

PLANNING STATEMENT

RELATING TO PROPOSED RESIDENTIAL EXTENSION TO

**ORCHARD COTTAGE, MAIN STREET,
FOTHERINGHAY, PETERBOROUGH PE8 5HZ**

ON BEHALF OF

MR & MRS C GOULD

**Prepared by: Bletsoes
Oakleigh House
Thrapston
Northamptonshire**

Dated: May 2021

1. Introduction

This Statement is prepared in support of an application for planning permission to construct a residential extension at Orchard Cottage Fotheringhay and an associated application for Listed Building Consent which also seeks consent to retain and replace a number of existing windows together with an exterior door. The applications are submitted on behalf of Mr & Mrs Gould who occupy the property. This Statement has been prepared to accompany the application, in order to describe the proposals and set out the Justification for the development in line with Development Plan Policy. This statement should be read alongside the Heritage Statement which has been prepared by the applicants' architect and which is also submitted with the applications to address the implications arising out of proposals to a Grade II Listed property.

2. Orchard Cottage

Orchard Cottage is a Grade II Listed building which is situated on the south side of the Main Street which runs through the village of Fotheringhay and is positioned to the rear of properties fronting Main Street which include the Falcon Inn. Orchard Cottage overlooks open countryside to the south and is bounded to the north by a range of buildings associated with the old Forge. The Church of St Marys and All Saints lies to the south east.

Orchard Cottage is a two storey thatched dwelling of stone and brick construction. The original structure dates back to the late 17th early 18th centuries and would have consisted of two rooms on the ground floor with two rooms above. The property was extended in the 1970's with a two storey addition to the southern gable end. The property now comprises two reception rooms, a kitchen and a wc on the ground floor with two bedrooms and a bathroom on the first floor.

The listing description of the property is as follows:

*FOTHERINGHAY MAIN STREET
TL0593 (South side)
14/77 Orchard Cottage
- II*

House. Late C17/early C18 with early C20 extension. Squared coursed limestone and rendered brick with thatch roof. Originally probably 2-unit lobby entry plan. 2 storeys. 2-window range of C19 casements under wood lintels. Central plank door, under wood lintel, with C20 porch. Single-light window to left of door. Central rebuilt stone stack. Early C20 door and casement window. Rear elevation is similar. Interior not inspected but noted as having ceiling beams and probably has open fireplaces, now blocked.

3. Planning History

There are no recorded planning records for the property, although the property has been subject to a recent Enforcement Investigation (19/00171/PPL) in respect of the replacement of windows and an exterior door, which require Listed Building Consent. The submitted Listed Building Consent application in part seeks to address this outstanding matter by seeking consent for the retention of the wooden framed windows and exterior door in the existing property along with the replacement of the two UPVC double glazed windows with more appropriate Conservation Casement windows.

4. Development Proposals

The proposals are illustrated on the drawings which accompany the applications and which detail a proposal to extend the cottage with a single storey L Shaped wing extending eastwards from the southern end of the building. The extension is to be connected to the 1970's addition to the main building and will be linked by a low glazed infill. The structure of the extension will be primarily built in coursed local limestone with weatherboarding for detailing, under a clay pantile roof. The extension is designed to be subservient to the main structure, in such a way that the historic character of the building is not undermined. The design of the extension seeks to mimic a range of outbuildings consistent with the vernacular of similar buildings found in the local area. The design considerations relative to the impact on the Heritage Asset are detailed within the supporting Heritage Statement.

The purpose of the application is to provide the occupants of the property with sufficient additional accommodation to meet their needs, as a growing family, into the future. The applicants have longstanding ties to the village and the property is a family asset. They wish to be able to remain in the village but need additional accommodation as their family expands. The family are supported in their desire to stay in the village and their contribution to the social function of the village is acknowledged. The proposed extension will provide them with an additional ground floor reception room and flexible space which can be used as an additional bedroom in due course.

In addition to the proposed extension, it is proposed that the two UPVC double glazed windows which have previously been installed without Listed Building Consent are removed and replaced with Conservation Style Casement windows as detailed on the window drawing submitted. It is proposed that the remaining wooden framed windows and exterior door are retained.

5. National Planning Policy

The National Planning Policy Framework (NPPF) acknowledges the importance of Heritage Assets. It states at Para 192:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Furthermore the NPPF sets out the circumstances in which development affecting Heritage Assets may proceed depending on an assessment of harm. In the case of substantial harm, development is discouraged unless:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

In the case of less than substantial harm, the following applies:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

6. Planning Policy

The Development Plan comprises the NNJPU Core Spatial Strategy (2016) and the Rural North, Oundle and Thrapston Local Plan (RNOTP) (2011). Policy 2 of the Core Spatial Strategy deals with the Historic Environment and states:

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;*
- b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;*
- c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;*
- d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;*
- e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.*

This policy stance is further reinforced in the RNOTP. Policy 9 states:

When considering proposals which affect a Building of Local Architectural or Historic Interest or its setting, these will only be acceptable where:

- a) the character, appearance and historic interest and integrity of the building is safeguarded;*
- b) the setting of the building is preserved or enhanced*

A Part 2 Local Plan is in the process of being prepared and has reached Submission Stage. Policy EN14 of this emerging plan states the following:

In considering proposals that affect a designated heritage asset or its setting, a Conservation Area or a registered Historic Park and Garden or archaeological remains, great weight will be given to the asset's conservation. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses consistent with their conservation, will be supported. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be supported, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm, in terms of:

- a) the importance of the asset;*
- b) the scale of harm; and*
- c) where the nature and level of the public benefit of the proposal demonstrably outweighs the harm or loss.*

7. Planning Justification

Orchard Cottage is a Grade II Listed Building, but it is a property that no longer inhabits its original form and is a building which has evolved and been adapted over time, having been extended in the 1970's. This extension was however sympathetic to the original form and did not dominate the original simple plan of the building. This application seeks a similarly sensitive extension to the building to adapt it for modern living. The applicants are an established part of the community and as a growing family, require additional accommodation to meet their needs going forward.

The approach to design is set out in the Heritage Statement which also accompanies the application, and this explains the sensitive approach which has been taken to preserve the character of the existing building. The subservient nature of the extension which creates the form and character of a range of attached rural

outbuildings is appropriate for the setting and limits the overall impact on the original building, which retains its character and its dominant primacy within the site.

Planning Policy, from national guidance in the NPPF, through to the Core Strategy and more recent Part 2 Local Plan, highlight the importance of preserving Heritage Assets. However, proposals involving impact to Heritage Assets must be weighed in balance to their associated public benefit. Through the sensitive design process, the application seeks to limit any harm to being no more than less than substantial. In such instances, and as per the NPPF, development proposals need to be considered in the context of the public benefits of securing optimum viable use. The existing building is no longer fit for occupancy by the current inhabitants as they have a young family and have outgrown the limited space that the building offers. As an established family within the village, there is a desire that they remain in the village and as a young family will contribute to the social fabric of the village. The proposal to extend the building will ensure that it can function as a family dwelling in a modern world, without compromising the original character of the building.

The proposal meets the requirements of Development Plan Policy through the measures that have been taken to ensure that the extension does not adversely impact on the character of the Heritage Asset. The extension fulfils its function without detracting from the principal role and function of the main structure. The design of the extension is complimentary to its surrounds and is reflective of traditional rural vernacular. It does not jar with the main structure or the surrounding buildings and has an authenticity which enables it to be assimilated into its setting. The main building is preserved and through its extension, its viable long term use as a family dwelling is secured.

The application also seeks to regularise previous unauthorised works to the building, including the retention of existing wooden framed windows, but also proposes the replacement of the inappropriate UPVC glazed windows with Conservation Style Casement alternatives. The proposal also seeks the retention of the replacement exterior door. These unauthorised works were carried out in the interest of maintaining the structure but are recognised as requiring Listed Building Consent, and the submitted Listed Building Consent Application seeks to regularise the situation.

8. Summary

This statement relates to applications for Planning Permission and Listed Building Consent for the construction of an extension to Orchard Cottage Fotheringhay which is a Grade II Listed building. The Listed Building Consent application also seeks the retention and replacement of existing windows and a door in the building. The proposals will enable the applicants to continue to remain in the property as their family grows, and will secure the viable long term use of the building as a family home. The design approach is set out in the accompanying Heritage Statement and this reconciles the proposal with Planning Policy which seeks to preserve Heritage Assets. The proposal has been designed to limit the harm and impact on the existing listed building and to ensure that the new structure is appropriate for its setting both in terms of its relationship with Orchard Cottage but also surrounding and adjoining buildings. The design solution seeks to ensure that the public benefits of extending the property as a viable family unit outweigh any harm to the Heritage Asset.