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Planning And Environment Department,
Gedling Borough Council,
Civic Centre,
Arnot Hill Park,
Arnold,
Notts
NG5 6LU

RE: Proposed New Façade To The Front Elevation And Two Storey Side Elevation Extension, Ivy Dene, Moor Road, Bestwood Village, Notts.

Dear Sir/Madam,

Please find attached a planning permission application for the property shown above. The original application (2022/1296) was refused on the 14th of April 2023 and a subsequent appeal was dismissed on the 6th of September 2023. This second application seeks to address the concerns raised by the Conservation Officer during the original application procedure. When the original application was submitted the conservation officer raised the following objections:

“The proposed works will result in the loss of architectural features that add architectural interest to the front of the house and that currently ensure Ivy Dene makes a positive contribution to the character and appearance of this part of the Bestwood Conservation Area. The bay windows will be lost, as will the existing front porch and its fine architrave along with it. UPVC windows replacing original timber sash windows and render to the rear elevation will negatively impact the building and its architecture by their removal and replacement with a bland blank façade of more modern character on its west frontage, therefore harming the contribution Ivy Dene makes to the conservation area and not preserving the character and appearance of the conservation area.”

The new application has been designed to alleviate these concerns. The applicants have also made several preferred design sacrifices and will incur considerably higher build costs because of the amendments.

The porch has been removed allowing the existing porch to remain visible. Whilst the stone arch will be retained and reused if possible. Otherwise, a suitable replacement will be sought.

The bay windows have been designed with timber surrounds/cladding, whilst the windows will be replaced with UPVC sash windows as they are free to do owing to the fact that there is no article 4 direction in place.

Sandstone sills and headers will be used to match the existing on the front elevation.

The revised application now preserves and enhances the character and appearance of both the “non designated heritage asset” and the conservation area.

When dismissing the appeal of the original refusal, the appeals inspector concluded that:

8. The rebuilding of the front elevation is proposed in its entirety, and would remove the existing architectural features and detailing that I have identified above. The proposed porch would be an enclosed projecting brick porch structure, with gable roof. It would project forward of the front elevation, while the roof pitch fails to match that of the existing roof. The projecting bay would be reconstructed in a similar position to the existing.

9. However, the existing full width windows with wide timber pilasters, would be replaced with ground and first floor centrally positioned windows surrounded by brickwork. Proportionally the openings would fail to respect the existing bay windows and their design would contrast with other openings within the elevation. The flat roof detailing of the bay adds to this incongruity. Therefore, I find that the proposed porch and replacement bay window would, both individually and cumulatively, have an awkward and visually discordant appearance.

10. The porch and bay windows are architectural elements of significance to this particular building. Their removal in lieu of the replacements as proposed, would be to the detriment of the overall character and appearance of the building. While the dwelling is not prominent from Moor Road, I consider that the incongruity of the alterations proposed would result in a dwelling which would sit less comfortably within its immediate setting.

11. For the above reasons, I consider that the proposal would harm the character and appearance of the host property as non-designated heritage asset and would fail to preserve or enhance the character or appearance the BVCA harming its significance as a whole. The proposal is therefore contrary to Policy.

11 of the Aligned Core Strategies Part 1 Local Plan (2014) and Policies LPD26 and LPD31 of the Gedling Borough Local Planning Document Part 2 Local Plan

(2018), and the guidance contained within the Framework. These, amongst other things, seek to preserve or enhance heritage assets.

The revised application maintains the bay window and has removed the proposed porch allowing the existing architectural features to be retained and be visible from Moor Road and again these amendments preserve the character of the non-designated heritage asset and the Bestwood Village Conservation Area.

With these amendments in mind it is hoped that the Conservation Officer will be able to support this revised application

Yours Faithfully

Gary Quibell