

APPLICATION NO	PA/2022/1278
APPLICANT	Ms Robinson
DEVELOPMENT	Listed building consent for renovations and the erection of two-storey extensions to the rear and sides of the dwelling
LOCATION	14 Greenhill Road, Haxey, DN9 2JE
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework:

Section 12: Achieving well-designed places

Section 16: Conserving and enhancing the historic environment

Planning (Listed Building and Conservation Area Act) 1990:

Section 16 (Decision on application)

North Lincolnshire Local Plan:

Policy DS1: General Requirements

Policy HE2: Development in Conservation Areas

Policy HE5: Development affecting Listed Buildings

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

North Lincolnshire Core Strategy:

Policy CS1: Spatial Strategy for North Lincolnshire

Policy CS2: Delivering More Sustainable Development

Policy CS3: Development Limits

Policy CS5: Delivering Quality Design in North Lincolnshire

Policy CS6: Historic Environment

Supplementary guidance

SPG1: Design Guidance for House Extensions

CONSULTATIONS

Ecology: No adverse comments – there is no evidence of bat roosts at the site.

Historic England: No comments to make.

Conservation: No objection subject to conditions – the proposal has been amended in line with the advice provided to better respect and complement the character of the listed building.

Highways: No comments or objections to make.

LLFA Drainage Team: No objections or comments in relation to the proposed development.

PARISH COUNCIL

Following the submission of additional information to address the parish council's initial comments, the council maintains its objection for the following reasons:

- low-cost materials
- small plot size
- parking and access
- public safety from the road
- use of modern cladding
- sub-division of the original plot.

PUBLICITY

Advertised by site and press notice. No comments have been received.

ASSESSMENT

Constraints

Listed buildings

Development boundary

SFRA Flood Zone 1

Planning history

PA/2022/1021: Planning permission for renovations and the erection of two-storey extensions to the rear and sides of the dwelling – pending

PA/2022/1374: Planning permission to erect two detached properties with associated private driveway to the rear of 14 Greenhill Road – pending

Site and Proposal

Listed Building consent is sought for renovations and the erection of two-storey extensions to the rear and sides of the dwelling at 14 Greenhill Road, Haxey.

The property is within the development boundary of Haxey and is a grade II listed building. It is bounded by Greenhill Road to the north, 16 Greenhill Road to the east and 10 Greenhill Road to the west. The property has an awkwardly shaped and unusually large garden area at the rear.

The existing dwelling comprises the main two-storey listed building, the 1970's single-storey extension to the listed building and the later unlisted single-storey addition to the north gable of the main listed building.

The listed building and the 1970's single-storey extension are constructed of fine yellow-brown brickwork and the roof covering is a traditional non-interlocking clay pantile. The later, unlisted, single-storey extension attached to the north elevation of the main listed building is constructed of a modern buff brick wall, with concrete roof tiles and modern windows.

Considering the main listed building, the applicant proposes to replace all the existing uPVC windows in the rear of the listed building with solid wood sash windows. Further, the existing softwood windows in the extension would be replaced to match the windows in the listed building.

Regarding the single-storey extension to the south of the main listed building, i.e. the 1970's extension of the main listed building, the proposal seeks to increase the height from a single-storey to form a two-storey extension. The ridge level would be slightly lower than the ridge level of the main listed building. Further, the proposed works would include the installation of windows on the ground and first floors facing the rear (garden) and the front (facing the road). There would be no windows in the south elevation (gable) facing 10 Greenhill Road.

Turning to the unlisted, single-storey extension attached to the north elevation of the main listed building, this proposal seeks to increase the height to form a two-storey unit and further extend it to the rear with a two-storey extension. This extension would have windows on the gable (north elevation) facing No. 16 Greenhill Road on both the ground floor and the first floor. There would also be windows on the front (west elevation) facing the road and the rear (east elevation) facing the garden. Concerning the further two-storey extension at the rear, it would not have windows on the east elevation (rear) facing the garden. It would not have any windows on the sides, but a sliding glass door on the side (south elevation) and a standard door on the side (north elevation).

All the extensions will be rendered with a traditional lime render.

A separate application to subdivide the garden and erect two detached properties with an associated private driveway to the rear has been submitted and is currently pending (PA/2022/1374). The assessment of PA/2022/1374 would consider whether there would be sufficient amenity areas for the enjoyment of the occupants of this site. As it stands, the subdivision of this site does not form part of the assessment of this proposal.

The key issues to be considered in determining this application are:

- **the principle of development; and**
- **whether the proposed renovations and the erection of two-storey extensions to the rear and sides of the dwelling would harm the historic designation of the listed building.**

Principle of development

Chapter 16, Conserving and enhancing the historic environment, under section 206, requires local planning authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The National Planning Policy Framework (NPPF) guides local authorities in conserving heritage assets and their settings, which include historic areas and landscapes (Annex 2: Glossary; Heritage asset). Paragraph 8 refers to the role of the planning system to contribute to achieving sustainable development under three overarching objectives; the environmental objective encompasses protecting and enhancing the historic environment. Paragraph 184 describes heritage assets as 'an irreplaceable resource to be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

When considering proposals for listed building consent regard should be made to Section 16 of the Planning (Listed Building and Conservation Area Act) 1990 which states, 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.'

Section 66 of the Planning (Listed Buildings & Conservation Areas Act) 1990 imposes a 'General duty as respects listed buildings in the exercise of planning functions.' Subsection (1) provides that in considering whether to grant planning permission for development which affects a listed building, or its setting, the local planning authority or the Secretary of State shall have a special regard for the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy HE5 (Development affecting Listed Buildings) requires the council to seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this

objective. Further, the council will encourage the retention and restoration of the historic setting of listed buildings. Proposals that damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of a recording being agreed upon and implemented.

Policy CS6 (Historic Environment) aims to ensure that North Lincolnshire's important sites and areas of historic and built heritage value are protected, conserved and enhanced so that they continue to make an important contribution to the area's scene and the quality of life for local people.

The Listed Buildings and Conservation Areas Act 1990 under 'Restriction on works affecting listed buildings' indicates that subject to the Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.

In line with the above, the NPPF and Listed Buildings and Conservation Areas Act 1990 do not presume against works to a listed building. Consequently, the proposed renovations and erection of two-storey extensions to the rear and sides of the dwelling are acceptable in principle.

The development plan for North Lincolnshire supports renovations and extensions to listed buildings subject to compliance with the set criteria outlined in policies HE5 of the local plan and CS6 of the Core Strategy.

Overall, renovations and extensions to the listed building are supported by the council, where the development is sympathetic in terms of design and use of materials, and where the works do not harm the character and appearance of the listed building.

Therefore, subject to these considerations, the principle of development is acceptable.

Impact on the character and appearance of the listed building

Regarding the quality of design, 14 Greenhill Road is a grade II listed 'House. Mid-late C18 with later C18-early C19 addition to right. Yellow-brown brick, in contrasting Flemish bond to original section; rendered to lower section of the front, and right gable end. It has a modern 1970s extension to the left of no historic interest and a two-storey 19th century period extension to the right with a small single-storey extension.'

Concerns were raised over this application about the cladding on the proposed extension and the demolition of the 19th-century addition to the right.

The applicant has provided an additional structural report which states that the 19th-century extension to the right of the listed building can be repaired and not demolished. The extension is an important part of the character of the building and its retention is welcomed.

The modern timber cladding has been removed. The supporting document states that the two side extensions are to be faced in a lime render which is acceptable as it has a traditional appearance suitable for the listed building. This is not shown on the amended drawings but can be secured by condition. This finish will also enable the original building to be identified as the early historic part of the building.

Concerns were expressed by the conservation officer over the fact that the roof structures were to be replaced fully. The applicant employed a timber specialist, J.H. Rees and Son, who state that the roof can be retained and repaired. The old roof timbers are seen as architectural features worthy of retention. This approach is welcomed and its repair to this specification can be secured by condition.

There was an objection to the use of solar panels on the roof. These will be seen as a modern discordant element on the building that detracts from its character. These have been removed from the application.

An additional positive aspect of the proposal is that the building is reroofed in a traditional non-interlocking clay pantile. The applicant has addressed the issues raised regarding the refurbishment of the listed building.

Turning to the alterations and extensions, there have been minimal alterations to the original listed building which is a positive aspect of the proposal. Regarding the remodelling of the 1970's extension to the left, the cladding has been removed and replaced with render which is an improvement.

Whilst it is larger in appearance, it is considered an improvement to the existing extension which has a modern buff brick, concrete roof tiles and modern windows. The new extension will have a lime render finish, traditional timber sliding sash windows and a red clay pantile roof.

The conservation officer has no objection to the new right-hand side extension since this will help stabilise the building. It is also stepped back showing the line of the original building. It is finished with a lime render and has a clay pantile roof and timber sash windows.

Currently, the rear of the listed building has been poorly altered with modern and uPVC windows. These are being replaced with timber sash windows which will be more complementary to the character of the listed building.

The amended scheme retains the period extension and the roof of the structure, omits the proposed solar panels and modern cladding, replaces it with render, removes the uPVC windows, and replaces them with timber sash windows concrete tiles with traditional non-interlocking red clay pantiles. Whilst there are impacts, the heritage gains described above and the long-term conservation of the listed building mean that the application can be supported.

Considering the poor state of the listed building, a refurbishment programme must start soon.

Overall, the conservation officer has no objection to the application subject to appropriate conditions.

Parish council objection

The parish council's concerns regarding the proposed materials have been addressed in this report.

With regard to concerns about plot sizes, parking provision, access and public safety from the road, this is a listed building consent application, and these matters are assessed under the tandem application for full planning permission.

Conclusion

In conclusion, the principle of the development is acceptable, and it is considered that the proposal would not have a significant adverse impact on the character of the listed building which would warrant refusal.

The proposal complies with the relevant policies of the local development plan and the NPPF.

RECOMMENDATION **Grant consent subject to the following conditions:**

1.

The works must be begun before the expiration of three years from the date of this consent.

Reason

To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.

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

The development hereby permitted shall be carried out by the following approved plans:

- Proposed Elevations Dwg. No. PA – 105 – A – C – GA – PE Rev C
- Proposed Floor Plans Dwg. No. PA – 104 – A – B – GA – PP Rev B
- Proposed Location Plan Dwg. No. PA – 101 – A - PR – SLP Rev. A
- Existing Site Location Plan Dwg. No. PA – 100 – A – EX – SLP Rev. A
- Existing Floor Plans Dwg. No. PA – 102 – A – 0 – GA – EP
- Existing Elevations Dwg. No. PA – 103 – A – 0 – GA – EE.

Reason

To ensure that the development is carried out in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990) or any amending legislation.

3.

The listed building shall be repaired in accordance with the recommendations included in the Paul Carter Designs Limited Consulting Structural Engineers' structural report dated August 2022.

Reason

To retain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

4.

The approved roof structure of the listed building shall be repaired in accordance with the recommendations in the structural report J. H. Rees & Son on 23rd August 2022.

Reason

To retain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

5.

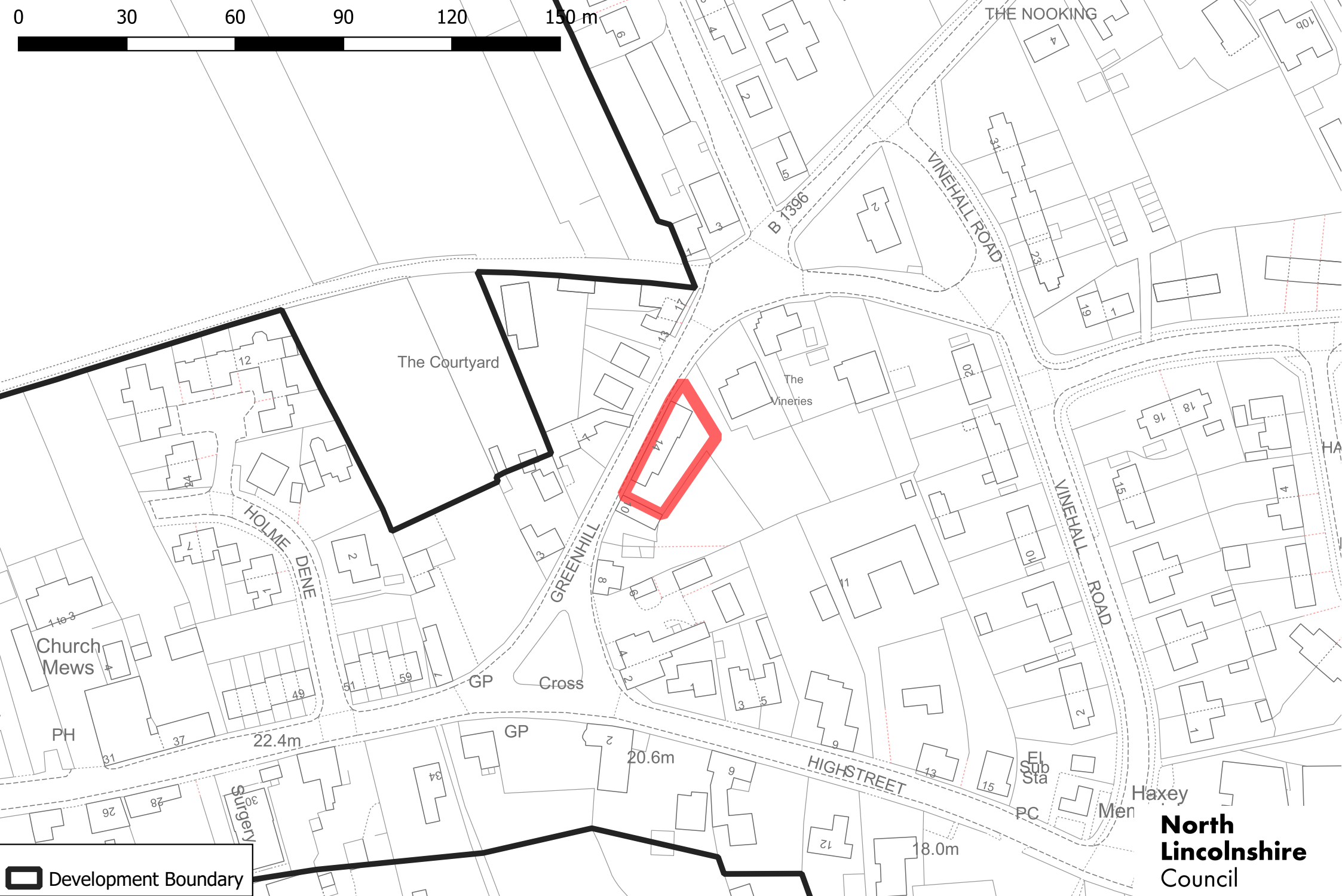
No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the local planning authority to include all bricks, joinery products, roof coverings, rainwater goods and external finishes, and scale drawings of the proposed windows and doors with material specification. Only the approved materials shall be used.

Reason

To retain the character of the listed building in accordance with Section 66 of the Planning (Listed Buildings & Conservation Areas Act 1990) and policy HE5 of the North Lincolnshire Local Plan.

Informative

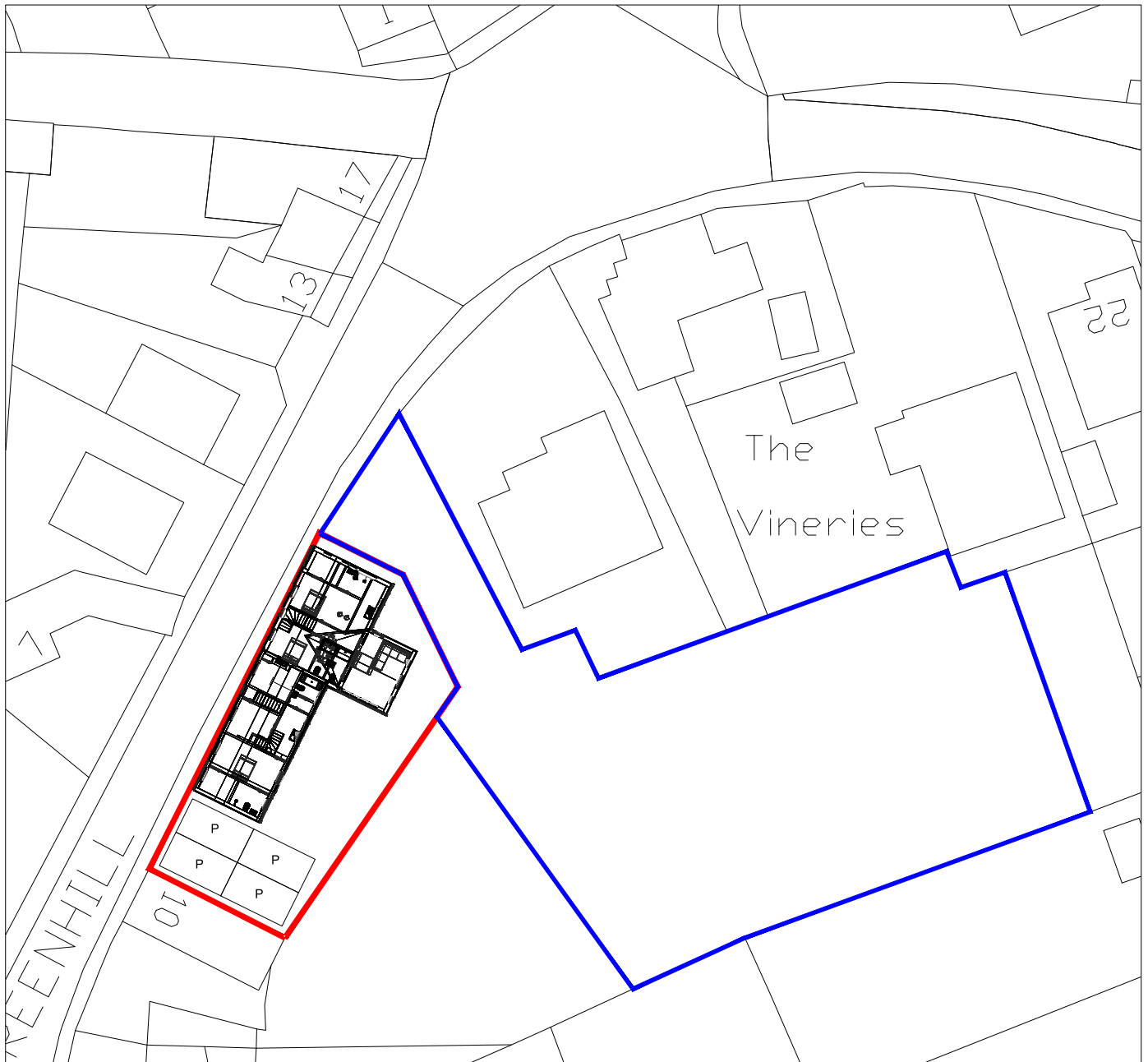
In determining this application, the council, as a local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



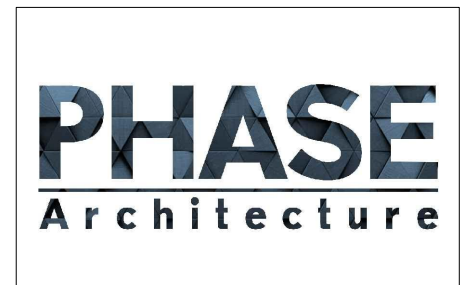
 Development Boundary

PA/2022/1278

**North
Lincolnshire
Council**



-	-	-	-
REV:	DESCRIPTION:	BY:	DATE:
STATUS:		Approval	



CLIENT:			
Ms Robinson			
SITE:			
14 Greenhills Road, Haxey			
TITLE:			
Proposed Location Plan			
SCALE AT A4:	DATE:	DRAWN:	CHECKED:
1:500	27/05/22	JH	XX
PROJECT NO:	DRAWING NO:	REVISION:	
2072	PA_101_0_PR_SLP	0	

PA/2022/1278 Existing elevations (not to scale)

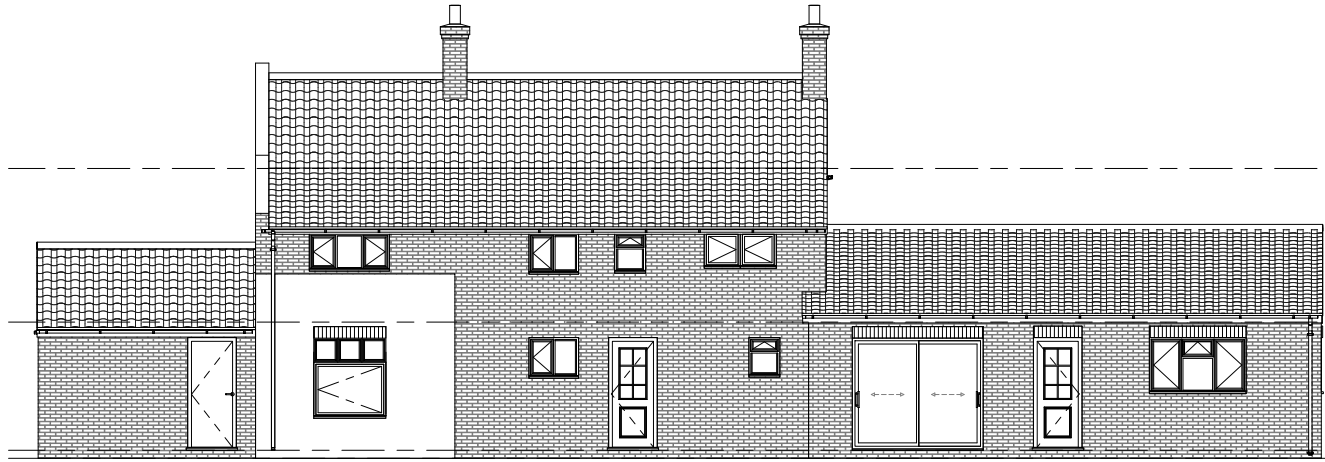
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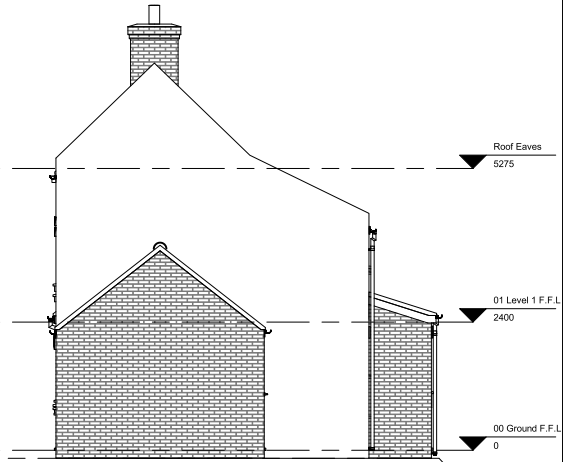
CLIENT:

Ms Robinson

REV	REV DESC.	DATE



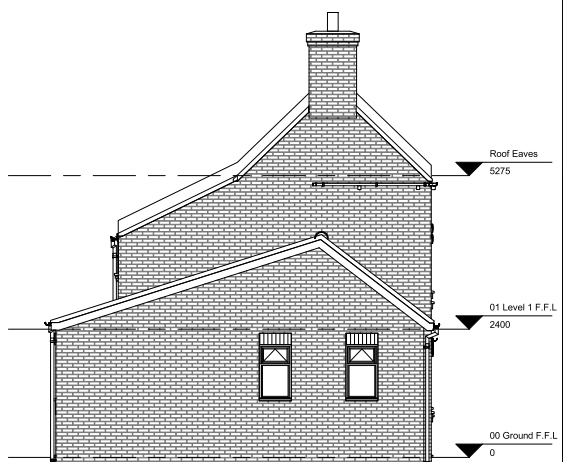
North Elevation
1:50



East Elevation
1:50



South Elevation
1:50



West Elevation
1:50

PHASE
Architecture

PROJECT 14 Greenhills, Haxey	
DRAWING NAME Existing Elevations	
DRAWING NUMBER PA - 103 - A - 0 - GA - EE	
DATE 03/05/2022	SCALE @ A1 As indicated
PROJECT NO. 2072	REV 0
ORIGINATOR JH	CHECKED XX
	AUTHORISED XX

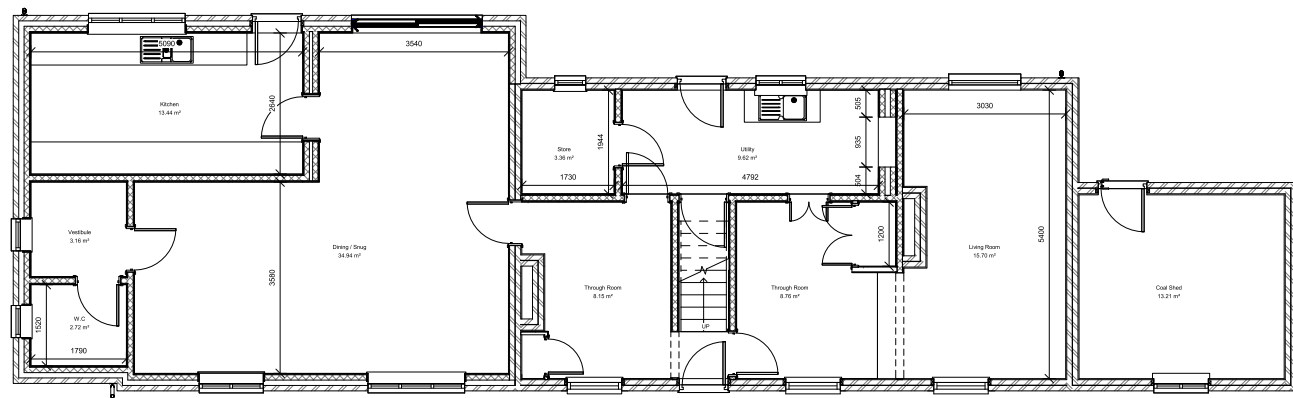
PA/2022/1278 Existing floor plans (not to scale)

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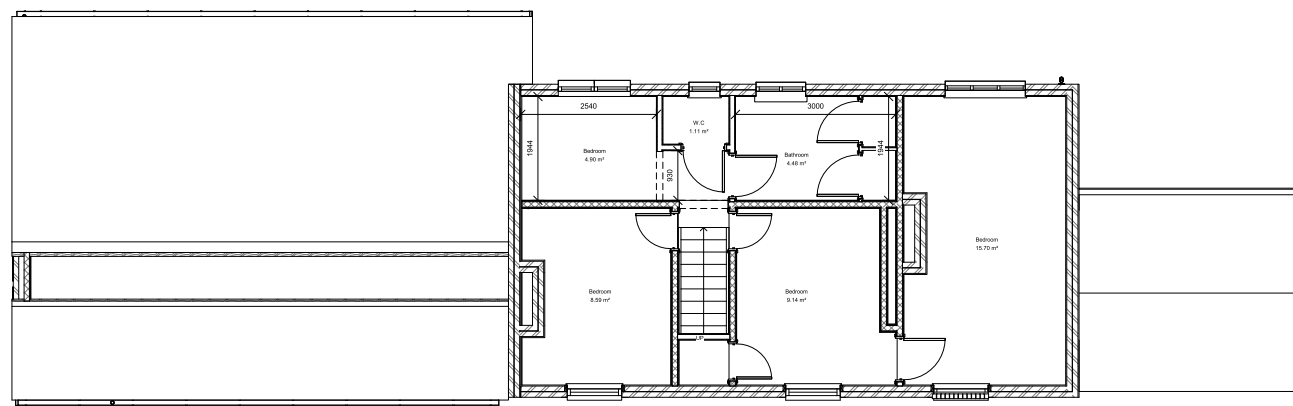
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CLIENT:

Ms Robinson



Ground Floor 1:50



Level 01 1:50

REV	REV DESC.	DATE



PROJECT		14 Greenhills, Haxey
DRAWING NAME		Existing Floor Plans
DRAWING NUMBER		PA - 102 - A - 0 - GA - EP
DATE	SCALE @ A1	1 : 50
03/05/2022		
PROJECT NO.	REV	0
2072		
ORIGINATOR	CHECKED	AUTHORISED
JH	XX	XX

PA/2022/1278 Proposed elevations (not to scale)

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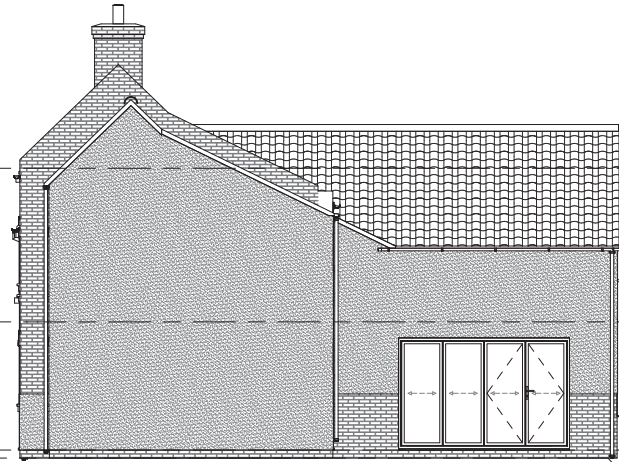
CLIENT:
Ms Robinson



East Elevation
 1 : 50

Single Camber non-interlocking Clay Pantiles

Replace white casement uPVC Windows with timber Sash Windows



South Elevation
 1 : 50

REV	REV DESC.	DATE
00	Ground F.F.L.	0
01	Level 1 F.F.L.	2400
	Roof Eaves	5275
	Site	-150



West Elevation
 1 : 50

Cream Timber Sash Windows



North Elevation
 1 : 50

C	Elevation Tags Amended.	17/11/2022
B	Conservation Comments Included	31/08/2022
A	Extension Altered.	24/08/2022



PROJECT		14 Greenhills, Haxey	
DRAWING NAME		Proposed Elevations	
DRAWING NUMBER		PA - 105 - A - C - GA - PE	
DATE	03/05/2022	SCALE @ A1	As indicated
PROJECT NO.	2072	REV	C
ORIGINATOR	JH	CHECKED	XX
		AUTHORISED	XX

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CLIENT:

Ms Robinson

REV	REV DESC.	DATE
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B	Layout Tweaked.	31/08/2022
A	Extension Altered.	24/08/2022

PHASE
 Architecture

PROJECT
 14 Greenhills, Haxey

DRAWING NAME
 Proposed Floor Plans

DRAWING NUMBER
 PA - 104 - A - B - GA - PP

DATE
 04/05/2022

SCALE @ A1
 1 : 50

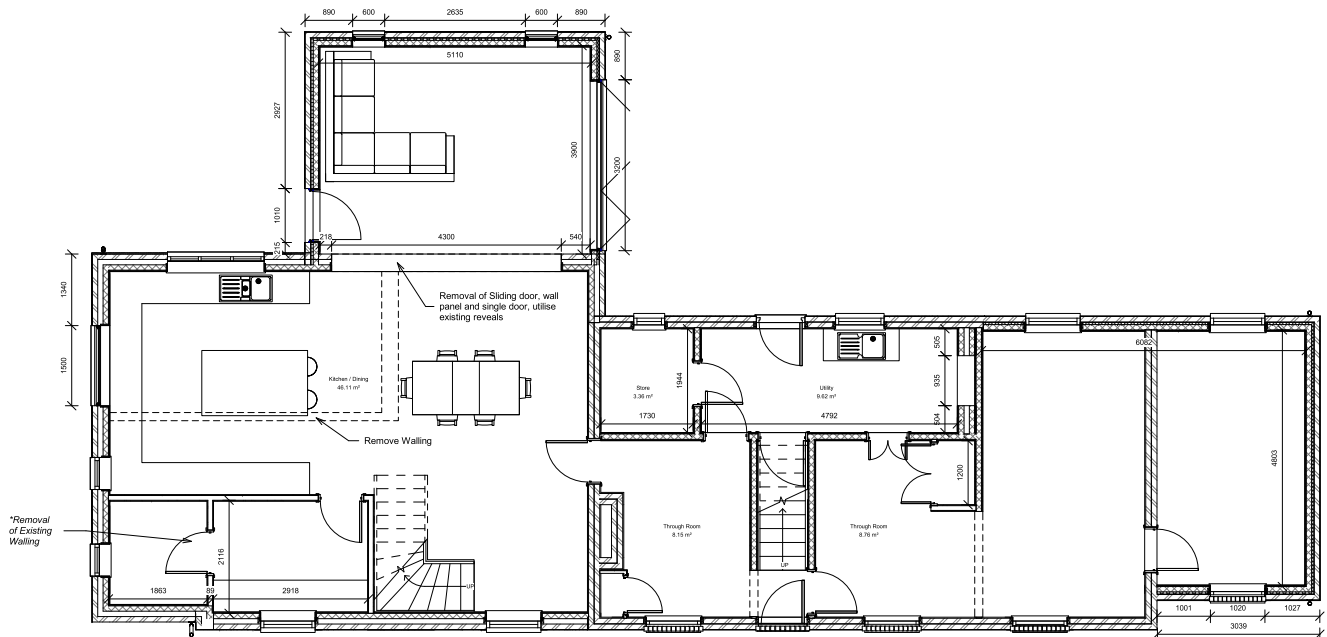
PROJECT NO.
 2072

REV
 B

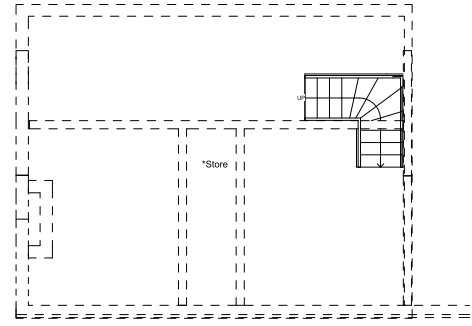
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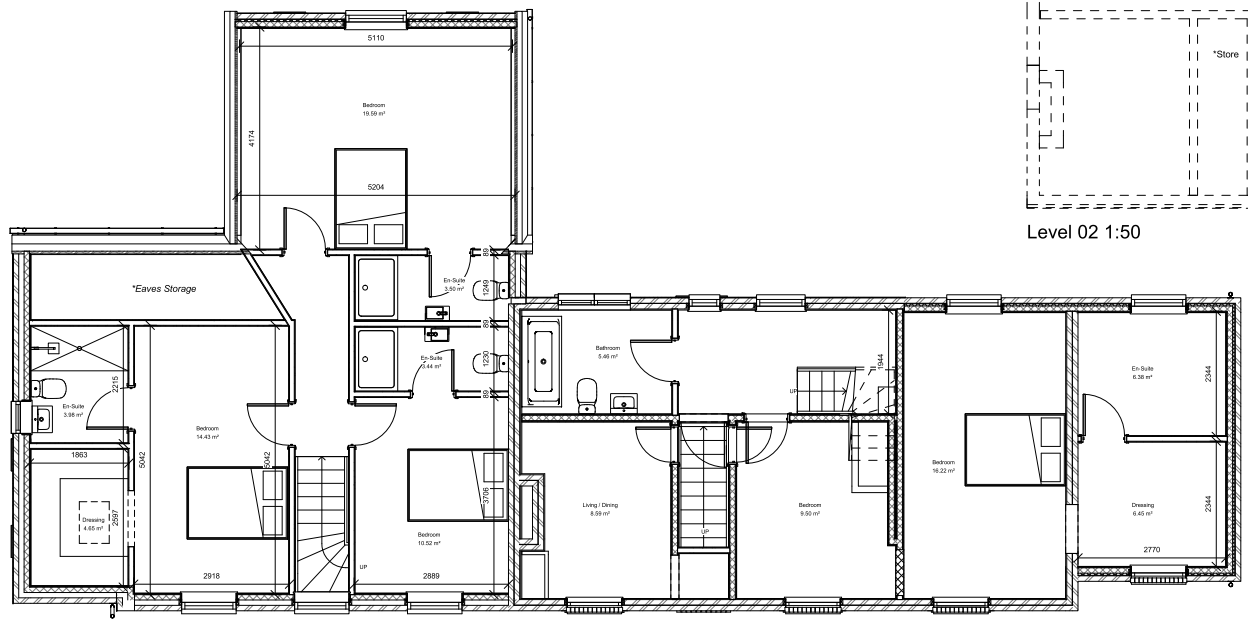
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 XX



Ground Floor 1:50



Level 02 1:50



Level 01 1:50

PA/2022/1278 Proposed floor plans (not to scale)