

Heritage Statement

68 Thrupp Lane, Thrupp, Stroud, Gloucestershire Erection of second storey extension and erection of detached garage and car port.

Variation of Condition application further to Householder Planning Permission reference S.22/1503/HHOLD dated 15.12.2022

1. Introduction

Purpose

This statement is written to comply with paragraphs 128 and 129 of the National Planning Policy Framework 2012 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contributions made by their setting, as stated: 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

The proposal

The application seeks to vary condition 2 of the original consent to provide updated drawings depicting the as built west side terrace and north side path, retaining wall and railings.

The Heritage Assets and significance

Listed Buildings in the proximity of 68 Thrupp Lane

1. 62 Thrupp Lane (Marlyn House, Formerly listed as Thrupp Cottage) Grade II listed (1 May 1951) entry number 1223145. [Positioned 41 meters to the south side of 68 Thrupp Lane.]
5227 (South side) SO80SE 27/21.5.51112. Early C19 Ashlar Mansard roof, 2 storeys. 3 ranges of double-hung sash windows and glazing bars. Wrought iron veranda to ground floor. Listing NGR S08620303901.
2. Railings at the Front of Woodbine Cottage Grade II entry (1 May 1951) Number 1223243. Formerly listed as cottage attached to Thrupp Cottage. Railings in front SO 80SE27/513. Hammerdressed rubble. Mansard slate roof. 2 storeys and attics. 3 ranges of mullioned windows with hoodmoulds, 3 attic dormers with casements. 1 ashlar chimney. Iron railings to road. [Positioned 65 meters to the south side and around the corner from 68 Thrupp Lane.]

3. 57 and 59 Thrupp Lane. Grade II. Entry (25 June 1974) number 1223244.5227 (North and West side) SO 80 SE 27/515. Early C19. Hammerdressed stone, Pitched- stone roof. 3 storeys. 2 ranges each of segment-headed casements (No 59 with glazing bars). 1 storey extension to each to north and south respectively. (No 57 with stone roof). [Positioned 45 meters to the south side of 68 Thrupp Lane and raised on the hill above.]

4. The Thrupp. Grade II Entry (25 June 1974) Number 1223144. 5227 (South side). SO 80 SE 27/1. Early C19. Ashlar, 3 storeys. 4 windows (double –hung sash and glazing bars). Door with fanlight and elegant stone portico with 2 Tuscan columns and entablature. Crowning cornice and blocking course. Stable yard to north west . Extension to north, with 2 ranges of double –hung sash windows with glazing bars. [Positioned 110 meters to the south side of 68 Thrupp Lane, lower down the hill].

Planning history

S.21/0563/FUL Former Coach House 62 Thrupp Lane- Show stove flue and reposition velux rooflight

S.212/ 0439/ LBC Conversion and extension of existing Coach House to form dwelling. Update of previously consented scheme ref S.19/2751/LBC to show external metal stove flue

S.21 /0265/LBC Provision of external stove flue

S.19/2750/FUL Conversion and extension of existing coach house to form dwelling

S.19/2751/LBC Conversion and extension of existing coach house to form dwelling (386202-203900)

S.19/1166/LBC Formation of new doorway in place of existing window and removal of existing external wall

S.18/2169/LBC Conversion of existing coach house to form dwelling including reinstatement of original lean to and formation of new access

S.08/2242/FUL 57 Thrupp Lane, Erection of first floor extension
Consultations

S.04/0114/FUL 59 Thrupp Lane. Erection of extension with internal and external alterations.

03.1416 The Thrupp. Carport for Flat 4

02/925 The Thrupp Conversion 2 outbuildings to two dwelling and creation of access.

1. Impact on significance

Development plot some 41M from 62 Thrupp Lane (Marlyn House) and further away from other listed properties.

Setting of 62 Thrupp Lane already changed by conversion of Coach House with formation of new access and removal of some 80 odd trees and significant shrubbery ground cover from it's and the Marlyn House curtilage.

Setting of The Thrupp – conversions of outbuildings and new access formed.

57 and 59 Thrupp Lane- both extended with internal and external changes.

2. Avoidance of harmful impact

The structurally required retaining wall to the path on the north end of the house has been reduced in height at its western end such that the wall for its full length sits below the height of the boundary fence with 62 Thrupp Lane (Marlyn House). The railings atop the retaining wall are required under Building Regulations due to the drop from path level to adjacent natural ground slope, increasing from east to west beside the wall.

The application for variation of condition relates primarily to the disposition of hard landscaping and the location of the retaining wall, the hard landscaping taking the form of a terrace on the west side of the house which has been brought fully in line with that delineated on the planning permission site plan, with the exception of a flight of steps which would have been impractical to construct due to necessary routing of foul drainage. The paving of the path on the north side of the building is extended widthways solely to act as a coping to the structurally required retaining wall, however the railings define its useable width to that as per the approved plan.

A zone of soft planting nominally 900mm wide beyond the edge of the paving of the western terrace has been established with box hedging to contain the useable extent of the paved area, with a graded slope down to site natural topography beyond.