

Benhall Place, Benhall Low Street, IP17 1JF

Applications for Planning Permission and Listed Building Consent

1 March 2024

Introduction

This is an application for Full Planning Permission and Listed Building Consent for alterations to Benhall Place, Benhall Low Street, a Grade II listed building.

Description of the proposals

A new garden room was granted permission in C/12/2000 and built thereafter. The layout has a lobby and toilet that replicates two adjacent spaces. The proposal is to;

1. Make the new building into one room, with a dining area and a sitting area on the western end.
2. Replace the existing windows and doors with 3 sets of metal framed doors, a metal framed window on the western end and four conservation roof lights that match two installed on the rear pitch. These changes will provide a sunny sitting area and increase the levels of light into the living room.

Appearance and materials

The proposals will simplify the appearance of the garden room, making it a more discrete element.

Metal windows are proposed, as several of the historic windows on the Northern (street) facade are steel, as are some of the windows in the family of agricultural buildings that complete the 3 other faces of the farmyard. These will also be sympathetic to the two existing and four proposed conservation roof lights.

Conservation

Benhall Place's listing citation is;

TM 36 SE BENHALL LOW STREET (west side)

2/18 Benhall Place -

GV II

House. C18. L shape plan. North west wing: red brick, faced in white brick, plaintiles to front, pantiles to rear. 2 storeys. 4 window range, modern 3- light casements, those to the first floor without glazing bars; one blank panel to first floor; segmental arches. The ground floor windows are set within segmental-arched recesses. Doorway with 6-panel door, the upper 2 panels glazed; modern flat-roofed brick porch. Brick eaves dentil cornice. South east wing: painted brick, plaintile roof. 2 storeys. 3 window range, sashes with glazing bars in flush-frames; segmental arches. Central doorway with inset 6-panel door, the upper 2 panels glazed, semi-circular fanlight with glazing bars; panelled reveals; timber portico with square columns and glazed entablature. Eaves brick dentil cornice. The north east facade has a 3-light canted bay, sash windows with glazing bars. To the west is an attached range of brick and pantile outbuildings forming an enclosed courtyard.

Heritage Impact Assessment

This works are all within a new building, that is set within a private court. The existing facade has a mix of openings, some that match the original house and some that don't. The proposal will make a much simplified form that is clearly of its time and relates better to the family of simple agricultural buildings that complete the 3 other faces of the farmyard.

In our assessment therefor, the proposed changes to the kitchen are beneficial to the listed asset.

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2. Garden Room



Existing



Proposed