

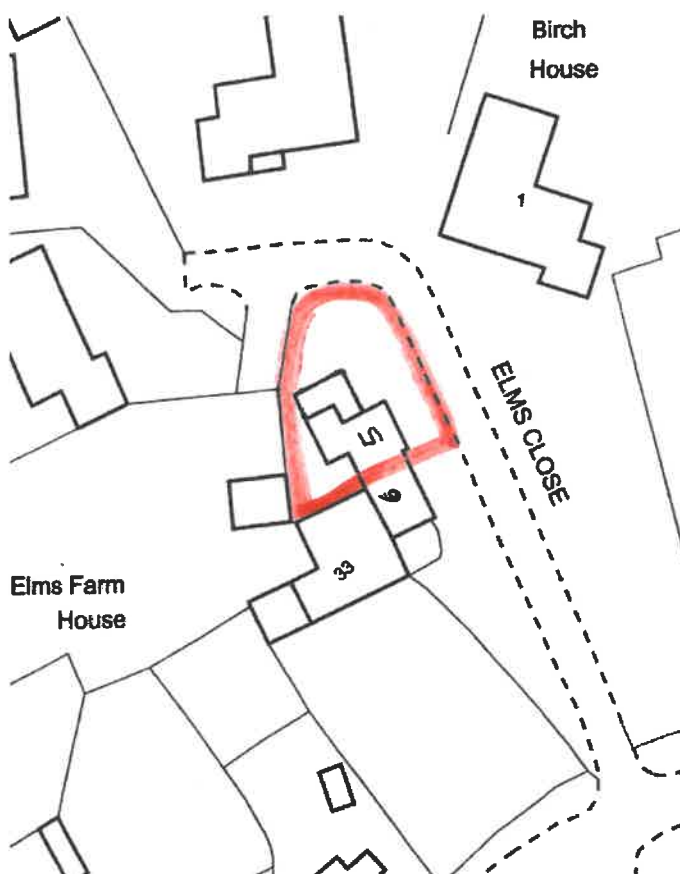
Applicant: Mr C Rowbottom

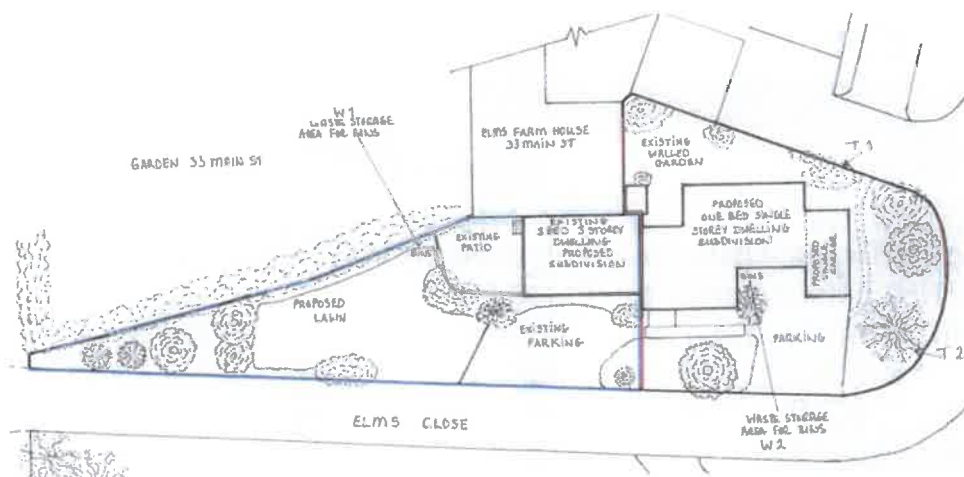
Design & Access and Heritage Statement - 5 Elms Farm Cottage, Elms Farm Close, Rempstone LE12 6RF

List Description:

Elms Farm Cottage is Grade II listed building covered with its neighbouring farmhouse by the NHLE listing entry for 'ELMS FARM COTTAGE ELMS FARMHOUSE,' (NHLE ref: 1242241, date first listed: 12-Oct-1987). The two-bay, two-storey plus garret cottage is of traditional construction in red brick and slate and is set upon a plinth, which is rubble in parts. It is set back from the Grade II listed farmhouse to which it is attached. Both buildings date to the late 18th century. It is located centrally within the settlement at Rempstone.

Map - identifying 5 Elms Farm, 6 Elms Farm,





Plan demonstrating the historic subdivision of the listed property to form three separate dwellings

To provide context the property fronts Elms Close (east) and comprises a single storey dwelling incorporating an attached garage. Elms Farm Close has been redeveloped with the construction of four modern dwellings. 33 Main Street, 5 Elms Close and 6 Elms Close are the only listed dwellings on Elms Close. Due to Elms Close being a private (non-public right of way) road, 5 Elms Close is not viewable from the public road and has a densely planted front garden which offers further screening of the property from the open character of the adjoining properties who have low level planting and open frontages.

The buildings (Elms Farmhouse and Elms Farm Cottage) were listed on 12th October 1987 prior to the subdivision of the site to form two dwellings. In 2014 Elms Farm Cottage was further subdivided with the creation of a one bed dwelling as part of approved application 14/01453/FUL. Due to the date of the listing the modern extension was noted by Rushcliffe Borough Council to be present at the time of the listing and LBC was required for a change to the fenestration although technically separated by the division in the curtilage of the property as a result of the 2014 application.

80/10655/HIST - Convert Elms Farm into two separate units and construct new garage.
Granted 14.08.1980.

80/10659/HIST - Erect additional single garage associated with conversion of Elms Farm.
Granted 14.08.1980.

The current application seeks permission for a change to the existing fenestration within the principle elevation of the property. It is noted from the above listing that no reference is made to the part of the dwelling within the listing description.

The below is an extract from the case officer's delegated report in 2014 which demonstrates the lack of historic merit in the subdivided single storey cottage to which the current application relates:

The existing garage to be converted was constructed in the mid 20th century and is not considered to be of architectural or historic interest. The proposal is to block in the existing garage door and replace with a timber casement windows with top hung sections. Details are submitted showing how the design could incorporate double glazing. The windows will be similar to some of the 20th century replacements on the east elevation. Although not of precise traditional sections and dimensions the window will be within a 20th century element of the building and the more modern detailing would help the window to read as a modern addition in a traditional style helping legibility of the buildings development.

The above extract acknowledges that there is a clear distinction between the character of the late 18th century cottage and the 20th century extension that is the entirety of 5 Elms Farm Close.

The current proposal seeks consent to remove the existing 6no modern "Georgian" style windows within the principle elevation of the property to be replaced with timber casement windows more in keeping with the fenestration within the dwelling to which it is attached (22/01137/LBC). The current fenestration is beyond repair as is demonstrated in the image below.





The existing fenestration has mock Georgian multi pane windows within the principle elevation which are proposed to be replaced. Fenestration specification are hardwood heritage units based on a 4/6/4 unit as demonstrated in the attached drawing submitted in support of this application. The profile includes integral glazing bars, not planted, a profile ovolo mould flush fitting with cil. External woodwork is to be painted in white to match the existing. The existing windows are not original to the windows that were present in the listed building at the time of construction of the extension and sub-division of the property and offer a neutral benefit to the property. The replacement fenestration will, it is considered, offer a neutral benefit to the property and as such no harm is caused as a result of the changes proposed.

The current windows, with rotten wood frame are not considered to be energy efficient and the replacements will offer improved energy efficiency.

Conclusion: The current fenestration is not considered of historical importance within the context of the site and the Listed building to which it is attached and it is believed the replacement windows are better related to the improvements in fenestration made to the adjoining property 6 Elms Close for which Consent was issued by the Local Planning Authority in 2022.