area.

Should the application be approved the following conditions are recommended: JJ3: Services, JJ5: Metal rainwater goods/plumbing, JJ6: Roof materials, JJ7: Roof details, JJ8: Rooflight, JJ20: Joinery, JJ21: Retain and protect architectural features, JJ23: Scribe around historic features, JJ24: External finishes, JJ31: Historic fabric, JJ34: Decorative finishes.

4.1.3 SC Archaeology No comments to make.

4.2 Public Comments

4.2.1 The application has been advertised by site notice and in the local press. In addition eight adjacent properties have been directly notified. No public representations have been received.

5.0 THE MAIN ISSUES

- 5.1** ☒ Policy & Principle of Development
- ☒ Impact on the character and fabric of the listed building

6.0 OFFICER APPRAISAL

6.1 Policy and Principle of Development

6.1.1 Core Strategy policy CS6 (Sustainable Design and Development Principles) requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. Core Strategy policy CS17 also seeks to protect, restore and enhance the historic environment. Policy MD13 seeks to protect, conserve, enhance and restore Shropshire's heritage assets. In addition, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is given to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

6.2 Impact on the character and fabric of the listed building

6.2.1 The proposal would extend the single storey wing of the house onto part of the patio area of the property. Its design would incorporate specific features of this side of the house, including the castellated parapet, the string course and painted render to match. The extension would be small in scale with a roof height approximately 0.5 metres lower than the adjacent wing, and as such would appear as a subordinate addition but in keeping with the existing design. An existing brick wall situated across this part of the patio would be re-built further to the east.

6.2.2 In relation to the proposed glazed extension the Design and Access Statement advises that this has been designed to be slender and minimalist, to serve as a contrast to the vernacular architecture of the existing house. The Town Council however considers that it should pick up on elements of the porch. Officers recognise that the main house includes a variety of interesting architectural features. These would be retained as part of the current proposals. The design of the glazed extension does not attempt to replicate elements of the front canopy. Instead it is of a contemporary and simple design. Officers are of the view that this contrast, comprising a modern addition, would be appropriate. The proposed internal works have been amended in line with advice from the Conservation Officer to retain part of an internal wall and are now acceptable. Detailed design matters can be agreed by planning condition. Subject to this it is considered that the extensions are of an

acceptable design and scale to ensure that they would preserve the special interest of the listed building, and are therefore in line with the requirements of the above policies and legislation.

7.0 CONCLUSION

7.1 The proposed extensions and internal alterations are of an appropriate design and scale for the listed building and would satisfactorily protect its special interest. As such the proposal accords with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and is in line with the Development Plan, and listed building consent can be granted subject to the conditions set out in Appendix 1.

8.0 RISK ASSESSMENT AND OPPORTUNITIES APPRAISAL

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- ⑦ As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal - written representations, a hearing or inquiry.
- ⑦ The decision is challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 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 on residents.

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

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a

number of ‘relevant considerations’ that need to be weighed in planning committee members’ minds under section 70(2) of the Town and Country Planning Act 1970.

9.0 FINANCIAL IMPLICATIONS

9.1 There are likely financial implications of the decision and/or imposition of conditions if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:
National Planning Policy Framework

Core Strategy and Saved Policies:
CS6 - Sustainable Design and Development Principles
MD2 - Sustainable Design

RELEVANT PLANNING HISTORY:

10/02186/FUL Erection of a conservatory to east elevation; relocation of garden storage shed to include removal and other works to trees GRANT 22nd July 2010

10/02187/LBC Erect a single storey, timber framed, garden room extension with storage shed relocation, tree removal and replacement GRANT 22nd July 2010

10/02699/TPO Crown reduce up to 5ft off branches 1 x row of Conifers protected by The Shrewsbury Borough Council (Lane House, Quarry Place) Tree Preservation Order 1973 GRANT 18th August 2010

10/03221/DIS Discharge of condition 3 (joinery details) attached to planning ref. 10/02187/LBC NPW 18th July 2011

14/04522/TPO To crown reduce by 4.5m a line of Conifer trees protected by The Shrewsbury Borough Council (Lane House, Quarry Place) Tree Preservation Order 1973 GRANT 1st December 2014

18/01916/FUL Erection of single storey side extension and glazed rear extension with associated internal alterations. PDE

SA/92/0835 Alterations to wall after demolition of chimney. For Miss A M Morris Jones. PERCON 16th September 1992

SA/96/0350 Erection of a single storey extension to provide enlarged kitchen after demolition of existing lobby. PERCON 15th May 1996

SA/93/0691 Minor internal alterations and single storey extension to provide a self contained annexe. PERCON 25th August 1993

SA/06/0829/TPO Reduce height of 10 conifers protected by SABC (Lane House, Quarry Place) TPO 1973 PERCON 6th July 2006

SA/05/0777/TRE Various works to trees within Shrewsbury Conservation Area NOOBC 24th June 2005

11. Additional Information

[View details online:](#)

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
--

Cabinet Member (Portfolio Holder) Cllr R. Macey
--

Local Member Cllr Nat Green

Appendices APPENDIX 1 - Conditions

APPENDIX 1 - Conditions**STANDARD CONDITION(S)**

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. Details of exterior soil and vent pipes, waste pipes, rainwater goods, boiler flues and ventilation terminals, meter boxes, exterior cabling and electrical fittings shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

4. All gutters, downpipes, soil and vent pipes and other external plumbing shall be of cast iron or cast aluminium.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

5. Before the relevant parts of the work are commenced, details of roofing materials, including ridge materials and detailing, together with the method of ventilating the roof voids and the method of fixing these items, shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure satisfactory preservation of the Heritage Asset.

6. Details of the roof construction including details of eaves, undercloaks, ridges, valleys and verges shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall be carried out in complete accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

7. Prior to their installation full details of the roof windows shall be submitted to and approved in writing by the Local Planning Authority. The installation of the windows shall be carried out in complete accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

8. Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of

each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details
Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

9. All existing features of architectural and historic interest (e.g. windows, doors, ornamental plaster, joinery, staircases, fireplaces) shall be retained in-situ and fully protected during the approved works.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

10. All new partitions and other elements of construction shall be scribed around historic and architectural features including cornices, picture rails, chair rails, skirting's, panelling, door and window linings and shall not cut through such features.

Reason: To ensure the satisfactory preservation of the Heritage Asset.

11. All new external and internal work and finishes, and work of making good shall match existing original work adjacent, in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: To ensure satisfactory preservation of this Heritage Asset.

12. If hitherto unknown architectural evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be submitted for written approval by the Local Planning Authority.

Reason: To ensure architectural features are recorded during development.

13. Before the relevant part of works commence details of the proposed decorative finishes and colour scheme shall be submitted to and approved in writing by the Local Planning Authority before commencement of relevant works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

Informatives

1. In arriving at this decision Shropshire Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.

2. This listed building consent notice must be read in conjunction with the planning permission notice where additional conditions are attached.