

Design and Access Statement

Prepared on behalf of

Mrs Annabelle Tilley

For

1 Church Lane, Wollaston, Northamptonshire, NN29
7SJ

Proposed conversion of existing woodstore to utility, conversion of the existing double garage to a gym/home office, alterations to entrance porch, replacement rendering to (south/south-west) Victorian wing, replacement windows and French doors to kitchen, replacement WC window, along with external changes to the rear courtyard, raised patio and rainwater goods

June 2022

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1 Introduction and Site Background

1.1 This Planning Statement has been prepared to accompany the application for Listed Building Consent Application that has been prepared on behalf of the Applicant for the alterations proposed at 1 Church Lane, Wollaston (the Site). This statement has been prepared to aid the understanding of the Site and the application as submitted.

1.2 This application has been prepared following the refusal of an earlier application (NW/21/00183/LBC) for various alterations to the property in July 2021. This application seeks to address the reasons which led to the previous refusal in respect of the alterations now applied for within this application, and by amending the proposal to avoid the unacceptable alterations previously sought. The previous application was refused and the reason given was:

Reason for Refusal

01. The proposal by virtue of the alterations proposed, additional built form, as well as loss of the original historic fabric would be harmful to the historic environment including the grade II listed building and to the Wollaston Conservation Area. As a result the proposed development would be contrary to policies 2 (a), (b) and (d); of the North Northamptonshire, policy Env3 of the Wollaston Neighbourhood Plan Joint Core Strategy and advice contained within paragraphs 127 and 196 of the National Planning Policy Framework which seek a high standard of design, and promote proposals that preserve the character and appearance of heritage assets.

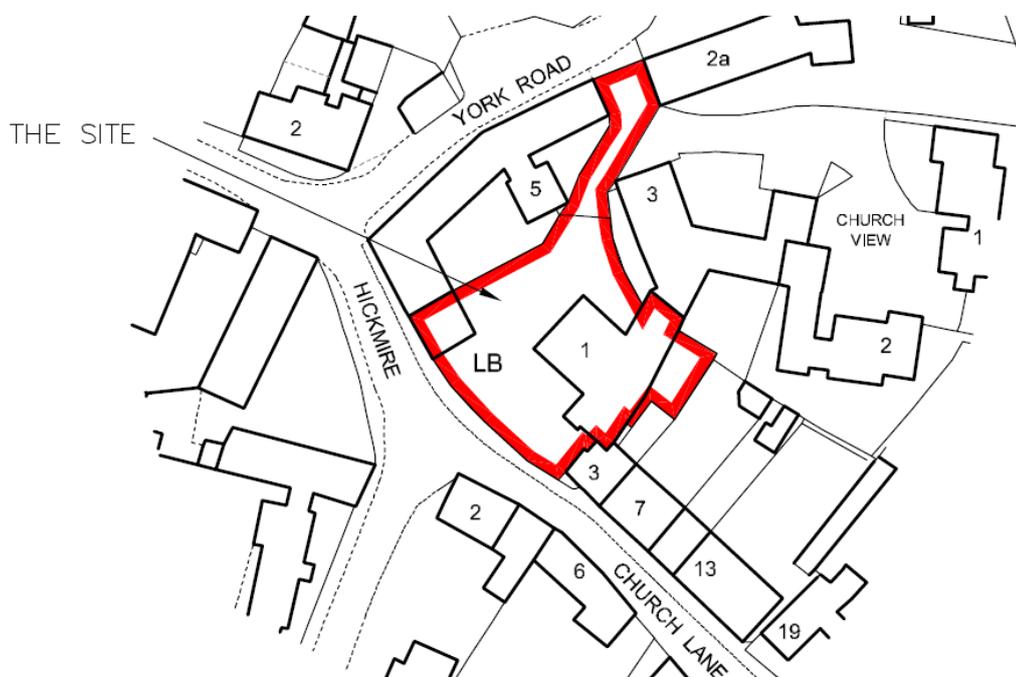
1.3 The property 1 Church Lane is a Grade II Listed building that is attached to 3 Church View and are Listed together as 'PROSPECT FARMHOUSE AND ATTACHED BARN' under reference 1371714. The property was Listed on 13th May 1986 and has the following description;

"Farmhouse. Early and mid C18 and C19. Regular coursed limestone with slate roof. L-shape plan. 2 storeys. Entrance front of 2-window range of C19 casements with margin lights under wood lintels. Early C20 two-storey porch projects to right. Brick stack at ridge and end. Rear is similar with one leaded casement. Early C18 barn attached to rear wing is of stone with corrugated metal roof. Central cart entrance flanked by shallow buttresses. Interior of barn retains original roof structure with thatch."

1.4 The site is located within the Wollaston Conservation Area, and there are is protected tree within the site in the vicinity of the dwelling, although this tree is unaffected by these proposals.

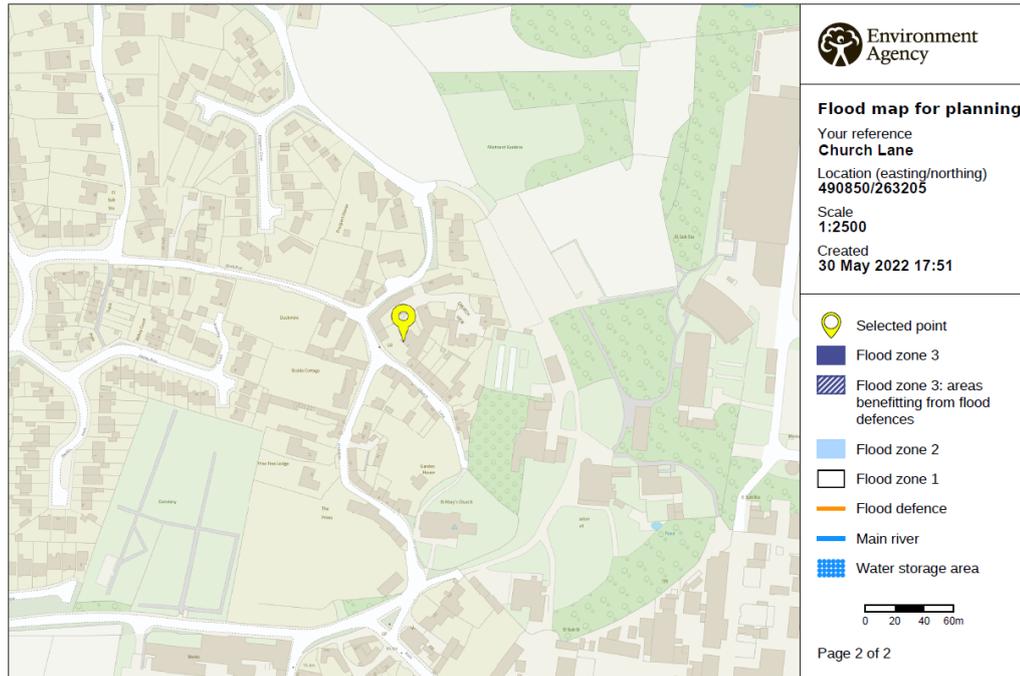
2 Site Location and Description

- 2.1 The site forms the curtilage of 1 Church Lane, Wollaston and extends to approximately 0.09ha hectares and fronts Church Lane, with shared vehicular access gained from York Road.



Site Location Plan as edged Red

- 2.2 The dwelling is situated within a courtyard setting, surrounded by former agricultural buildings, all of which have been converted to residential use, along with existing traditional terraced cottages located on Church Lane. The gardens are raised to Church Lane due to the topography of the land, with a retaining stone wall forming the boundary to the front with Church Lane, including pedestrian access via a timber gate. Mature vegetation along this boundary somewhat obscures the view of the property from the highway.
- 2.3 The site is located within the Wollaston Conservation Area and is surrounded by similar stone-built former agricultural buildings, and Victorian properties located along Church Lane.
- 2.4 The Site is wholly located within Flood Zone 1, with a low probability of flooding. As shown by the Flood map below, the Site and surrounding land is all located within Flood Zone 1, meaning the dwelling is not at risk from flooding.



Flood Map for Planning

3 Planning History

NW/21/00183/LBC – Refused 08.07.2021

LISTED BUILDING CONSENT FOR PROPOSED SINGLE STOREY EXTENSION TO FORM BREAKFAST ROOM, CONVERSION OF STOREROOM TO GYM, ALTERATIONS TO ENTRANCE PORCH INCLUDING APPLICATION OF RENDERING, REPLACEMENT RENDERING TO (SOUTH/SOUTH-WEST) WING, AND CONVERSION OF GARAGES TO FORM HOME OFFICE/KITCHENETTE/STORE

NW/21/00182/FUL – Refused 08.07.2021

PROPOSED SINGLE STOREY EXTENSION TO FORM BREAKFAST ROOM, CONVERSION OF STOREROOM TO GYM, ALTERATIONS TO ENTRANCE PORCH INCLUDING APPLICATION OF RENDERING, REPLACEMENT RENDERING TO (SOUTH/SOUTH-WEST) WING, AND CONVERSION OF GARAGES TO FORM HOME OFFICE/KITCHENETTE/STORE

WP/14/00389/LBC - Approved with conditions 28.07.2014

Proposed conversion of store to playroom. Upgrade kitchen doors and window (Application for a Listed Building Consent)

WP/14/00640/CND - Fully discharged 06.10.2014

Details submitted pursuant to Condition 2 (details of windows and doors) of Listed Building Consent

WP/17/00594/TCA - Approved 26.10.2017

Holly tree - fell

TCON/2013/0019 - Agreed 25.11.2013

Removal of purple plum (no fruit) tree to north-west of the property. Last year our drains were blocked and we asked Dynorod to come out. We paid for a camera to show the problem and the plum tree's roots and grown into the drain. We claimed on our insurance for the 3 days work to recase the lining of the drain pipes through NFU Mutual Insurance.

TCON/2012/0014 - Agreed 14.08.2012

1 no. Purple Plum adjacent to driveway - crown reduce by 30% pruning to suitable growth points to retain the flowing lines of the canopy. Crown thin by 15-20% and crown clean removing dead, diseased, dying crossing, rubbing and duplicate branches. 1 no. Holly - fell to ground level and poison stump to prevent re-growth because of poor form, suppressed tree due to competition with Cupressus hedge.

WP/1993/0102 - Approved with conditions 06.05.1993

Excavation grading and part removal of excessive soil adjoining house and building and construction of lower level pathway with retaining walls

WP/1993/0101 - Approved with conditions 06.05.1993

Excavation grading and part removal of excessive soil adjoining house and building and construction of lower level pathway (gravel surface) with Class B engineering brick retaining walls

4 Planning Policy Overview

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *'If regard is to be made to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'*.
- 4.2 For the purpose of this application the Development Plan comprises the North Northamptonshire Joint Core Strategy (JCS) Policies: 1 (presumption in favour of sustainable development), 2 (historic environment) and 8 (North Northamptonshire place shaping principles); the Supplementary Planning Documents/Guidance - Sustainable Design; and the Wollaston Neighbourhood Plan, Policy Env3. Local Heritage Assets.
- 4.3 The National Planning Policy Framework (NPPF) was originally published on the 27th March 2012, with the latest update taking place in July 2021. The NPPF sets out the Government's requirements for the planning system and with a key aim of protecting the environment and promoting sustainable growth. Other material considerations include the associated Planning Practice Guidance (PPG).
- 4.4 According to the NPPF, there is a clear presumption in favour of sustainable development and policies in Local Plans should follow this presumption so that it is clear that development which is sustainable can be approved without delay. All Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies guiding how the presumption should be applied locally. Plan-making should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change.
- 4.5 The three key dimensions to sustainable development listed in the NPPF clearly relate to the social, economic and environmental roles played in planning.
- 4.6 The economic role is seen as contributing towards building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.

- 4.7 The social role should act to support strong, vibrant and healthy communities by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- 4.8 The environmental role contributes to protecting and enhancing our natural, built and historic environment and as part of this, helps to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.
- 4.9 According to paragraph 38 of the Framework, local planning authorities *'should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'*.
- 4.10 Paragraph 126 of the National Planning Policy Framework (2021) acknowledges that good design is a key aspect of sustainable development, and Paragraph 127, sections (a) - (d) attach great importance to the design of built development. It advises that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- 4.11 Paragraph 130 sets out that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site and create places that are safe, inclusive and accessible and which promote health and well-being. Paragraph 134 asserts that permission should be refused for development of poor design.

- 4.12 Paragraph 194 sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.13 Paragraph 196 sets out how development proposals which will lead to less than substantial harm to the significance of a designated heritage asset should be dealt with. It states that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 4.14 Policy 1 of the North Northamptonshire Joint Core Strategy (JCS)1 (presumption in favour of sustainable development) states; *"When considering development proposals the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area meeting the challenges of climate change and protecting and enhancing the provision of ecosystems services. To be regarded as 'sustainable' within the context of North Northamptonshire, development should contribute to delivering the Plan Vision and Outcomes through compliance with the relevant policies of this Plan. Development that conflicts with policies of the Plan will be refused unless material considerations indicate otherwise."*
- 4.15 Policy 2 (Historic Environment) 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."

4.16 Policy 8 (North Northamptonshire place shaping principles) at paragraph D states; *"Development Should.... Create a distinctive local character by: i. Responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation; ii. Responding to the local topography and the overall form, character and landscape setting of the settlement;"*

4.17 Policy ENV3 of the Wollaston Neighbourhood Plan states that development which affects a non -designated asset included on the local list or the setting of such a heritage asset should;

(a) establish and take account of the individual significance of the asset; and

(b) ensure that the conservation asset and its setting in terms of quality of design and layout (scale, form, bulk, height, character and features) and materials is not compromised and is enhance, where possible.

5 The Proposal

5.1 This application seeks various alterations to the existing property which are summarised below;

- **Garage Conversion**

This proposal seeks to sympathetically convert the existing double garage, which is forms part of the previously converted attached barns at 5 Church Lane to provide a home gym/office. One garage door is to be replaced with a single glazed panel to maintain the openness of the of the former arches, with the second opening featuring a timber barn-style doorset. Internally, the existing staircase is to be maintained to provide access to the converted loft area. And the existing stone walls are to be sandblasted/alternative restoration approach and then sealed. Existing blockwork and ceilings to be boarded and plastered. A new raised insulated floating floor is to be installed to the existing concrete floor, and the existing vents are to be infilled with slimline double-glazed panels.

- **Wood-Store Conversion**

The existing wood store located adjacent to the existing utility is to be converted to form a newly located utility and Boot Room. The roof area is to be thermally upgraded and boarded for fire resistance, and boarding and plastering of wall between existing ensuite and utility. Stone walls to be repaired and left exposed. A mezzanine floor is to be installed to provide additional storage space, but this will be a self-supporting structure to avoid disturbing the existing stonework and roof structure. The Floor brick/clay tiles on the floor (pamment tiles) to be carefully removed, new insulated floor installed and brick/clay tiles reinstated, and incorporated with other reclaimed and/or pamment tiles. into new flooring. Replacement of existing exterior door to a thermally efficient door with additional glazing to maximise natural light and improve security.

- **Front (north-west) Entrance Porch**

Install new door to the existing aperture to open porch, and install new window to existing side aperture in a sympathetic style matching the existing property windows.

- **Replacement windows (W/C to front, French doors and window to Kitchen onto Courtyard)**

Replace existing W/C window adjacent to porch with a sympathetic style matching the existing windows.

Replace the modern single-glazed French Doors and Kitchen window with double glazed units in a sympathetic style to match the existing windows in the property.

- **Replacement of cement pebbledash render on Victorian Wing**

Remove the cement pebbledash render on the Victorian wing and replace with Lime Render in a colour to be determined. This aspect of the application may seek to retain the material below the pebbledash (assumed to be brickwork) should it be in a condition where its retention is possible once the pebbledash has been removed.

- **Replacement of all existing UPVC rainwater goods**

Remove existing UPVC rainwater goods and replace with cast iron or aluminium heritage rainwater goods.

- **Exterior Patio Changes**

Remove existing raised concrete-slab patio to front of the property and replace with reclaimed York Stone pavers at existing ground level.

Works to relocate the staircase in the rear courtyard to improve the useable space in the upper courtyard, by relocating existing stairs and replacement with a cast iron staircase, and replacement of existing concrete paving with York Stone Flags in both the upper and lower patios, along with the installation of a French drain to the perimeter. Lower patio height also to be reduced by 150mm to prevent water ingress into the property during times of heavy rainfall, which has happened previously due to the elevated patio as currently installed.

5.2 The proposed works have been designed taking into consideration the reasons which led to the previous application being refused, and also by placing increased focus on enhancement and conservation of the heritage asset.

5.3 The single Reason for Refusal was;

“The proposal by virtue of the alterations proposed, additional built form, as well as loss of the original historic fabric would be harmful to the historic environment including the grade II listed building and to the Wollaston Conservation Area. As a result the proposed development would be contrary to policies 2 (a), (b) and (d); of the North Northamptonshire, policy Env3 of the Wollaston Neighbourhood Plan Joint Core Strategy and advice contained within paragraphs 127 and 196 of the National Planning Policy Framework which seek a high

standard of design, and promote proposals that preserve the character and appearance of heritage assets.”

- 5.4 This proposal does not seek consent for all the previously applied for works, in particular the additional built form of the extension to the kitchen into the rear courtyard; however, it does now consist of other works that were not proposed previously, but are now included in an attempt to improve the overall appearance of the heritage asset, such as by removing the raised concrete-slab patio to the front of the property which partly obscures some of the exterior stonework of the property and changing the UPVC guttering and downpipes.
- 5.5 This proposal also seeks to retain the original fabric of the building by ensuring that any existing walls are not covered, rather restored and left exposed.
- 5.6 These proposed works will also help to improve the thermal efficiency of the property, by replacing the modern single glazed windows and doors with double glazed units, replacing poorly insulated doors with sympathetic modern alternatives and added insulation to currently uninsulated rooms, it will improve the efficiency of the property and reduce the demand on fossil fuels to heat the property.

Design Details – Proposed Works

- 5.7 The following focuses on the detail of the works proposed as summarised above in paragraph 4.1, and should be read in conjunction with the proposed elevations and floor plan drawings submitted with the application.
- 5.8 ***Garage Conversion***
- 5.8.1 The existing double garage forms a part of the previously converted barns which once formed the farmstead, and are now attached to the dwelling known as 5 Church Lane.
- 5.8.2 This proposal seeks to provide a home gym/office space, and retain the storage space in the loft. In order to achieve this, the garage is to be insulated to ensure it provides comfortable space, meeting the current Building Regulations. This will include raising the floor to install damp proof membrane and insulation, as well as insulating the roof structure.

- 5.8.3 To the front of the garage, one garage door is to be replaced with a single (double glazed) glass panel to maintain the openness of the of the former arches, with the second opening featuring a timber barn-style doorset with twin opening doors. The roof windows are existing and are to remain.

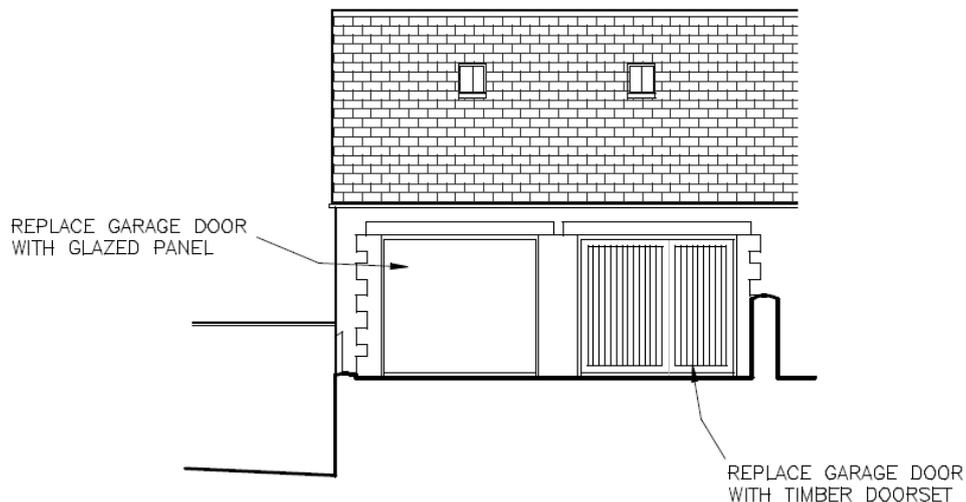


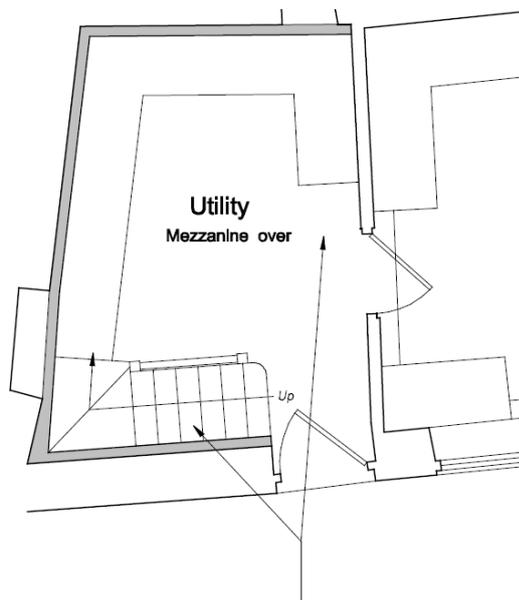
Illustration of the converted garage façade, with a single un-broken panel of glazing to the left opening, and timber access doors to the right.

- 5.8.4 The existing stone walls within the garage are to be sandblasted/alternative restoration approach and then sealed to make a feature of the stonework. Existing concrete blockwork walls and ceilings to be boarded and plastered.
- 5.8.5 To the rear, the existing vent openings within the brickwork are to have fixed glazed units installed, which again will be single pieces of glass with minimal frames to maintain the openness of these existing stonework details.

5.9 **Wood-Store Conversion**

- 5.9.1 The existing wood store located adjacent to the existing utility is to be converted to form a newly located utility. The principle of the conversion of this room has previously been supported, however the Council's Design and Conservation Officer stipulated that they could not support the dry-lining of the currently exposed walls. This proposal addresses that by retaining the existing stone walls as exposed, and repaired where necessary. The new mezzanine will be designed to float, and not be attached to the stone walls. The ceiling would

be boarded on top of this structure, to leave the existing roof structure unaffected by the proposals.



CHANGES TO THE WOODSTORE TO FORM NEW UTILITY, THERMALLY UPGRADE ROOF, INTRODUCE MEZZANINE FLOOR WITHIN THE STRUCTURE FOR STORAGE, REPLACE GLAZING IN EXISTING WINDOW TO INCREASE THERMAL PERFORMANCE AND LIGHT, EXPOSE WALLS WHERE POSSIBLE, RE-LAY RECLAIMED FLOOR BRICKS/CLAY TILES ON LEVELLED AND INSULATED FLOOR. REPLACEMENT OF EXISTING EXTERIOR DOOR TO IMPROVE THERMAL PERFORMANCE BY ALSO TO INTRODUCE MORE GLAZING

Illustration of the converted utility/boot room with free-standing Mezzanine for storage above

- 5.9.2 The roof area is to be thermally upgraded and boarded for fire resistance on a structure built below the existing roof, and boarding and plastering of wall between existing dwelling (where the ensuite and utility are located), as this wall at present is part painted brick, and part exposed PIR board insulation. At present, the roof is exposed thatch and this presents a fire risk, and the applicant's insurers have raised their insurance premium due to the storage of wood in this part of the house with the exposed thatched roof element. The fire risk would be greatly reduced with the introduction a boarded ceiling, and the proposal seeks to install a new insulated ceiling above the mezzanine, which would be installed over the utility to provide additional storage in the roof space.
- 5.9.3 The floor brick/clay tiles to be carefully removed and then a new insulated floor installed, with the brick/clay tiles reinstated in their original place. As part of the floor is unmade/concrete infill, new brick/clay tiles (or contrasting flooring) will be installed in these areas.

Replacement of existing exterior door with a more thermally efficient door with additional glazing to maximise natural light is also proposed. At present, the current timber door has

been adapted for a single-glazed unit to be installed, to allow additional light in. This proposal seeks to replace this door with a door with sealed frame and additional glazing, to retain the style of the door by improve the thermal performance, as well as maximising natural light and improving security.



View of the entrance door to the current wood store

- 5.9.4 There is currently a small window in the back of the woodstore (looking out over the upper patio). At present, we believe this to be a single pane of Perspex, and the intention is to replace this with a sympathetic replacement double glazed unit to match the style of the existing windows.



Internal view of the high-level window within the wood store

5.10 **Front (north-west) Entrance Porch**

5.10.1 The enclosing of the existing open porch again was unopposed by the Council's Design and Conservation Officer, with sympathetic door and timber windows. This proposal does not seek to render the existing brickwork at this entrance, which is now to be retained.



Photographs of the existing open porch, which will be enclosed with sympathetic timber windows and doors designed to fill the entire existing openings

5.10.2 This proposal seeks to Install new door to the existing aperture of the open porch to close this area off and to install new window to existing side aperture in a sympathetic style matching the existing property windows. The existing front door will remain in situ, to provide improved thermal benefits to the existing hallway.

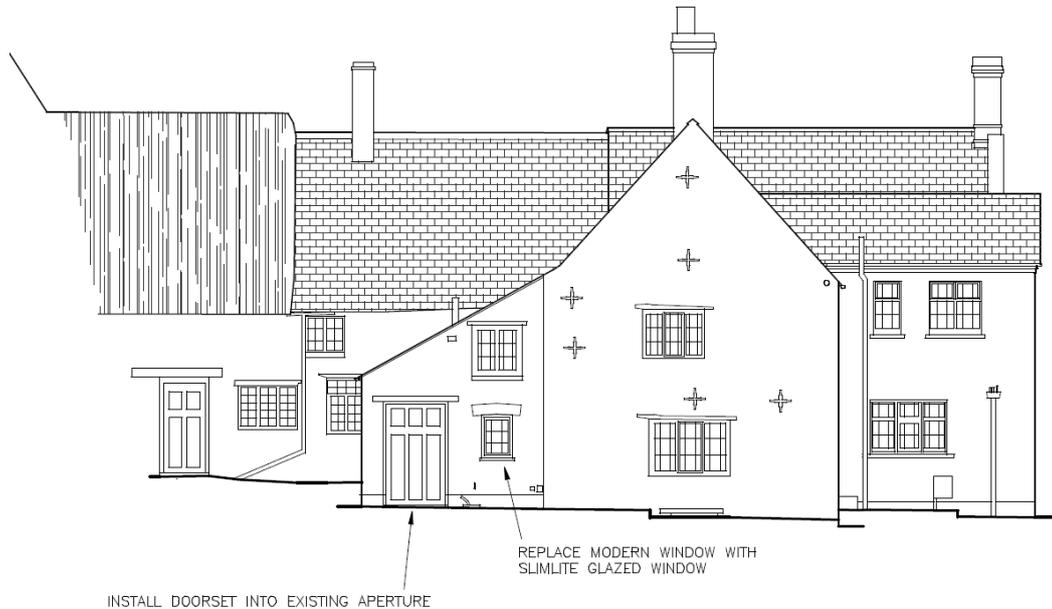


Illustration showing enclosing of the porch with a new front door.

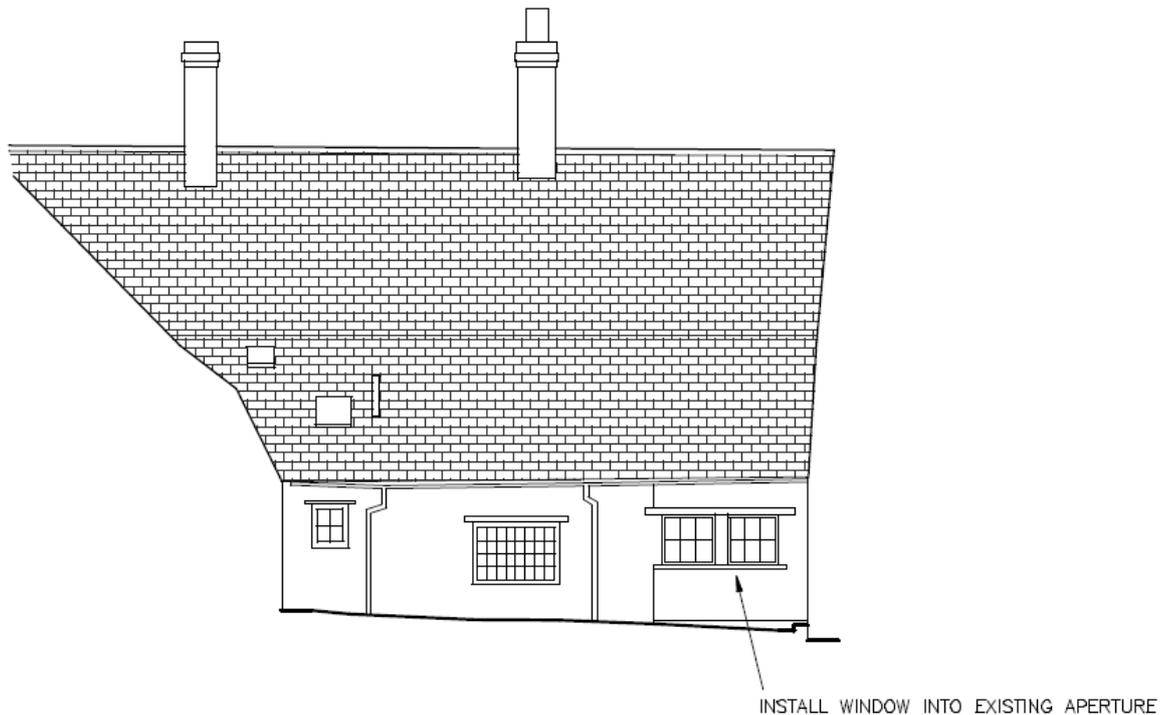


Illustration showing enclosing of the porch with a new sympathetic style timber window

5.11 *Replacement windows (W/C to front, French doors and window to Kitchen onto Courtyard)*

5.11.1 Again, this aspect has previously been supported as it would see the replacement of the existing modern timber glazed window with a sympathetic timber replacement.



Current W/C single glazed window

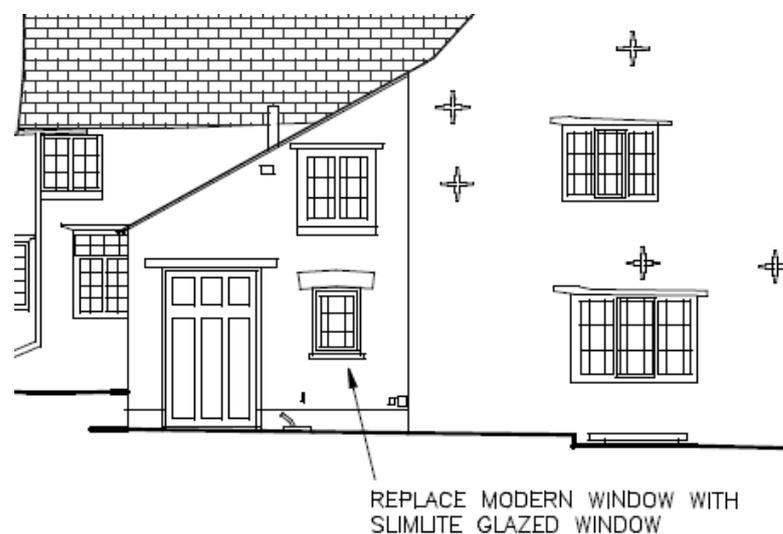


Illustration of the replacement WC window

5.11.2 Further, this proposal seeks to replace the existing modern single-glazed timber French doors and window in the kitchen with sympathetic double-glazed units. Given these are modern installed window and door units, this proposal seeks to replace these single-glazed units with more thermally efficient double-glazed timber units, in a sympathetic style.



Photographs of kitchen windows and French doors to be replaced

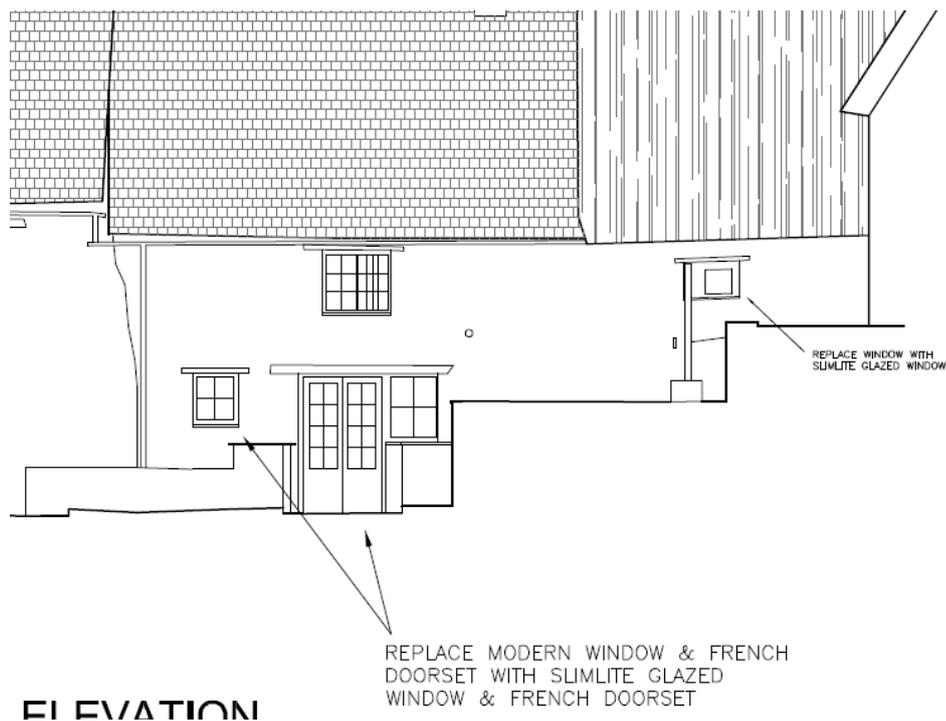


Illustration of the replacement kitchen French Doors and Window

5.12 *Replacement of cement pebbledash render on Victorian Wing*

5.12.1 In the previous application, the removal of the cement pebbledash render and its replacement with unsympathetic render was not supported. It is considered that the existing pebbledash render is not original and is out of keeping in the conservation area, with no other properties

in the vicinity has a similar pebble dash render. The pebbledash is now in increasingly poor condition, with many of the pebbles falling off and parts of the cement render itself now coming off. There are also visible cracks within the render, and the thickness of the render means the window sill drip is extremely close to the pebble surface, meaning water often will run down the external surface of the solid wall. Further, the pebbledash also covers the existing brick detailing around the eaves and above the main entrance door. The applicant therefore wishes to remove this, and replace it with a sympathetic lime-based render, exposing the original features in the brickwork wherever possible.



View of current cement-based pebbledash render on Victorian wing

5.12.2 As the pebbledash is not an original feature on the Victorian wing, this proposal seeks to remove it and replace with lime render in a colour to be determined. This is considered to positively contribute to the conservation area and the setting of the Listed Building, by removing the non-original finish and replacing it with a lime render, which is more in keeping with the heritage of the dwelling, rather than installing a modern through-colour smooth render.

5.12.3 It is unknown what the condition of the brickwork beneath the pebbledash is in, and the applicant is keen that if the cement pebbledash can be removed without damaging the existing finish underneath and therefore should it be in a suitable condition where its retention is possible, the applicant may wish to retain the existing finish at that point. However, given the removal of cement-based renders can be difficult without causing damage

to the sub-structure, it is the intention of this application to propose its replacement with a lime render.

5.13 *Replacement of all existing rainwater goods*

5.13.1 This proposal also seeks to replace the existing UPVC rainwater goods and replace these with either cast iron or heritage aluminium rainwater goods. It is considered that the current rainwater goods are not sympathetic to the property and therefore the applicant is keen to replace these with a more appropriate metal alternative, where the existing is UPVC.



Example of current UPVC rainwater goods, to be replaced with either cast iron or heritage aluminium RWG

5.14 *Exterior Patio Changes*

5.14.1 Further exterior improvements are proposed at the Church Lane frontage of the property, with the removal of the existing raised concrete-slab patio to front of the property, to be replaced with a York Stone pavers path at existing ground level.



Photograph showing the elevated concrete-paved patio to the south and west elevation to be removed and reinstated to grass, with a 900mm wide ground-level path around the perimeter of the property.

5.14.2 It is not known what the condition of the stonework is below the current patio level; however, the applicant is keen to remove this unsympathetic raised patio and reinstate a narrow footpath adjacent the property at the existing ground level. The photograph below, thought to be from the 1960s-70s shows the grass directly adjacent to the exterior wall of the property. The applicant is keen to maintain a footpath from the pedestrian gate around to the rear entrance of the property, however proposes a circa 900mm wide path at ground level. This would help to remove a relatively modern unsightly addition to two of the main elevation of the property and reduce the harm that this previous patio caused.

5.14.3 The area where the patio is to be removed is to be reinstated as lawn.

5.14.4 In the rear courtyard, again the existing modern concrete-slab patio and staircase are to be amended, with the removal of the central staircase to the upper patio area and the installation of a cast iron staircase in front of the retaining wall at the rear of the lower patio. The proposal also seeks to remove the existing concrete paving with heritage York Stone flags, and to install a French drain to the perimeter of the lower patio, along with reducing the height of this area by 150mm to assist with drainage.

- 5.14.5 The existing area for the staircase for the upper patio is to be filled in, utilising the existing stones to block up the front wall, to allow for a more useable upper patio area, which is not fragmented by the staircase.
- 5.15 The concrete slabs are not in keeping and the staircase in the middle of the upper patio is neither practical (as it divides the space available) nor sympathetic in style, whereas a cast iron stair case would be more appropriate. It is worth noting that the rear courtyard and patios are relatively modern, with modern stonework and paving, and therefore the proposed changes are unlikely to have any negative impacts on the heritage asset. The lower patio also causes a flooding issue during periods of heavy rainfall. As the photograph below shows, there is a step down to the French doors, and this causes water ingress during heavy rainfall. The proposal also includes lowering the patio by 150mm to allow the stormwater to drain into the French drains, rather than down this step and into the property.



Internal view looking out over the patio and the step down to the French doors, which creates a flooding issue during heavy rainfall

Access

- 5.16 Vehicular access to the property is to remain as existing. There is a large drive way into the property from York Road/Church View which allows offroad parking for several vehicles. Level access from here to the main (new) entrance door of the house enables any wheelchair bound people easy access without any steps.

6 Conclusions:

- 6.1 In conclusion, this proposal now seeks to take note of the previously refused application and proposed alterations to the existing dwelling which are sympathetic to the heritage of the building, yet provide the improvements the applicants require to create a comfortable family home by vastly improving the thermal performance of the property, achieved in part by removing modern single-glazed windows and doors and replacing these with sympathetic double glazed units, and improving the insulation within areas (such as the Wood Store) to create useable space which is able to be heated and will in turn improve the ability to improve the adjacent rooms.
- 6.2 The proposed alterations are considered to contribute in a positive manner to the heritage of dwelling and the wider conservation area, by seeking to undertake additional improvements to remove unsightly changes which have been undertaken in the past, whilst sympathetically undertaking further alterations to improve the utility and flexibility of the existing accommodation without the need for any additional extensions beyond the built form of the existing footprint.
- 6.3 It is considered therefore that this proposal carefully considers the requirements of Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, by ensuring the proposed alterations preserve the setting of the listed building and its features of special architectural or historic interest, as well as preserving and enhancing the character or appearance of its contribution to the Conservation Area.
- 6.4 This application seeks to address the concerns of the previous application by responding to the reason for refusal, predominantly by removing the additional built-form of the rear courtyard kitchen extension and ensuring that the existing historical fabric of the building is retained and restored (such as the stone walls within the wood store and garage), and by not rendering the porch. Further, the existing pebbledash render would be removed and replaced with a lime render, rather than a modern colour-through render.
- 6.5 As this Planning Statement has established, it is considered that this proposal as submitted complies with the Development Plan policies and other material planning considerations,

including the previous reason for refusal, and therefore it is considered the application should be approved.