

Our Ref: AP/B009 0/23

20 November 2023

Planning Department
Planning Growth and Sustainability
Buckinghamshire Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

via the planning portal

Dear Sir/Madam,

RE: The Old Post, Upper Church Street, Cuddington, HP18 0AP

I have today submitted an application for Listed Building Consent for works to an outbuilding within the curtilage of the Grade II listed property The Old Post. Works include the insertion of partitions to form a bathroom, the formation of a new door opening into the garage, insertion of boiler flue and bathroom ventilation grille and a new treatment to the northern elevation of the outbuilding internal wall.

This application is part retrospective as the insertion of partitions within the outbuilding, to form a bathroom, the formation of a new door opening into the garage, the insertion of a boiler flu, and the insertion of the bathroom ventilation grille have already taken place.

Works have been undertaken to the inner northern wall elevation of the outbuilding which is constructed in wicheert. This application seek permission for an alternative wall finish to that which is existing. The existing wall finish does not have listed building consent and is proposed to be removed in line with comments received by the heritage officer in relation to listed building consent application ref. 21/04436/ALB.

Site and Surroundings

The application site comprises a two storey dwelling, which is grade II listed, alongside an ancillary outbuilding which was extended in 2005 to include a modern garage extension.





Aerial View of the Property

The Old Post is located on the west side of Upper Church Street, within the village of Cuddington. Upper Church Street is characterised by a mix of uses, with residential properties immediately abutting the south of the site, The Bernard Hall to the north, residential properties to the east, on the other side of Upper Church Street and residential gardens to the west.

The outbuilding, to which this application relates, is located in the rear residential garden of the dwelling, to the north, and the eastern external wall of the outbuilding can be viewed from the public realm.

The outbuilding comprises an L-shaped building, with the north elevation of the original outbuilding comprising the witchert wall which is the boundary between the Old Post and the neighbouring Bernard Hall. The large garage addition to the outbuilding was approved in 2005 under planning application ref. 05/02087/APP and Listed Building Consent ref. 05/02086/ALB. This is connected to the original outbuilding on the southern elevation.

The relevant planning history relating to the outbuilding is outlined below.

Planning History

In November 2005 planning and listed building consent was approved for “Alterations to store and extension to form garage” (05/02086/ALB and 05/02087/APP).



In January 2022 listed building consent was withdrawn for r
“Installation of shower room and extract ventilation grille in garden room, boiler and flue in garage” (21/04436/ALB).

In January 2022 planning permission was approved for retrospective permission for the
“insertion of boiler flue and bathroom ventilation grille in outbuilding (21/04640/APP).

Proposal

This application seeks Listed Building Consent for the insertion of partitions to form a bathroom, the formation of a new door opening into the garage, insertion of boiler flue and bathroom ventilation grille in outbuilding and a new treatment to the northern elevation of the outbuilding internal wall which is the boundary witchert wall.

The insertion of boiler flue and bathroom ventilation grille in outbuilding already benefits from planning permission as part of planning application ref. 21/04640/APP.

The creation of the new partitions to form the bathroom and the new door opening between the original outbuilding and the 2005 garage extension have already been undertaken. The existing finish to the internal wall, which comprises the witchert wall, is modern plasterboard, the application to regularise this change was withdrawn in January 2022 (ref. 21/04436/ALB) as a result of correspondence between the applicant and the Conservation Officer who confirmed that this aspect of the proposal was not acceptable.

Consequently, the applicant enlisted a heritage consultant to ascertain the best alternative wall finish to the witchert wall. It is therefore proposed to remove the plasterboard linings to these walls but retain the studwork, installing a vapour permeable board and a lime plaster finish with vapour permeable insulation and a suitable ventilation gap between the wall and the insulation. The merits of this alternative wall treatment are discussed in detail in the heritage report submitted to accompany this application, in addition to the assessment of the proposal below.

Assessment

Boiler Flue and Bathroom Ventilation Grille

The officer’s report for planning permission ref. 21/04640/APP which related to the insertion of boiler flue and bathroom ventilation grille in outbuilding states “the insertion of the ventilation grille and flue would not have resulted in the loss of any historic fabric. They are both small and discreetly located in a corner to the rear of the buildings. No harm would be caused to the designated heritage assets and the heritage officer raises no objections.” Therefore, the council have already confirmed that these works are acceptable in heritage terms. This application simply seeks Listed Building Consent for these works.



Internal Northern Wall Finish to Outbuilding

The removal of the existing unauthorised plasterboard linings to the rear northern wall of the original outbuilding, retaining the studwork and installing a vapour permeable board and a lime plaster finish with vapour permeable insulation will result in a suitable ventilation gap between the wall and the insulation overcoming the concerns raised by the conservation officer as part of withdrawn listed building application ref. 21/04436/ALB.

The Conservation Officer comments (ref. 21/04640/APP) state *“There is however a concern about the insertion of the non-breathable internal wall linings to the shower area that would trap moisture between the lining and the historic fabric, thereby causing harm to the fabric.”* This proposal seeks to overcome the concerns raised by the Conservation Officer by providing an alternative solution which will ensure the protection of the boundary witchert wall to the north of the building.

The heritage report fully assesses any perceived harm which may arise from the proposed wall finish concluding that the that proposed finish will ensure the historic fabric is able to ‘breathe’ adequately such that there will be no harm to the historic fabric.



Internal Northern Wall

Insertion of Shower Room

The proposal seeks the retention of an existing shower room, located in the western end of the original outbuilding. The shower enclosure is located on the southern elevation of the original outbuilding which abuts the new garage extension. This is therefore set away from the witchert wall,



such that only modern material would be impacted by the use of the shower. Furthermore, the shower room benefits from a window, and an extractor fan, both providing ventilation. As noted in the accompanying heritage statement, such facilities are both commonly found and regularly granted consent in historic buildings.

In conclusion, there has been no harm to the historic fabric of the building as a result of the insertion of the shower room.



New shower, located on the southern wall

Concrete Floor

There is no evidence relating to the original flooring of the outbuilding and therefore, is not possible to assess the impact the existing flooring has on the curtilage listed asset. Without this information, it is not possible to determine whether the concrete floor has resulted in harm to the heritage asset.

Opening in the outbuilding wall to the garage

The opening to the garage is located on the southern elevation of the original outbuilding. It connects the original building to the approved 2005 modern garage extension (refs. 05/02087/APP and



05/02086/ALB). The new opening is therefore concealed from view and does not materially impact the visual appearance of the exterior of the building. The modern garage extension, connecting to the southern elevation of the original outbuilding has already harmed the historic significance of the building. Consequently, the limited impact on the fabric of a concealed area of the curtilage listed building, with limited heritage significant ensures no harm has been caused to the overall significance of the building.

Summary

In conclusion, this application is in accordance with Local Plan Policy BE1, as the proposal does not cause harm to the significance of the heritage asset. It is also in accordance with the national planning policy such that Listed Building Consent should be granted.

I look forward to receiving confirmation that the application has been validated and assigned to a Case Officer, but, if you have any queries or require further information then please contact me.

Yours faithfully,



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