

Officer Report

Application Number:	P/LBC/2023/07124
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	4 & 5 Bedford Terrace Long Bredy DT2 9HW
Proposal:	Demolition of existing rear extensions, erection of ground and first floor rear extensions. Erection and relocation of ancillary buildings. Other internal and external works and addition of modern low energy services.
Applicant name:	L Dyke & R Piggot & R Grove & J Pilbeam
Case Officer:	Jane Green
Ward Member(s):	Cllr Roberts

1.0 The application is referred to committee as one of the applicants is employed by Dorset Council in the Development Management Service (planning department).

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation:

The proposed works and replacement extensions would result in less than substantial harm to the designated heritage assets and in balancing that harm against public benefits it is considered that the proposed works will bring the buildings into a good state of repair commensurate with modern living standards helping to ensure the longer-term viability of the designated heritage assets as dwellings.

4.0 Key planning issues

Issue	Conclusion
Impact on the heritage assets including listed buildings, their settings and the conservation area	The proposed works and replacement extensions would ensure that the heritage asset would be consistent with its conservation.

5.0 Description of Site

4 and 5 Bedford Terrace form two of a group of attached former estate cottages belonging to the Duke of Bedford Estate. They are Grade II listed and have individual and group value with the other six properties. The cottages were built in 1865 and lie within the heart of Long Bredy Conservation Area, which is a small rural

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village characterised by a collection of predominantly old properties set back from the road and fronted by trees, hedgerows/low boundary walls. A brook runs alongside the main road to the west. The village is otherwise surrounded by open farmland and is within the Dorset National Landscape) AONB.

The list description for the four attached group of properties is:

(20 May 1985)

GV II

Group of four attached Estate Cottages 'en bloc'. Dated B 1865, with ducal coronet over, on north and south gable ends. (Formerly Duke of Bedford estate). Coursed rubble stone walls with dressed stone quoins and window heads. Slate roofs, hipped towards central projecting bay. Rubble and dressed stone stacks at ridges towards left and right hand ends, and on front central ridge between hips. 2 storeys. 6 windows, 2-light cast-iron casements with glazing-bars. Dressed stone voussoirs to windows, stone cills. Doorways: plank doors with fanlights over, at north and south ends, and in the angles of the central bay. Stone-built porches with gabled and hipped slate roofs.

Listing NGR: SY5688089909

6.0 Description of Works

Demolition of the existing rear extensions, erection of a two-storey rear extension and single storey rear extensions and internal and external alterations. The submitted Heritage Statement details the works proposed in full.

7.0 Relevant Planning History

1/E/92/000585 - Decision: GRA - Decision Date: 07/12/1992

Take down porch, rebuild porch & make external & internal alterations.

1/W/04/001904 - Decision: REF - Decision Date: 07/12/2004

Erect rear two storey extension and lean-to.

1/W/04/001905 - Decision: REF - Decision Date: 07/12/2004

Erect rear two storey extension and lean-to. Install 2No new windows to rear elevation. Replace 1No window in front elevation.

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1/W/05/000006 - Decision: GRA - Decision Date: 06/04/2005

Erect rear two storey extension and lean-to. Replace 1No window in front elevation (Amended scheme to 1/W/04/001904).

1/W/05/000204 - Decision: GRA - Decision Date: 06/04/2005

Alternative scheme to P.A. 1/W/2004/001905 (erect rear two storey extension and lean-to. Install 2No new windows to rear elevation. Replace 1No window in front elevation)

P/PAP/2023/00015 - Decision: RES - Decision Date: 12/07/2023

Refurbish and extend neighbouring listed properties

This pre-application enquiry sought advice on the extension of both properties and other external and internal works with general advice given.

8.0 List of Constraints

Grade: II Listed Building: 3, 4, 5 AND 6 List Entry: 1304788.0;

Application is within Long Bredy Conservation Area

Grade II listed building (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. **DC - Conservation Officer** – Support amended plans subject to conditions.
2. **Chesil Bank Ward** – No comments received.
3. **Long Bredy Parish Council** – No comments received.

Representations received – None.

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10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 16 requires that in considering whether to grant listed building consent, special regard is to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

11.0 Relevant Policies

Development Plan

Adopted West Dorset and Weymouth & Portland Plan (2015) (referred to as the Local Plan herein)
ENV4 – Heritage assets

Other material considerations

National Planning Policy Framework (2023)

Section 16. Conserving and enhancing the historic environment

Supplementary Planning Documents/Guidance:

West Dorset District Council Design and Sustainable Development Planning Guidelines Adopted February 2009

Long Bredy, Portesham, Chickerell, Abbotsbury & Langton Herring Conservation Area Appraisal Parts 1 and 2 Adopted December 2007

SPAB Technical Advice Notes

Historic England - Building Conservation: Technical Guidance

National Planning Practice Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 16 includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

12.0 Human rights

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Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. This proposal is not considered to impact upon persons with protected characteristics.

14.0 Financial benefits

The construction phase of the development would provide employment.

15.0 Environmental Implications

The proposal will contribute to additional CO2 emissions from the construction materials and build stage. There are however proposals to reduce energy consumption and carbon emissions proposed such as air source heat pumps proposed and photovoltaic panels which demonstrates that climate change and sustainability has been taken into consideration.

16.0 Assessment

Main issues

Statute requires that in considering whether to grant planning permission for any works or development, special regard shall be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic

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interest which it possesses. There is also the statutory duty arising under section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. This would also include its setting.

The main issues to consider are:

- Impact on historic fabric
- Impact on the significance of the heritage assets
- Impact on the setting of the listed buildings
- Impact on the special character and appearance of the Conservation Area

Consideration must also be given to whether any harm that may occur would be outweighed by the public benefits of the proposal.

Comments on proposal

Extension to rear:

The existing single storey extensions accommodate bathrooms, conservatory and a porch structure. These structures cover a large section of the rear and are of no historic or architectural significance. In principle their removal is acceptable.

The proposed extension is part single storey and spans the width of the two application properties, and part two storey with a pitched roof element to serve each of the properties.

It is noted that the end houses of the terrace have been extended and the principle for extension has been accepted previously within the terrace. Given the properties are in the middle of the terrace, the proposal to extend both properties together are welcomed. Although the extension to the ground floor spans the entire ground floor, the design will be an enhancement to what currently exists and combined with the first-floor extension create a symmetry to the rear.

The proposed extensions are at the rear and therefore there is no harm to key views and vistas through the Conservation Area. As such it is considered the character and appearance of the conservation area is preserved.

During the course of the application the detailing in terms of fenestration has been amended to remove the originally proposed triple glazing, which was considered to read as chunky timber window frames, with double glazed units. The contemporary design bi fold doors were felt to be out of keeping with the heritage assets. These have also been removed from the scheme and replaced with double glazed French doors with fixed side panels. The Conservation Officer supports the amended plans and suggests a condition in relation to joinery to ensure the window/door frames are acceptable.

The modest sized conservation rooflights proposed in the original rear facing roof slope are considered a minimal intervention in a discreet position.

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PV panels:

Following pre-application advice, the solar panels and solar heating units are to be installed on the roofs of the rear extension and the roofs of ancillary buildings. All of which are located in discreet locations. This element is therefore supported.

Internal works:

There are limited alterations proposed on the ground floor and these are mainly works to insulate the walls and the floor. There is also an internal layout alteration to insert a bathroom downstairs. There have been two different insulation methods proposed. The Conservation Officer commented that the adhered system is not suitable as it would adhere to historic fabric and the breathability of this system is questioned. The applicant confirmed by email they are happy to use the alternative battened system with sheep wool and a lath and plaster finish and this would be conditioned.

On the first-floor new bathrooms are to be installed and the extension will provide further bedrooms. Along with other minor internal alterations there is no objection to these changes.

Summary of proposal

In considering the overall development and its impact on the listed buildings it is considered that it would have less than substantial harm (of a medium scale) which is outweighed by public benefit. If left without restoration and renovation there may be long term concern for their viable residential use in respect of requirements for modern day living standards. The public benefit of providing modern day living improvements to the properties, which would contribute towards their functioning as ongoing viable residential units into the future, would, on balance, outweigh the less than substantial harm that the works would cause to the significance of the listed buildings.

17.0 Conclusion

Overall, the proposed works will cause less than substantial harm to the original character of these listed buildings, however the works will also benefit the character of the building by removing modern structures to the rear. Subject to conditions, it is concluded that the harm is less than substantial and the benefit for the building (public benefit) outweighs this harm and listed building consent should be granted subject to conditions.

The proposal would accord with paragraph 208, section 16 of the NPPF, which requires, among other things, development, which would lead to less than substantial harm to the significance of a designated heritage asset, to be weighed against its public benefits. The proposal would also accord with policy ENV4 of the Local Plan which, among other things, identifies that any harm to the significance of a designated heritage asset must be justified.

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As required by section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, in considering whether to grant listed building consent for the proposed works, special regard has been had to the desirability of preserving the building, its setting and features of special architectural and historic interest which it possesses. Special attention has also been paid to the desirability of preserving or enhancing the character and appearance of the conservation area. For the reasons set out above, officers consider that these duties have been complied with.

18.0 Recommendation

Grant listed building consent subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be carried out in accordance with the following approved plans:

2301_s_e-4000 - The location plan
2301_s_p-1001 B Proposed Ground Floor plan
2301_s_p-1002 A Proposed First Floor plan
2301_s_p-1003 - Proposed Roof plan
2301_s_p-2001 - Proposed Front Elevations
2301_s_p-2002 A Proposed Rear Elevations
2301_s_p-2003 - Proposed Side Elevation
2301_s_p-2004 - 4 Bedford Terrace Proposed Outbuilding
2301_s_p-2005 - 5 Bedford Terrace Proposed Outbuilding
2301_s_p-2006 - 5 Bedford Terrace Proposed Carport
2301_s_p-3001 - Proposed Cross section
2301_s_p-4001 - Proposed Site plan

Reason: To preserve the architectural and historical qualities of the building.

3. Prior to works above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the listed building.

4. Battened sheep's wool and a lath and plaster finish will be used for the internal wall insulation rather than an adhered method as clarified by the email from the applicant dated 01 February 2024.

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Reason: To protect and safeguard the fabric of the heritage asset.

5. Prior to their installation detailed drawings and specifications showing the design, colour and construction of external doors and windows (at a scale no less than 1:10) shall be submitted to the Local Planning Authority and agreed in writing. Thereafter, the works shall be carried out in accordance with the agreed details. All windows and doors shall be of timber construction.

Reason: To preserve or enhance the character and appearance of the heritage asset.

6. All new and replacement rooflights shall be top hung metal Conservation rooflights with vertical glazing bar and fitted flush to the roof plane.

Reason: To preserve or enhance the character and appearance of the heritage asset.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.