

SUPPORTING INFORMATION COMPRISING:

DESIGN & ACCESS STATEMENT

HERITAGE STATEMENT

PLANNING STATEMENT

**IN RESPECT OF A HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT APPLICATION
(retrospective) for modifications to existing house, addition of detached garage block and
alterations to ground levels**

At

Rosemount. Wicken Road, Leckhampstead MK18 5NZ

24 February 2024

ALB Planning

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1.0 INTRODUCTION

- 1.1 This application follows on from a previous approval, reference 23/00558/ALB. Whilst listed building consent was granted regarding unauthorised alterations to planning permissions 07/01077/ALB and 07/01078/APP; the 23/00558/ALB approval included an informative that separate planning permission was required for works due to the change in ground level and the insertion of roof lights.
- 1.2 It should be noted that following the permissions for 07/01077/ALB and 07/01078/APP; in 2008 revised plans were submitted and approved, references 08/00404/APP and 08/00403/ALB. Drawing number RM.L.BR.1.R2, as approved, amended the previous 07 approved scheme; it included a gable porch over the new front door; a flat roof to the office (no lead roll) and the plans also showed 2 small skylights in the utility and toilet. The 08 approvals contained no conditions other than the materials needed to match the existing materials.
- 1.3 This application is submitted in order to ensure that any unauthorised alterations, including those already granted listed building consent have both planning permission and listed building consent. So that these permissions override previous permissions.
- 1.4 Retrospective planning approval and listed building consent is sought for the end state position shown in the attached plans, of which the following details are highlighted:

Garage:

Slate tiles to roof rather than clay tiles; and
cladding in plain weatherboarding rather than the waney-edge; and
slab levels.

House:

Insertion of two small skylights on the flat-roof element of the rear extension, although these were shown in the permitted plans under applications 08/00404/APP and 08/00403/ALB.

Alterations to ground levels at the rear of the property - levelled through the use of a low-level brick retaining wall.

Painting of timber door and window frames in French Grey throughout.

Door to ground floor bedroom ensuite facing into room.

Details on materials for the external surfaces and slab level details.

Window design in study and door design in front elevation.

- 1.5 This application includes:
- Location Plan, drawing no. RM01.
 - Block Plan and Garage, drawing no. RM02.
 - Ground Floor existing, drawing no. RM03.
 - Ground Floor proposed, drawing no. RM04.
 - Existing elevations, drawing no. RM05.
 - Proposed elevations, drawing no. RM06.
 - First Floor existing and proposed, drawing no. RM07.
 - External materials.
 - Slab levels cross section.
 - Slab levels Plan.
 - Ecology and trees checklist.
 - CIL form.

2.0 SITE CONTEXT

- 2.1 The site is located to the eastern side of Wicken Road. Formally two cottages, it is a grade II listed building.

3.0 HERITAGE

- 3.1 Legislation relating to listed buildings is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act place a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings.

- 3.2 The listing description states:

“Former pair of cottages, now one, at right-angles to road C17 and C18. Coursed rubble stone, timber lintels to openings, thatched roof. C17 cottage to right of S. front has central stone stack, one-and-a-half storeys, two bays. Ground floor has leaded casements, 3-light to left, 2-light to right, and paired C19 casements to windows in thatch. Central door under modern gabled porch. C18 cottage to left has brick stack to left gable and two storeys, upper one slightly in thatch. Three bays: 3-light casements in ground floor outer bays, leaded to right; paired C19 casements to first floor, leaded in two right-hand bays. Central door with six glazed panels. Modern extension to rear.”

- 3.3 The works were considered previously and the historic buildings officer said that the alterations are acceptable in principle for the following reasons:

Garage

The use of slate rather than clay for the roof tiles is more in keeping with neighbouring properties along Wicken Road and the general character of the area. The plain timber weatherboarding used to clad the garage is common on ancillary outbuildings/barns and is also in keeping.

Skylights

Although normally discouraged on heritage assets due to their visual impact and potential to cause water ingress issues over time, the two skylights are positioned in discrete locations on the modern flat-roof extension greatly limiting their visual impact, and do not feature in key views of or from the LB. They also substitute a proposed rooflight on the south-east facing slope of the kitchen extension which was approved and would have had a similar impact.

Brick Wall and Slab Levels

A brick retaining wall has been erected around the northern perimeter of the LB creating level walkways along the rear elevations. The wall is constructed to a height of approximately half a metre, using tumbled or reclaimed red bricks in an English Garden Wall bond with headers on edge as copings. The wall extends northwards along the driveway leading to the new garage, tapering-off as the ground levels rise, and ties in aesthetically with the approved brick plinth of the new garage, as well as the historic brickwork of the gable-end chimney stack. The wall does not encroach significantly on the LB's garden curtilage and has an overall neutral impact on its significance.

New Paint Scheme

The sage green (French Grey) paint scheme applied to the majority of timber-framed doors and windows throughout, is a neutral earth tone commonly accepted on historic properties such as Rosemount Cottage and is considered to be an aesthetic improvement to previous, inappropriate modern stains.

- 3.4 Subsequently, it is anticipated that the retrospective proposals in this application acceptably preserve the architectural and/or historic interest of the listed building and therefore

complies with the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and Local Plan policy BE1.

4.0 OTHER PLANNING CONSIDERATIONS

4.1 With respect to application reference 07/01078/APP and 08/08/00404/APP, it was concluded that the works would not adversely impact upon character or appearance of the listed building or the surrounding area. It was also concluded that the works would not impact upon the amenities of nearby residential properties. Whilst a new Local Plan has been adopted since those decisions were issued, the works remain acceptable when considered against the existing Development Plan.

5.0 CONCLUSION

5.1 The application is in respect of works that have been carried out following previous planning permissions and listed building consents.

5.2 The last Listed Building Consent accepted the materials used, the sky lights and the slab levels. So in terms of the householder planning permission for these elements, it is anticipated that it is all also acceptable.