

## **Officers Report**

### **Planning Application No: 146448**

**PROPOSAL:** Planning application for removal of existing extensions and outbuildings and erection of proposed single and two storey extensions including material alterations to the existing dwelling.

**LOCATION:** 20 Church Street Hemswell Gainsborough DN21 5UQ

**WARD:** Hemswell

**WARD MEMBER(S):** Cllr Paul Howitt Cowan

**APPLICANT NAME:** Phillip Wood, Moorehouse Farm, Willingham Road, Lea

**TARGET DECISION DATE:** Extension of Time to 10.08.2023

**DEVELOPMENT TYPE:** Householder Development

**CASE OFFICER:** George Backovic

**RECOMMENDED DECISION:** Grant subject to conditions

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This is being presented to committee as a related application by the applicant for 4 dwellings is also on committee (Ref: 146370).

**Description:** 20 Church Street is a stone cottage that faces onto the road and is located within Hemswell Conservation Area. It is identified as a Non Designated Heritage Asset in the Neighbourhood Plan (NDHA)

The application seeks permission for the removal of existing extensions and outbuildings and the erection of single and two storey extensions and alterations to the existing dwelling.

The extensions and outbuildings are required to be demolished to facilitate a widened access in relation to application 146370 for the erection of 4 dwellings.

**Relevant history:** Pre application advice was given in relation to the size of the extension which was taken on board

**Representations:**

*Representations made in relation to the application, the substance of which are summarised below (full representations can be viewed online)*

**Chairman/Ward member(s):** No comments received

**Hemswell Parish Council:** Objects to the proposal;

“The property is identified in the Plan Policy 7 as a non-designated heritage asset in adjacency to several historic assets in this asset dense area of the village. The council welcomes the demolition of the unsympathetic extensions to this property but is concerned about the size of the planned two storey extension and its negative impact on the character of this important historic

asset and the potential detrimental impact to the setting of the numerous historic assets in proximity to the property. As per policy 7 of the Plan a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage assets. Additionally the significant extensions to the property would further reduce the stock of smaller properties in the village and limit access to affordable housing in the conservation area”

The remaining objections focus on the use of the shared access to the proposed dwellings and do not relate to the extensions proposed.

Response from Agent dated 14<sup>th</sup> April 2023 to objection: The applicant agrees with the Council's assessment that the property is non designated heritage asset and is covered by Plan Policy 7 of the Neighbourhood Plan. The applicant is pleased that the Parish Council supports the demolition of unsympathetic extensions associated with the property which clearly have a negative influence on the conservation area.

Justification for the alterations and extensions to the existing property is due to the inherent restrictive nature of the existing property which is in poor condition.

*“As noted on the plans showing the existing dwelling; the dwelling contains two small reception rooms, kitchen, bathroom and pantry at ground floor level. The principal entrance is located at the rear of the property. This entrance leads to a hall, which provides access to the first floor bedrooms via a winder staircase. There is an extended landing under the rear cat slide roof, which may have been used as a third bedroom at some point; however functionally this area cannot be used for accommodation purposes, due to severely restrictive heights within this area as shown on the section. The staircase is unconventional, in reference to modern standards and is a winder staircase with a steep pitch (53 degrees) with narrow treads. Differing changes of levels adjacent to and onto the landing could be considered a trip hazard for older adults or individuals with mobility issues and those unaware when descending from first floor level. There is no bathroom at first floor level, family members needing use of bathroom facilities during the night have to navigate the existing staircase to the bathroom at ground floor level. This limits or restricts functional use of the space for a modern average sized family containing 2 children”. Photographs are also enclosed showing other two storey extensions within the village similar to the submitted proposals.*

**Local residents:**

Antares Church Street: I am very concerned regarding the aesthetics of the village and the infrastructure in place to accommodate further dwellings, I would also be concerned that if the application is passed the amount of working vehicles that would be accessing the village possibly causing damage to existing buildings including a grade 2 listed structure. It would also impact on the elderly and retired residents of the village and all the dog walkers that frequent the village

Pear Tree House 17a Brook Street:

My comments on this planning application also relate to the associated application for this site (ref 146370). In general, I have no objections to the modifications planned to the existing dwelling at No.20 Church Street. However, I have some serious concerns regarding the proposed access to the 4 proposed new dwellings.

**LCC Highways:** No objections.

The proposal is for the removal of existing extensions and outbuildings and erection of proposed single and two storey extensions including material alterations to the existing dwelling, and it does not have an impact on the Public Highway or Surface Water Flood Risk.

**LCC Historic Services:** No Archaeological input required:

**Conservation (WLDC):** No objection subject to conditions:

20 Church Street and the adjoining land to the south are located within the Hemswell Conservation Area (CA) with the poultry farmland outside the southern border of the CA. Within the CA there are a number of locally important heritage buildings, including 20 Church Street itself. Those in close proximity are Forge House; 7, 9, 11-15 Church Street; and The Stud Outbuildings (cannot ascertain if this is the correct name as the appraisal has not labelled the buildings but the location this building is of importance).

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area. Located to the east of the site is the grade II\* listed Church of All Saints, just north of the access is the grade II listed Maypole, and to the east is the grade II listed 10-16 Church Street & The Old Post Office. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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.

External buildings: The demolition of the existing side extension, separate brick garage is supported. The extension and garage are out of character with the Non-Designated Heritage Asset (NDHA), the wider setting of the CA and the listed buildings. The loss of the garage would enhance the visual of the original stone outbuilding which is currently set behind the garage and the side extension is noted in the Conservation Area Appraisal (CAA) to be unsympathetic to the CA. Under S57 of the Central Lincolnshire Local Plan (CLLP, 2023) this will be supported as the loss of these 20th century structures will better reveal the heritage buildings and improve the character of the CA. The demolition of the timber garage, outbuilding, and low-level wooden fence boundary with associated trees have limited visibility from the public footpath and offer little to no significance to the CA or the surrounding heritage assets. These structures are not considered to offer significance or impact upon the special character of the building and the removal of these can be supported. The reduction of the brick wall behind the existing stone garage is a boundary treatment. I would request this is retained and the incorporation of any bin stores are incorporated with the brickwork viewed to

be retained. There is not enough detail of this on order to determine a conclusive response for this but I will be seeking more information to preserve and incorporate this into the development.

New garage: The proposed garage is simple and traditional in design and features. It is set behind the NDHA and will not be easily visible from the CA of the listed buildings. The impact upon the heritage assets will be minimal but the design and size will harmonise with the surrounding setting as it retains the architectural details of the main dwelling. Policy S57 of the CLLP (2023) supports this area of the proposal as it will conserve the historic setting.

Existing Dwelling The brick store appears early to mid-20th century with a soft red brick and pitched roof with corrugated asbestos roof sheets. This structure offers a neutral impact upon the CA as it does not hold any architectural merit, but the materials and design harmonise with the CA. There will be a loss to the historic evolution of the property through the 20th century, but this loss is balanced with the record of the structure being present. The two-storey side extension and rear extensions are designed to offer the same features and be in the exact same material construction as the main dwelling. These designs offer a positive traditional design which will enhance the CA and the setting and remove the inappropriate modern additions. The side extension is set back and built lower than the main dwelling which aids in illustrating its subservient status to the NDHA which allows for the building to be read from the north and east which includes the setting of the grade II\* listed Church of All Saints. Under policy S57 the proposal to the dwelling would conserve the character of the CA and the setting of listed buildings and NDHAs.

I have no objections subject to the following conditions:

- 1) Prior to any above ground works, all external materials, including but not limited, external facing stonework, roofing, fixtures, rainwater goods will be submitted to and approved in writing by the Local Planning Authority.
- 2) No engineering bricks or alternative materials shall be used for external facing materials at ground level unless submitted to and approved in writing by the Local Planning Authority.
- 3) Prior to any above ground works, a sample panel, no larger than 1m<sup>2</sup> in size, of the external facing stonework must be submitted to and approved in writing by the Local Planning Authority. The sample panel must show the bond, size, colour, mortar, joint thickness, and finish profile.
- 4) Prior to installation, drawings to a scale 1:20 fully detailing the following new windows, doors, surrounds, skylights, or any other joinery shall be submitted to and approved in writing by the Local Planning Authority and installed completely in accordance with the approval. The details must show:
  - Materials; - decorative/ protective finish.
  - Cross sections for glazing bars, sills, heads at a scale of 1:20
  - Method of opening; - method of glazing. - Colour scheme.

5) Prior to installation, all boundary treatments and surface treatments, including the whole bin store section, will be submitted to and approved in writing by the Local Planning Authority.

### **Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023); the Hemswell and Harpswell Neighbourhood Plan (made 06.03.23) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

#### Development Plan

- ***Central Lincolnshire Local Plan adopted April 2023 (CLLP)***

Relevant policies of the CLLP include:

Policy S6: Design principles for Efficient Building

Policy S13: Reducing Energy Consumption in Existing Buildings

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S57: The Historic Environment

Policy S62: Area of Outstanding Natural Beauty and Areas of Great Landscape Value

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- ***Hemswell and Harpswell Neighbourhood Plan (NP)***

Relevant policies of the NP include:

**Policy 6:** Design Principles

**Policy 7:** Protecting Non-Designated Heritage Assets

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/hemswell-harpswell-neighbourhood-plan>

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

The site is in a Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

<https://www.lincolnshire.gov.uk/directory-record/61697/minerals-and-waste-local-plan-core-strategy-and-development-management-policies>

## National policy & guidance (Material Consideration)

- ***National Planning Policy Framework (NPPF)***

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in July 2021.

### ***National Planning Practice Guidance National Design Guide (2019)***

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

## **The Planning (Listed Buildings and Conservation Areas) Act 1990**

### **Main issues**

- Impacts on Heritage Assets
- Impacts on neighbours
- Highway safety including parking
- Energy Efficiency
- Minerals

### **Assessment:**

Heritage Assets: The extension and garage are out of character with the Non-Designated Heritage Asset (NDHA), the wider setting of the CA and the listed buildings. The loss of the garage would enhance the visual of the original stone outbuilding which is currently set behind the garage and the side extension is noted in the Conservation Area Appraisal (CAA) to be unsympathetic to the CA. Its demolition will better reveal the heritage buildings and improve the character of the CA.

The proposed two-storey side extension and rear extensions are designed to offer the same features and be in the exact same material construction as the main dwelling. These designs offer a positive traditional design which will enhance the CA and the setting.

Neighbours: There will be negligible impact on 22 Church Street, the nearest dwelling to the east due to distance separation and with no openings facing east wards. No objections have been received from this dwelling.

Highway Safety including parking: The dwelling currently has 2 bedrooms, and the alterations will add a third bedroom. This would lead to a parking requirement for 3 spaces as set out in Appendix 2 to the CLLP. A new detached garage is proposed with the driveway considered to be capable of accommodating 2 spaces. Whilst this is below the standard it is noted that the access will be onto a private road 5.5m wide along the length of the driveway. On this basis and noting the lack of objection from the Highways Authority this is considered acceptable.

Energy Efficiency: In relation to Policy S13 in the case of an extension to an existing building applicants should be encouraged to consider opportunities to improve energy efficiency. They have responded to this:

*“The existing building has limited thermal values due to its historic construction and to the fact that the remedial works and extensions undertaken in the latter half of the 20th Century did not require the emphasis on thermal properties as it is today. What we have proposed by virtue of the form of extension proposed is a complete renovation of existing thermal elements associated with the existing cottage. The net result will require the existing cottage, in reference to external walls, internal floors, roof, windows and doors to be thermally upgraded to meet the standards set down by government; and we draw the Councils attention to para. 4.7, 4.8(b) and 4.9 including Table 4.2 Requirement L Building Regulations 2022.”*

This is considered acceptable.

Minerals: Extensions are exempt from policy M11.

### **Planning balance and conclusion**

The proposal would have a positive impact on heritage assets, it would not impact adversely on neighbours and highway safety would not be compromised. Increased energy efficiency will be provided. It would be in accordance with policies S13, S47, S49, S53 and S57 of the Central Lincolnshire Local Plan adopted April 2023. The proposal is considered acceptable and is recommended for approval subject to the following conditions -

### **Recommendation: Grant Permission subject to the following conditions**

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

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

### **Conditions which apply or require matters to be agreed before the development commenced:**

None

### **Conditions which apply or are to be observed during the course of the development:**

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

The area edged in red shown on the proposed block plan drawing no. P1-01. Proposed elevation and floor plans on drawing nos. P1-01 and P1-02.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: In the interests of proper planning.

3. Prior to any above ground works, all external materials, including but not limited to external facing stonework, roofing, fixtures, rainwater goods will be submitted to and approved in writing by the Local Planning Authority. Work shall take place in accordance with the approved details.

**Reason:** In the interests of the preservation of Historic assets including Hemswell Conservation Area in accordance with policy S57 of the Central Lincolnshire Local Plan adopted April 2023

4. No engineering bricks or alternative materials shall be used for external facing materials at ground level unless submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of the preservation of Historic assets including Hemswell Conservation Area in accordance with policy S57 of the Central Lincolnshire Local Plan adopted April 2023.

5. Prior to any above ground works, a sample panel, no larger than 1m<sup>2</sup> in size, of the external facing stonework must be submitted to and approved in writing by the Local Planning Authority. The sample panel must show the bond, size, colour, mortar, joint thickness and finish profile. Work must subsequently take place in accordance with the details approved.

**Reason:** In the interests of the preservation of Historic assets including Hemswell Conservation Area in accordance with policy S57 of the Central Lincolnshire Local Plan adopted April 2023.

6. Prior to installation, drawings to a scale 1:20 fully detailing the following: new windows, doors, surrounds, skylights, or any other joinery shall be submitted to and approved in writing by the Local Planning Authority and installed completely in accordance with the approval. The details must show:

- Materials; - decorative/ protective finish.
- Cross sections for glazing bars, sills, heads at a scale of 1:20
- Method of opening; - method of glazing. - Colour scheme

**Reason:** In the interests of the preservation of Historic assets including Hemswell Conservation Area in accordance with policy S57 of the Central Lincolnshire Local Plan adopted April 2023.

7. Prior to installation, all boundary treatments and surface treatments, including precise details of the bin store section, will be submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with the approved details.

Reason: In the interests of the preservation of Historic assets including Hemswell Conservation Area in accordance with policy S57 of the Central Lincolnshire Local Plan adopted April 2023.