

## PLANNING & HERITAGE STATEMENT

**Site:** The Cottage, Rose Lane, Ripley, Surrey, GU23 6NE

**Description of works:** Repair and renovation of 8(no) windows and 1(no) door on the rear south elevation and 2(no) first floor windows on the side east elevation, whereby existing single glazed panes will be carefully removed and replaced with Slimlite double glazed panes.



The Cottage

## Site characteristics

This site contains a two-storey detached Grade II listed building located on the corner of Rose Lane close to the the Ripley village centre. The Cottage was listed in November 1985 and is located within the Ripley Conservation Area, within the designated Green Belt and outside of an identified settlement boundary.

The windows across the rear south and on the east side elevation are black-painted, timber-framed casement style single glazed windows. The first-floor master bedroom windows [windows 5, 10 and 11 on the plans] are the only windows that match the front façade windows with leaded lights.



## Policy Framework and Design Guidance

### Development Plan

The development plan comprises the Guildford Borough Local Plan: Strategy and Sites 2015 – 2034 (adopted April 2019) and the Local Plan: Development Management Policies (LPDMP) (adopted on 23 March 2023). Decisions on planning applications must be made in accordance with the policies of the development plan unless material considerations indicate otherwise.

A summary of the relevant planning policies is set out below

#### Guildford Borough Local Plan: Strategy and Sites 2015 – 2034

Policy	Summary
D3	Historic Environment

#### Guildford Borough Local Plan: Development Management Policies (2023)

Policy	Summary
D4	Achieving High Quality Design and Respecting Local Distinctiveness
D18	Designated Heritage Assets
D19	Listed Buildings

### National Planning Policy Framework 2023 (NPPF):

Chapter 16: Conserving and enhancing the natural environment

### Relevant planning history

Reference	Description	Decision
23/P/01270 & 23/P/01271	Application and Listed building consent for 8 replacement windows and door across rear elevation	Refused 03.10.2023
16/P/00502	Listed building consent for alterations to existing flat roofed, brick and glass extension, to create a pitched roof extension with a glazed link	Granted
16/P/00175	Alterations to existing flat roofed, brick and glass extension, to create a pitched roof extension with a glazed link	Granted

## The Proposal

The application seeks listed building consent to replace the 8no. existing ground and first floor rear windows spread across the rear façade, the existing back door and the 2(no) first floor side facing master bedroom windows on the east elevation. The current condition of the windows and door in situ has deteriorated due to age and general wear and tear. The previous application for replacement windows was refused and the application here is to repair and renovate all the windows and to add Slimlite double glazing where possible to create continuity and be in keeping with the external character of the Grade II listed building.

## Heritage Statement

Historic England officially listed the building in November 1985 and describe the property as:

*House. Early C18 with C20 extensions to left end. Colourwashed roughcast on rendered plinth with plain tiled, half-hipped roof to right, gabled roof to left.*

*Two storeys with first floor jettied on gabled cross wing to left. Front and rear ridge stacks to left, ridge stack to right. Wood framed leaded casement fenestration with 5 windows on first floor including "Venetian" window to right of centre over the entrance. One 4-light, first floor window in extension to left, one 2-light window below, 4 windows to ground floor centre and right. These to left and right of door under cornice hoods. Flat roofed porch with panelled pilaster piers to ends on scroll brackets. Angle bay window to right return front. C20 extensions to rear. Interior: ceiling frames visible.*



Within the immediate vicinity of The Cottage, and within the village of Ripley there are a number of Grade II listed buildings with a further 7 buildings on Rose Lane that are Grade II listed.

The Cottage has been described in the Ripley Conservations Area Appraisal as an Early 18<sup>th</sup> Century house with 20<sup>th</sup> Century extensions to left end, providing an L-shaped plan. Colour-washed roughcast on rendered plinth with plain tiled, half-hipped roof to right, gabled roof to left. Two storeys with first floor jetty on gabled cross wing to left. Wood framed leaded casement windows including Venetian window to right of centre over front door.

## Planning Considerations

The key issue relates to the impact on the designated heritage asset.

### Statutory provisions:

Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

### NPPF provisions:

One of the core principles of the NPPF ensures that heritage assets should be conserved in a manner appropriate to their significance.

Chapter 16 of the Framework addresses proposals affecting heritage assets and at paragraph 199 sets out that:

*'...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

The NPPF requires that the LPA should identify and assess the particular significance of any heritage asset and should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraphs 199-205 set out the framework for decision making in planning applications relating to heritage assets. The application here for the replacement of the existing 8no. black painted timber framed single-glazed windows and the back door across the rear elevation take account of the relevant considerations in these paragraphs.

The Cottage itself, dating from the early 18<sup>th</sup> Century, benefits from a 2016 approved extension for: Alterations to existing flat roofed, brick and glass extension, to create a pitched roof extension with a glazed link that has been implemented. The Cottage is set within its own relatively extensive and heavily wooded grounds with the cottage itself positioned adjacent to the road in the northwest corner of the plot. The front of the cottage can be seen from the road, but the rear is entirely secluded.

The significance of The Cottage lies in its architectural and historic special interest, including its historic 18<sup>th</sup> Century date, vernacular construction materials such as roughcast rendered walls and clay tiles, surviving historic plan form, architectural detailing particularly across the front façade including the feature window above the main front door and the wider positive contribution the heritage asset makes to the historic and architectural evolution of Ripley in its outlying position just outside the village centre.

Following the previous refusal that sought to replace the windows across the rear façade the works seek to repair and to remove rotting and blown timber and to splice in new joinery in situ as described in the accompanying Bryan Williamson schedule of works that is appended with the latest application. While repairs and renovations can be carried out within the requirement for planning approval or listed building consent the works being described intend to replace and refit Slimlite double glazing back into the frames and joinery as they are repaired. The intention for the back door is for it to be replaced with a more secure timber door on a like for like basis whereby the existing door, even if it were to be repaired would still not pass modern security requirements.

The existing windows across the rear façade already provide a mix of leaded and wooden dividing grilles where across the front façade the windows all provide characteristic leaded bars. The grille dividers at the rear and side to be repaired and restored in situ will conform with best practice and will therefore result in the repairs and renovations, and the new Slimlite double glazing remaining in-keeping with the historic appearance of the building.

## Summary

Given that much of the rear façade comprises later 20<sup>th</sup> Century additions to the building, as per Historic England's description in the sections above, it should be reasonable to consider that the repairs and renovations being proposed to reinstate the black painted frames, but with Slimlite double glazing inserts should be acceptable where the previous proposals for straight replacements were found to be unacceptable. The sensitive approach being proposed with this resubmission acknowledges the reasons provided in the last refused applications and can now be considered acceptable and that the works represent an appropriate approach in how to treat the listed heritage asset in the first instance, and secondly to meet the aspirations of the owner occupiers in their need to ensure the house itself can be reasonably draft free and with better thermally performing glazed windows within professionally repaired and restored frames. As such there will be no harm to the significance of the listed building itself and what makes up the building's special interest. In addition, the proposed 8.no replacement windows and the door across the rear façade and the 2.no 1<sup>st</sup> floor bedroom windows on the side elevation, where works are being proposed, will remain secluded from the public realm and appropriate in their combined appearance in order to retain and preserve the historic character and appearance of the Conservation Area and the heritage asset itself. The proposals have given due regard to Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, to the relevant Local Plan Policies listed in the sections above, including the overarching guidance in the NPPF, and planning permission and the associated Listed Building Consent should be granted.