

Planning & Heritage Statement

HOUSEHOLDER AND LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS AND WORKS

63 East Street, Crediton EX17 3BA

October 2023



Job No. 23.035

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October 2023

Mid Devon District Council
Phoenix House
Phoenix Lane
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EX16 6PP

HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS AND INTERNAL WORKS
63 EAST STREET, CREDITON EX17 3BA

Dear Planning

New Space Architecture are writing to you on behalf of Mr and Mrs Squance, in support of a householder planning and listed building consent application to replace window and make internal refurbishments, at 63 East Street, Crediton.

This planning and heritage appraisal with design and access statement should be read in conjunction with the submission plans and documents including:

- Drawing schedule (prepared by New Space Architecture)

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out a requirement for local planning authorities to have special regard to the desirability of *preserving the desirability and setting* of listed buildings and Conservation Areas, respectively.

This requirement is reflected through Section 16 of the NPPF, with para. 194 requiring that heritage assessments provide *a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal to describe the significance of any heritage assets affected, including any contribution made by their setting*. The statement, therefore, makes reference to the *relevant historic environment record*.

The assessment of heritage considerations has been undertaken in accordance with the requirements set out within 'Conservation Principles, Policies and Guidance' published by Historic England (formally English Heritage) in 2008. Its format is as recommended within the publication 'Analysing Significance in Heritage Assets Historic England Advice Note 12' to ensure compliance with the local and national statutory requirements.

Application Site

63 East Street, Crediton ("The Site") comprises a C18 Grade II listed, terraced house known locally as Vine Cottage, located on the north side of East Street, which hosts a townscape terrace dwellings comprising different ages, presenting the historic evolution and expansion of the street scene.

The Site comprises a two-storey dwelling, with the principal elevation hosting a double fronted entrance including a historic porch and timber sash windows of varying historic value.

To the rear, The Site includes a pitched roof rear tenement which projects a notable distance into the rear garden space. The secondary elevation (east), subject to this application, has less contribution to the public realm and is experienced only from private spaces. As existing, this elevation hosts a more modern fenestration.

According to the Crediton Policy Map, The Site is located within the settlement of Crediton (policies S12/DM25) and its Conservation Area (Policy S9).

Historic England's Map Search confirms The Site is Grade II listed, which the official list entry describes as:

House. Probably early C18. Plastered stone rubble; slate roof; end stacks with modern brick shafts. Plan: Single depth, 2 rooms wide with a room built over the cartway to the right; rear left service wing at right angles. Exterior: 2 storeys. Asymmetrical 4-window front. Deep, boxed eaves. Front door to left of centre with pilasters, panelled reveals and a moulded hood. 4-panel door with a plain overlight. At the right end paired boarded C20 doors to the cartway. 4 first floor late C18 or early C19 16-pane sashes; The 2 ground floor windows, which flank the front door, are C20 timber replacements glazed with 2-pane high transomed casements. Interior: The left hand room has a chamfered crossbeam with notches for a former partition. Wainey axial beam to ground floor right. Late medieval pottery has been found in the rear garden (information from the owners).

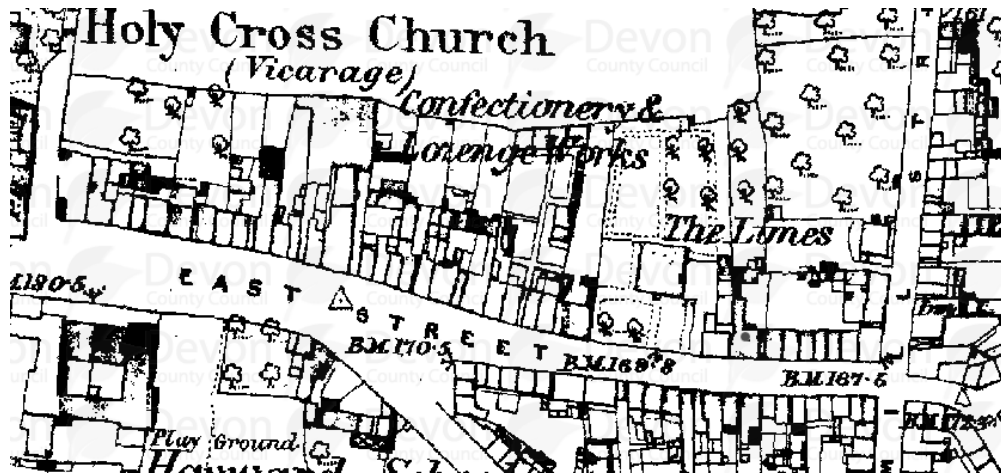
History

According to the public register, The Site has been subject to a historic approval for the *partial demolition and erection of new kitchen/dining room, bedroom and bathroom extension* (ref. 82/01174/FUL) and the more recent felling of a fir tree (ref. 14/01397/CAT).

The Tithe Map shows The Site as undeveloped land in the setting of Parish Church of the Holy Cross, identified as pasture through the Tithe Appointment.



The oldest map which shows The Site developed is the 1880 OS Map, which presents The Site including a rear tenement much as it exists today. In light of the planning history, namely ref. 82/01174/FUL, it is reasonable to conclude that whilst The Site had an original rear tenement, the existing structure is a more recent addition.



This map also presents the expansion of Crediton as a market town and the resurgence of the settlement following the Great Fire of Crediton in 1743. This growth was facilitated through improved connectivity to Exeter, including the railway built in 1851.

The development history of The Site and surrounding locality is broadly summarized within the Crediton Conservation Area Appraisal (CAA, 2003)¹, which explains The Site and *other residential areas [now] front through roads carrying varying amounts of vehicular and pedestrian traffic. Several of these areas experience heavy traffic, particularly Western Road, Mill Street, Exeter Road and East Street.*

As described through historic maps and as evident from the current street scene perspective, The Site (red) and has retained much of its historic character despite the changes in the townscape, including neighbouring dwellings which host more modern materials. However, to the rear of The Site, less sympathetic changes have occurred including altered fenestration.



¹ <https://drive.google.com/drive/folders/0B4CpCORtOQdTNjVPQWVRN054bnc?resourcekey=0-NaiYCabAo5eDNhWQVSnmMGw>

Proposed Development

The proposal seeks householder planning and listed building consent for replacement windows and internal works to facilitate refurbishments and improved layout.

The proposed description of development is as follows:

Householder planning and listed building consent for replacement windows and internal works

The proposed replacement windows would occur on the east elevation only with 4no. modern fittings being replaced with timber sash alternatives, complete with historically characteristic glazing bars.

Internally, the works would occur in the rear tenement and on the ground floor, a partition wall would be removed to create a galley style kitchen, with a step installed in place of a raised floor, to both level the kitchen and improve access between the kitchen and living area, lessening risk of damp. On the first floor, the existing store would be reduced in size to contain a family bathroom, with partitions moved to create a larger master bedroom with en-suite.

The upper floor of the tenement would have its ceiling vaulted in the interest of replacing failing ceiling joists and improving thermal efficiency.

For avoidance of doubt, no other operational development is proposed.

The Applicants intend to upgrade and enhance more modern windows, improving character whilst aiding thermal efficiency of the dwelling. Similarly, the internal works alter more modern partitions to create an improved living space fit for modern habitation.

Planning Assessment

This planning assessment has made regard to the adopted development plan, which comprises the Mid Devon Local Plan (adopted July 2020).

The CAA is also a material consideration.

Significance

The Site is grade II listed and within the Crediton Conservation Area, making it a designated heritage asset under the NPPF.

The special interest of the building its simple Victorian Architecture and historic street frontage which retains much of its early appearance and character, including sash windows and decorative covered porch.

Notwithstanding the rear tenement was a more recent extension, the principal elevation remains its key feature of significance, with visual contribution and communal value of the asset coming from its historic (if not original) fenestration, including windows, porch, and render finish. The simple frontage amongst the historically expanding townscape, near to the key arterial route of Crediton, is also a notable contributor of character, as it the historic presence among an evolving terrace.

The pre-application response (Appendix A) was also broadly supportive of the proposals.

Impact Assessment

To confirm, the only proposed development comprises the replacement of windows on the eastern elevation. All other works occur internally.

As evident from the below photos, the fenestration to be replaced comprises more modern fittings, evident from the openings and glazing type. The replacements would comprise more timely timber sash, complete with characteristic glazing bars, providing a modest but notable enhancement to this secondary elevation.



Internally, the works would remove only partition walls and more modern installations, retaining all historic fabric of the main building. The leveled floor also protects the historic core of the building from damp, which is currently an issue.

Through external enhancements and sympathetic internal alterations which retain the historic fabric of the asset, the proposal is concluded to result in modest enhancements to The Site which accord with Policy DM25.

Design

Residential extensions and ancillary development are required to accord with Policy DM11 and it is concluded:

- (a) The character and scale of The Site would be maintained, with the introduction of characteristic windows which are appropriate to historic context and setting.
- (b) The proposal includes no additional development within its curtilage that would lead to overdevelopment
- (c) The proposal includes no works which would have an impact to neighbour or occupant amenity, with replacement windows located on near to existing openings.

The proposal is considered to accord with the development plan on matters of design and amenity.

Access

Access to The Site would remain as existing, with no changes to the principal highway frontage.

Layout

The internal layout would maintain its broader historic arrangement, opened up at ground floor to facilitate a galley style kitchen and maintained as compartmentalised spaces on the first floor, albeit with replacement partitions.

Summary and Conclusion

The application seeks householder planning and listed building consent for replacement windows and internal works at 63 East Street, Crediton.

The proposal is concluded to result in modest enhancement to the designated heritage asset and maintain its architectural and historic significance in accordance with planning legislation and policy.

We trust the local planning authority have all they require to positively determine the application, but if you require any further information, please do not hesitate to get in touch.

October 2023

Appendix A – Pre Application



Tel:

e-mail: csutton@middevon.gov.uk

Date: 01 September 2023

Tom Squance
63 East Street
Crediton
EX17 3BA

Your Ref:

My Ref: 23/00518/PE

Dear Mr Squance

Proposal: OFFICIAL/SENSITIVE – Internal alterations
Location: 63 East Street, Crediton, EX17 3BA
Summary: Alterations needed, but overall proposal likely to be acceptable

Thank you for your preliminary enquiry received on 27 March 2023, and the site visit on 16 May 2023. I apologise for the delay in responding to you, which has been caused by an excessive workload due to me covering the whole district; this is the reason, but not justification for such a tardy response, and I thank you very much for your patience.

Relevant policy considerations

NPPF 2021

NPPG 2019

Historic England Advice Note 2: Making Changes to Heritage Assets

S1 – Sustainable development priorities

DM1 – high quality design

DM25 – Development affecting heritage assets

Principle of the works

Comments on the proposal

- no works to main front part (original) of the property - damaged front windows to be repaired but not replaced following your advice: **acceptable**.
- rear 2 storey tenement to be reconfigured on the ground floor through the provision of non-structural partitions to form a utility room and downstairs WC: **likely to be acceptable**. The existing plumbing routes could be utilised, minimising any additional alterations. Ideally the door would be side-hung rather than sliding, as this is a non-

traditional form of opening, but as there would be new partitions to form the WC, a sliding door may be appropriate there.

- rear tenement stepped floor to be levelled to lower point due to limited head height and opportunity taken to properly damp-proof floor to protect building (no damp-proofing against original structure): depending on system used, **likely to be acceptable**. While the rear tenement is in an appropriate location to be an extension, it does not appear to be contemporary to the house or the outside workshop, and the floor levels are not ideal. The northern end of the rear tenement would remain at approximately 1.9m ftc, and the proposal would increase the southern end to 2.1m ftc. However the revised plans appear to show the whole ftc in the rear tenement to be 2m as proposed. This should be clarified as part of the application. Hand excavation of the existing floor will be required to prevent harm to the historic (likely non-existent) foundations, and details of any new slab as a 1:5 section will be required. You may find it beneficial to conduct a trial excavation in the corner of the room to assess the existing situation. Regarding the damp-proofing, modern materials would not be suitable for a breathable building as they would not work. The composition of the walls of the tenement could be investigated at the same time as the trial pit to see what would be the best form of treatment for them. If they are breathable traditional construction, then encasing them in modern plasterboard etc. internally would only exacerbate any existing damp issues.
- rear 2 storey tenement first floor configuration to be re-arranged to allow existing wasted storage room to be able to be used as a functional bedroom with ensuite. Bathroom then to be moved to allow this. - **likely to be acceptable**. The current partition arrangements at first floor level in the rear extension are later insertions and not part of the building's significance. The proposed layout would likely be acceptable.
- first floor rear tenement roof to be 'vaulted' internally to allow for extra height: **needs justification**. This is not a typical arrangement for historic buildings like this one. The existing ftc is around 2.1m, and the proposal would be around 2.5m. While this is lower than the 2.8m of the main house at first floor level, it is still quite tall for a rear lower status extension. Giving information on how the lighting, servicing, and insulation arrangements would be accommodated without a ceiling would be useful, and how the vaulting would contribute to the building's significance. Are there any beams that might be revealed perhaps?
- rear tenement windows/ glazing positions tweaked to suit new floor layout and to be updated to double glazed in more heritage sash style to match main property body: **needs some investigation**. The walls should be investigated to check their composition. Should a new window be permitted, it will be expected to follow historic proportions rather than the 20th century ones currently in place in order to be considered as an enhancement. Double glazing is not routinely permitted in listed buildings due to its lack of positive visual qualities, its lack of longevity, and it not being the most energy efficient way to deal with heat loss, but as these would be new windows in more appropriate styles, then there may be an argument for the overall enhancement of the building. A maximum of 14mm DGU would be permitted, and all glazing bars would need to be integral, not applied.

Conclusion

The proposal overall appears to be suitable and is likely to receive support at application stage if the comments and queries provided in this advice note are taken into consideration.

Application information

Should you wish to submit an application following this advice, any application will need to be accompanied by the following information, ideally submitted electronically:

- Completed application form for both planning permission (for the window alterations only) and listed building consent (for the remainder) with signed ownership certificates
- The appropriate fee (this can be calculated through the Planning Portal)
- Location plan – based on up-to-date map and ideally at a scale of 1:1250, with the site boundary identified in red, and a blue line drawn around any adjacent land owned by the applicant
- Site plan – clearly indicating north, at a scale of 1:200 or 1:500, showing footprints of all buildings existing on site in relation to site boundaries and neighbouring buildings
- All relevant existing and proposed internal and external elevations and sections to a scale of 1:50 or 1:100. All plans should include the paper size, scale, and a scale bar
- Design and access statement
- Heritage Statement
- Photographs of the site and areas of alteration
- Existing floor-build-up section, first floor ceiling section, and wall compositions

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements on the Council's website at:

<https://www.middevon.gov.uk/residents/planning/apply-for-permission/national-and-local-validation-requirements-for-planning-applications/>

Items that will likely be required under condition if not supplied as part of the application:

- Window and door details for all openings of differing sizes including cross-section, elevation, materials, colour/finish, cill, recess, glazing
- Existing and proposed floor sections to a scale of 1:5
- Proposed first floor ceiling sections including materials, any insulation, servicing runs

Historic England

Historic England require applicants to approach them direct for pre-application advice. If you wish to obtain pre-application advice from Historic England please see their website

www.HistoricEngland.org.uk/EAS

Building Regulations

This advice covers planning law only and not building regulations. You may also need building regulations and you are advised to contact our Building Control Department on 01884 234974 or mail@nmdbuildingcontrol.co.uk for advice on Building Regulations before starting any works.

Advice disclaimer

Although pre-application advice is offered on a without prejudice basis, we will ensure that it is as

reliable as possible. It will be based on the available information and policies at that time, but will not be any guarantee that any subsequent application will result in a particular decision and will not be binding on the Council in any way. Our opinion may change during the formal application process as a result of views of consultees and other interested parties such as neighbouring residents. The final decision may also be made by Planning Committee, rather than by officers and it is possible that they may reach a different view.

Freedom of information (FOI)

Your enquiry, together with any response by the Council, may be released under a Freedom of Information request unless you advise us that the information is commercially sensitive. In any case, once an application is submitted and the proposal is in the public domain, then any pre-application discussions are likely to be released in response to an FOI inquiry

What happens next?

You can apply for planning permission online at www.planningportal.co.uk . Please submit clear drawings and the correct fee with your completed application form.

Yours sincerely

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Claire Sutton
Conservation Officer

Documents considered:

- 23.035.SQUANCE.01SK Proposed floor plans – May 2023
- 23.035.SQUANCE.01SV Existing Floor Plan – May 2023
- 23.035.SQUANCE.02SK Proposed Sectional Elevations – May 2023
- 23.035.SQUANCE.02SV Existing Sectional Elevations – May 2023