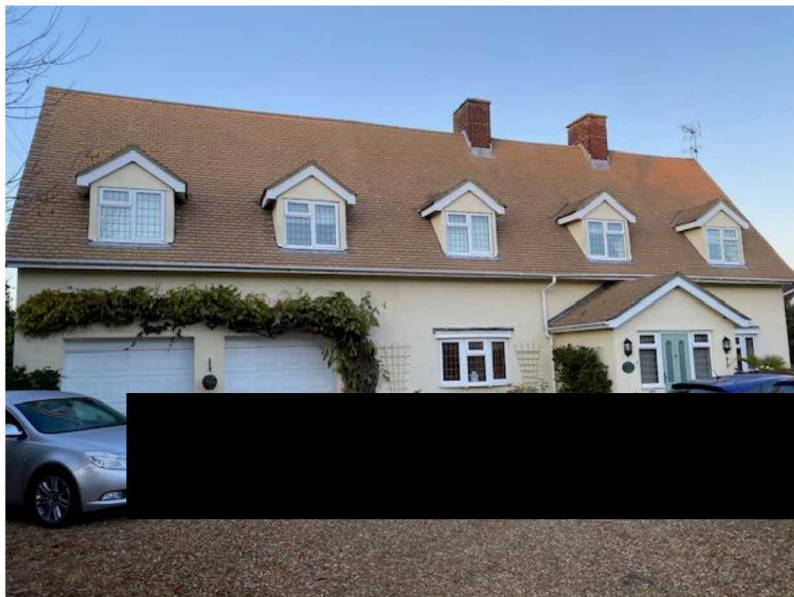


**HERITAGE ASSET ASSESSMENT/  
DESIGN AND ACCESS**

**In respect of an application for planning permission for  
a single storey rear/infill extension**

**at**

**Bellstop House, 71 Church Street, Gamlingay, Sandy, Beds, SG19 3JH**



## **INTRODUCTION**

Under Policy 128 of the National Planning Policy Framework any application for development that is likely to affect the significance of a heritage asset or assets is required to be accompanied by a description of the significance of the asset, including any contribution made by its setting.

An assessment of the potential impact of the proposed development on that significance must also be carried out and submitted.

## **SIGNIFICANCE OF THE IDENTIFIED HERITAGE ASSETS**

### **GAMLINGAY CONSERVATION AREA**

There are a number of listed buildings along Church Street and Church End. Of note is St Mary the Virgin Church, which is directly opposite the front of this property.

The Conservation Area is a significant heritage asset in terms of its aesthetic, historic and communal values.

## **PROPOSAL**

Planning permission was previously granted for a single storey conservatory/garden room in June 2001, which would have been in the location of the subject extension and having a greater footprint. That permission also included for a single storey rear extension between the existing house and a previously linked outbuilding (Planning Reference S/0899/01/F). The single storey extension was constructed and signed-off by SCDC's Building Control Department in March 2002, although the conservatory/garden room has not been built. As part of the development was carried out before the expiry of the Planning Permission, then permission for the conservatory/garden room may well be extant?

The proposal is a single storey, flat roof infill extension with a 'lantern' glass rooflight. This will achieve more practical access between the ground floor living room and the kitchen. This will also enhance the view and enjoyment of the outside space with this garden room/snug. The applicant currently has 3 young children and will be able to monitor them from most of the ground floor rooms with the proposed layout.

The extension will be constructed in materials to match the external finishes of the existing and previously extended parts of the house as closely as possible.

## **CONCLUSION**

The proposed re-configuration of the internal layout will substantially enhance the occupant's enjoyment/standard of living as well as their view and connection to the garden space.

The extension will have a smaller footprint than the conservatory/garden room which was previously granted Planning Permission in this location.

The proposed extension, sited as the rear of the property, is not visible from the street scene. Views towards the rear of the property are restricted by tall boundary treatment and vegetation.

The development is not considered to be detrimental to the character and appearance of Gamlingay Conservation Area, St Mary the Virgin Church or the neighbouring properties.



Existing Rear Views







Existing Rear Views





Existing Rear View