

INTRODUCTION

In accordance with feedback from South Gloucestershire Council (SGC) this planning/heritage statement is provided in support of a full planning and listed building application to regularise amendments to planning approval No. PK18/4696/LB & 18/4697/F.

Proposed amendments include pre-agreed variations to the original approvals along with remedial works to ensure that completed structures are brought into general accordance with previously consented works. Whilst proposed amendments have been the subject of previous discussions with SGC Officers, they have not formed the subject of formal applications hence the requirement to regularise.

This statement references correspondence from South Gloucestershire Council summarising their pre-application comments over the requirement for and acceptability of proposed variations/remedial works. Given that the agreed amendments involve material changes they are the subject of this specific application for planning and listed building consent.

In accordance with pre-application discussions, this application also includes supporting details regarding outstanding matters covered by planning conditions (i.e. render specification/sample panel and internal staircase details) attached to the original approval including Condition Nos 2e/3e & 4a/5a & 10/9 PK18/4696/LB & 18/4697/F).

These additional details were presented to SGC representatives and accepted by SGC representatives in pre-application discussions (Emails dated 26.02.24/22.03.24). It was also agreed that these supporting details could be provided as part of the scheme of amendments. Whilst render details have been pre-agreed in principle, a sample panel will be provided on site for final approval if required (Rear extension).

Supporting Drawings

Following pre-application consultation the attached drawings are provided in support of this application :-

- 1945-SLP-01 – Site Location Plan
- 1945-EBP-01 – Existing Block Plan
- 1945-PBP-01 – Proposed Block Plan
- 1945-P-01 – Proposed Roof Plan
- 1945-P-02 – Proposed Ground and Basement Floor Plans
- 1945-P-03 – Proposed South Elevation and Verge Detail
- 1945-DET-01 – Proposed Basement Staircase Details
- 1945-DET-02 – Proposed Eastern Staircase

1945-PS-01 – Eastern Staircase Photosheet

In advance of this submission of this formal application copies of the above drawings were circulated to South Gloucestershire Council Officers for comment. A range of matters were clarified in the course of discussions with SGC Officers including the use of thatch/flue installation, and it was agreed that these items should not form part of this planning and listed building application.

Outstanding matters raised in discussions with Council representatives were then summarised in a circulated schedule of remedial works corresponding with the above drawings.

PLANNING HISTORY

The existing property benefits from an existing replacement extension (PK18/4696/LB & 18/4697/F) which replaced part of the original pre-1948 structure. This extension involved an extended single storey element and this design approach involving 'proportionate extensions' is maintained under the proposals which are integral to this planning and listed building application.

Consent was refused last month for the discharge of Planning Condition Nos 9 & 10 of Consent Nos. PK18/4697/F & PK18/4696/LB. This was on the basis of a lack of supporting information and the acceptability in the case of the proposed render. In these circumstances we provide additional details on the internal staircase repairs and a revised render specification under this current planning and listed building application (See Previous Discharge Conditions below).

CONTEXT

The context for development is defined by the planning policy framework and the implications of previous decision making on the site. The site context is identical to that considered at the time of the previous approval Nos PK18/4696/LB & 18/4697/F.

This development site located on the eastern periphery of the settlement of Cold Ashton within the Bristol and Bath Green Belt.

The main building is a Grade II Listed within Cold Ashton Conservation Area in open countryside within the Cotswolds AONB.

The Development Plan is comprised of :-

South Glos Local Plan Core Strategy (Dec 2013)

CS1 High Quality Design

CS4A Presumption in favour of sustainable development

CS5 Location of Development (incl. Green Belt)

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS34 Rural Areas

South Glos Local Plan – Policies, Sites and Places Plan (Nov 2017)

PSP1 Local Distinctiveness

PSP7 Development in the Green Belt

PSP8 Residential Amenity

PSP11 Transport Impact Management

PSP16 Parking Standards

PSP17 Heritage Assets and Historic Environment

PSP38 Development within existing residential curtilages incl. extensions and new dwellings.

PSP43 Private Amenity Space Standards.

SPGs

South Glos Design Checklist (2007)

South Glos SPD Residential Parking Standards (2013)

National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework (NPPF) Sept 2023

The National Planning Practice Guidance (NPPG) March 2012

PROPOSALS/ANALYSIS

Based on the existing site context, the planning history (See above) and the direct feedback from South Gloucestershire Council representatives, a series of revised design proposals have been formulated for the subject site.

This statement highlights previously stated assumptions in the context of the proposals which have been amended to address material planning considerations raised in previous decision making/preapplication considerations. The proposals are based on a clear understanding of the historic form of Thatched Cottage and its assessed contribution to the local character and distinctiveness of the setting of the designated heritage asset (See Heritage Statement).

The proposals involve development within an existing residential curtilage and under Policy PSP 38 alterations to a property are generally supported subject to design, amenity and transport considerations.

The implications of national heritage legislation are commented upon in individual sections including Section 16 of the NPPF.

The general format and assessed acceptability of the revised set of proposals which form the subject of this planning and listed application are summarised below and shown on corresponding drawings : -

§ An alternative design showing a reduction in the size and number of window openings to achieve break up of basement elevation;

This revised treatment shows the removal of existing windows and their replacement with No.2 reduced scale windows which are reflective of the original approval. Council representatives agreed the precise scale and location of replacement windows during pre-application discussions. In accordance with the original approval buttresses are added to break up the visual impact of the glazing. This revised arrangement will focus views on the upper heritage asset to enable it to make a more positive contribution to the local character and distinctiveness of the asset. This is already a highly visible listed building given its elevated visual prominence. Both design options seek to ensure that visual interest is focussed upon the heritage asset and not its underlying basement/undercroft.

A 1:100 detail of this intended feature is shown on the attached Drawings (*Proposed Ground and Basement Floor Plans /South Elevation and Verge Detail Drawing No.1945 - P - 03*) along with its plan treatment (*Plan of exterior sitting area*).

This previous pergola associated with this variation has been omitted at the Council's request. Given the local topography and garden design the revised window openings, and related elements of the listed building, are only visible from short-range viewpoints in the garden area. There are no medium or long-range views of the basement given the existing local topography.

§ Reduced width coping stones (40mm Ashlar Cotswold Stone) shown on attached drawings have been amended so that design is fully reflective of the original approval. Council representatives agreed the precise size and extent of replacement stone and treatments during pre-application discussions.

The existing stone upstand to the roadside would be removed and replaced with a slate roof verge detail which would be carried over the wall to reduce its height. This roofing detail is reflective of other treatments on the property (See Drawing No.1945-P-03 Proposed South Elevation and Verge Detail).

The original historic frontage walling in this location required comprehensive rebuilding as a result of its lack of adequate foundations. The 'scallop shell' detailing to the main road side wall was changed to reduce the imposing high section of wall. It also addressed water ingress/run off issues which resulted from having a large section of south facing stonework above the roof level. The revised detailing is also appropriate in the context of this cottage as the outbuildings maintain their subservient nature to the heritage asset. The amendment also mirrors the detailing of the replacement lean to the original heritage asset and this variation is not therefore deemed to affect the character of the special architectural or historic interest of the listed building.

§ Frontage Walling reinstated at increased height;

The existing walling to the west of the main building (Thatched Cottage) is to be replaced at 900mm. Following recent discussions with SGC Council representatives it was suggested that roadside walling should be reinstated at 900 mm. This walling is shown on A 1:100 detail of this intended feature is shown on the attached Drawings (See *Proposed South Elevation and Verge Detail Drawing No.1945 - P - 03*) along with its plan treatment (*Plan of exterior sitting area*).

It was acknowledged in pre-application consultation that the subject building and related curtilage structures were in an advanced state of dilapidation prior to previous approval being granted. Much has already had to alter as part of restoration process to put the original building (Thatched Cottage) into a viable use consistent with its conservation. This said the proposed alterations and replacement works to the listed building and its curtilage structures are founded on the desirability of remedial development making a positive contribution to its local character and distinctiveness. Council representatives received copies of the attached proposal drawing and agreed the precise height and extent of replacement walling during pre-application discussions (See *Proposed South Elevation and Verge Detail Drawing No.1945 - P - 03*).

§ Full height rear extension window;

This item relates to the replacement of the existing French doors with a full height window in the rear extension to the main building (Thatched Cottage).

Following recent discussions with SGC Council representatives it was suggested that a window would better reflect the existing approval. A window is therefore shown on A 1:100 detail of this intended feature is shown on the attached Drawings (*Proposed South Elevation and Verge Detail Drawing No.1945 - P - 03*) along with its plan treatment (*Plan of exterior sitting area*).

§ The door in the lean to be removed and replaced with a window to match the size of the original pre-2018 window. This replacement to the already extended section of the property does not

§ New Lintel added above the existing First Floor window.

This variation has been discussed with Planning & Conservation Officers in pre-application discussions. Given the exposed nature of the site it was pre-agreed that the stone heads or lintel details might be omitted from the new extension (Door/Upper Window). A continuous render system afforded additional protection given the extreme weather that the site would be exposed to. However following discussions lintols have been included to upper and lower windows (See *Proposed South Elevation and Verge Detail Drawing No.1945 - P - 03*).

§ Raised Flue

This variation shown on Drawing No. 1945-P-03 Proposed South Elevation and Verge Detail has been discussed with Planning & Conservation Officers in pre-application discussions. A fireplace connection was conditioned under as part of the discharge process (SGC Ref No. 1945-P-05-A/PK18/4697/F & PK18/4696/LB) this amendment was not specifically discussed with the Conservation Officer. As part of discussions in 2020 over the use of Thatch the flue was connected to a new internal stove. The adjacent use of combustible thatch required that the flue height was raised to accord with related fire regulations.

§ **Reinstatement of the approved basement steps and stone planters** integrated into the sloped garden.

§ **Larger Window** The original wall into which this opening is included collapsed during reconstruction of the roof. There was an existing window in this wall. The previous smaller window was not a recorded historic feature in the listed building and it was suggested that a larger opening could provide more natural light to the utility room. The revised opening was put in as rooflights above proved impossible for weather and eco-proofing reasons. The associated cost implications of replacing the collapsed historic structure and required changes have been previously highlighted during the house restoration. It became clear that overall improvements were unviable without practical amendments.

§ **New Opening** There was a similar window in this position in the southern elevation of the original lean to and as part of minor variations it was suggested that this could be replicated. Discussions also focussed upon the potential use of powder coated aluminium window treatments in the southern elevation to give better weather protection given the extreme weather that the site would be exposed to.

Submitted Drawing Nos. 482-403 & 482-404 attached to the discharge application show this replacement opening as W7 in its current position.

§ **Stone Steps** Following the Covid outbreak in March 2020 these steps were not implemented owing to the practical challenges around their implementation and funding. These remain part of the current application but their implementation will proceed when suitable funding is available. ~

There is no basic impediment to the implementation of this feature. It is therefore intended that the works will be implemented. Given that the landscaping of the rear garden area is still not completed, ground levels will need to be fixed before final step positions are set. SGC would be notified of any required amendment should this be required.

§ Tiered Walling Following the Covid outbreak in March 2020 this walling was not implemented owing to various practical challenges around implementation. Despite making several attempts to contact Council representatives in early 2020 the Council were never formally notified of these challenges. However it is intended that these walling works will now be implemented with minor amendments as there is no practical impediment to their construction. Given that the landscaping of the garden area is only part implemented this element will form the final element of the external works.

Discussions have confirmed that during construction the small 'lean-to building' in this location collapsed and had to be rebuilt. The Council were formally notified of this position and its corresponding implications. The deteriorated state of that part of the historic asset revealed additional information regarding the original roof construction. Features were therefore recorded by the appointed architects to improve their understanding of the particular significance. More specifically evidence was found of a larger opening originally to the rear the roof pitch was only 14 degrees so had to be raised for the slate roof to be incorporated. The lead soakers and coping detail added a further 300mm to visual height on the road side so 300mm is made up with the angle of the additional 150mm upstand and 65mm coping as it hits the house so ridge line has only raised around 100-150mm to create the correct angle

A revised arrangement at the basement level with approved stone steps will lead to boxed planters with tiered walling around the existing terrace area. In accordance with the original design the implementation of the permitted stone steps and tiered stone walling will serve to break up the bulk and massing of the amended basement treatment.

The consented scheme already includes stone planters around the south-eastern corner of the basement and the permitted rill water feature (East). There is also tiered walling to the east. However additional planters and associated planting will ensure screening along the entire basement frontage to break up the visual mass of the basement wall. They will also provide visual interest whilst architecturally bedding the undercroft of the heritage asset more successfully into the surrounding landscaped garden area.

The revised arrangement at the basement level also mirrors the permitted stone planters on the western side of the basement frontage on the eastern side to achieve the same overall objective.

Energy Conservation

The proposed variations and remedial works will significantly improve the thermal efficiency of this existing residential property. The reduced openings will still allow for additional solar gain with energy stored in the thermal mass of the groundfloor and basement floor throughout the day. This heat is then slowly released overnight to help maintain a more constant temperature within the spaces and a healthier building environment. The life expectancy of utilised contemporary materials far exceeds those of more traditional materials.

Green Belt

For the purposes of assessing the original proposals in Green Belt terms, the scheme was considered as extensions to the existing property. As such the currently specified variations and remedial works are not inappropriate development under para 147 of the NPPF as no additions (or new development) are proposed over and above the size of the original approvals (*National Planning Policy Framework 2023*).

A detailed assessment of the intended scale of development was provided in support of previously approved proposals (SGC Ref Nos. PK18/4696/LB & 18/4697/F)) in the context of the original building and previous additions to the property.

Previous Discharge Conditions

Following pre-agreement with SGC representatives, staircase repair and render details are being submitted as part of the scheme of proposed amendments in this planning application. These details directly address previous outstanding conditions under the following consents:-

PK18/4696/LB

This will cover the outstanding discharge item covered under previous **Condition 3e** including large scale details of the new basement staircase. These details have previously been discussed with relevant South Gloucestershire representatives.

PK18/4697/F.

Condition 9 A sample panel will be assembled and left for onsite inspection

Supporting Planning/Heritage Statement on behalf of the applicants

Full Planning and Listed Building Consent

Amendments to approved Planning & Listed Building Consent Nos. PK18/4696/LB & 18/4697/F.

SGC Ref No. PP-12973968

Drawings to address **Condition 4a** (Repairs to staircase – (Eastern drawing room) as per the wording of the related condition.

In accordance with Conditions 9 & 10 of the above consents a previous alternative option has been agreed with SGC representatives based upon the agreed option of a Lime based rough cast render.

In accordance with the above condition a 1m X 1m sample board will be provided on site for the proposed application inspection.

CIL

Under the South Gloucestershire Community infrastructure levy (CIL) and S106 planning obligations guide SPD (*Adopted March 2015*) this development if approved would not be liable to CIL charging.

Materials

Stone planters/Walling:

These will be constructed of coursed rubble Cotswold Stone with lime mortar to match the existing stonework. Mortar recipe to be 1 part NHL 3.5 to 3 parts sand, 0.5 part Cotswold Stone Dust. Stone planters to have Cotswold Stone copings to match existing building. Planters to contain plants and long grasses to screen the stone walling. (See Long Barn example).

Tiered Walling and Steps will be provided to match the existing. The intended approach would ensure that these features are fully integrated against the backdrop of the existing building.

CONCLUSIONS

This application involves variations and remedial works to a constructed set of extensions. Design and heritage related considerations have been carefully addressed through pre-application discussions. Subject to the remedial works defined in this application the existing construction will be brought in accordance with previously consented works. This conclusion has been communicated by SGC representatives having viewed the drawing package attached to this planning and listed building application.

The proposals are in accordance with the Development Plan having regard to the policies CS34/PSP7 and proposals in the South Gloucestershire Local Plan Core Strategy and other relevant NPPF considerations highlighted above.

In accordance with previous decision making the proposals are also considered to cause less than substantial harm to the significance of the Grade II listed building and the Cold Ashton Conservation Area. In this context they are not deemed contrary to Policies CS9 and PSP17 of the Local Development Plan and the provisions of the NPPF.

The proposed variations and remedial works avoid all key elements of the setting of the heritage asset that make a positive contribution to its assessed significance. The proposed variations and remedial works replicate the design objectives of the original application which put a dilapidated property into a viable residential use consistent with its conservation and physical condition.