

<b>Application Number:</b>	P/LBC/2022/02381
<b>Webpage:</b>	<a href="https://planning.dorsetcouncil.gov.uk/">https://planning.dorsetcouncil.gov.uk/</a>
<b>Site address:</b>	4 Bedford Terrace Long Bredy Dorset DT2 9HW
<b>Proposal:</b>	Carry out internal and external alterations. External alterations include the carrying out of pointing, the refurbishing of windows and the installation of a new extractor fan. Internal alterations include the installation of: Secondary glazing; a new floor slab with drainage below; a new boiler; insulation; a services cavity; a stove box following the removal of a fireplace surround; wiring; a nib; draft proofing between joists; partitions; plumbing and drainage and wardrobes. Internal alterations also include the removal of a cupboard, the repair of ceilings and the relocation of a ceiling hatch.
<b>Applicant name:</b>	Miss Lucy Dyke
<b>Case Officer:</b>	Steven Banks
<b>Ward Member(s):</b>	Cllr Roberts

**1.0 Reason for the application to be considered at a Planning Committee Meeting:**

The applicant is the partner of a person employed by Dorset Council in the planning department.

**2.0 Summary of recommendation:**

GRANT subject to conditions.

**3.0 Reason for the recommendation:**

The proposed works 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 would bring the building into a good state of repair commensurate with modern living standards helping to ensure the longer-term viability of the designated heritage asset as a dwelling.

**4.0 Key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Impact on the heritage asset – listed building and Conservation Area	The proposed works would ensure that the heritage asset would be put to a viable use in the longer term, which would be consistent with its conservation and that outweighs the less than substantial harm resulting from the proposed works.

**5.0 Description of Site**

This proposal relates to a natural stone, Grade II listed, mid-terraced dwelling under a slate covered roof. The dwelling can be found on the south east side of the C121. The site is within the Conservation Area.

**6.0 Description of Development**

In this application it is proposed to carry out internal and external alterations. External alterations include the carrying out of pointing, the refurbishing of windows and the installation of a new extractor fan. Internal alterations include the installation of: secondary glazing; a new floor slab with drainage below; a new boiler; insulation; a services cavity; a stove box following the removal of a fireplace surround; wiring; a nib; draft proofing between joists; partitions; plumbing and drainage and wardrobes. Internal alterations also include the removal of a cupboard, the repair of ceilings and the relocation of a ceiling hatch.

## 7.0 Relevant Planning History

The is no relevant history.

## 8.0 List of Constraints

Grade II Listed Building  
Conservation Area

## 9.0 Consultations

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

### Consultees

#### 1. Long Bredy Parish Council

No comments received.

#### 2. DC - Natural Environment Team

*A suitably qualified Ecological consultant can assess the potential for bats and the likelihood of bats or their roosts being affected by the works.*

#### 3. DC - Conservation Officers

*The building has been poorly maintained for some years and the benefits of having the cottage lived in and upgraded is considered positive in conservation terms.*

*The alterations are subject to detailed conditions and on this basis, the works are considered to create less than substantial harm (NPPF Para 202). The harm is outweighed by the fact that the future of the listed building is being secured. The core form and historic fabric of the building is being retained and simply updated to modern standards.*

### Representations received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

## 10.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan (2015)(Local Plan)

- ENV4. Heritage Assets

Other Material Planning Considerations:

National Planning Policy Framework (2021) (NPPF)

Section 16. Conserving and enhancing the historic environment

Long Bredy, Portesham, Chickerell, Abbotsbury and Langton Herring Conservation Area Appraisal (2007)

### **11.0 Human rights**

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.

### **12.0 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.

### **13.0 Financial benefits**

The development phase of the development would provide employment.

### **14.0 Climate Implications**

The proposal, by reason of its nature, would not make a material contribution towards climate change, but some of the alterations would assist in reducing energy consumption.

### **15.0 Planning Assessment**

Impact on the Heritage Asset:

Three, four, five and six Long Bredy are grade II listed. They form a group of four attached cottages, formerly of the Duke of Bedford Estate. Bedford Estate cottages are referred to in the Long Bredy, Portesham, Chickerell, Abbotsbury and Langton Herring Conservation Area Appraisal. External features, including rubble walls, dressed stone quoins and cast iron casement windows, are noted.

Part of the significance of the listed building, which is a designated heritage asset, is derived from its historic fabric.

Part of the significance of the Conservation Area, which is a designated heritage asset, is derived from the listed building which is the subject of this application.

Unfortunately, over the years, under previous ownerships, the building has not been maintained to a standard which is expected nowadays for modern living, as such it is considered that the proposed works would result in the creation of reasonable living conditions and improve the future viability of the building as a dwelling. The proposed works, by reason of their nature and extent, would have a limited impact on the historic fabric of the listed building and would cause less than substantial harm to its significance.

The public benefit of bringing the building back to a good standard of repair and thereby creating reasonable living conditions, which would contribute towards its functioning as a viable residential unit in the future, would, on balance, outweigh the less than substantial harm that the works would cause to the significance of the listed building. Therefore, the proposed works would ensure that the heritage asset would continue to be put to a viable use which would be consistent with its conservation and its location within the Conservation Area.

The proposed external works, which include the carrying out of pointing, the refurbishing of windows and the installation of a new extractor fan, by reason of their limited nature, would cause no harm to the significance of the Conservation Area.

In order to ensure the acceptability of the proposal, it is recommended that the conditions, outlined below in section 17, should be imposed on any consent.

The proposal would accord with paragraph 202 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.

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.

## **16.0 Conclusion**

For the reasons given it is concluded that listed building consent should be granted subject to the conditions below.

## **17.0 Recommendation**

Grant subject to the following conditions:

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

Proposed first floor plan Revision B – Received 23/06/2022  
Proposed ground floor plan Revision B – Received 23/06/2022  
Proposed roof plan Revision A – Received 29/04/2022  
Location and site plan – Received 22/04/2022  
Proposed elevations Revision C – Received 25/05/2022

REASON: To preserve the historical qualities of the building.

2. The work to which it relates must be begun no 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).

3. Prior to the installation of any new extract, vent, waste/water pipe or flue, details of the locations, materials, sizes and finishes of visible fixtures of any new extract, vent, waste/water pipe or flue shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To preserve the historical qualities of the building.

4. Prior to any works to the ground floor, a method statement, sectional drawings of the existing and proposed floor and details of the proposed materials shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To preserve the historical qualities of the building.

5. Prior to the installation of the first floor shower room, elevation drawings, details of the materials and details of the finishes of the first floor shower room shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To preserve the historical qualities of the building.

6. Prior to any work to the ground floor fireplaces, details of the proposed fire box and any proposed work to the flue/stack shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To preserve the historical qualities of the building.

7. Prior to the installation of the new bathroom door, elevational drawings and joinery details of the new bathroom door shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To preserve the historical qualities of the building.

8. Prior to the installation of the new wardrobe, elevational drawings and joinery details of the new wardrobe shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To preserve the historical qualities of the building.

9. Prior to the installation of any acoustic lining, details of the material of the acoustic lining and details of how the acoustic lining will be fixed to the walls shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To preserve the historical qualities of the building.

10. Prior to any works to the external walls, a sample panel of stonework shall have been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre high and 1 metre wide and shall show the proposed mortar and pointing technique. The development shall be carried out in accordance with the approved sample, which shall not be removed from the site until the completion of the development.

REASON: To preserve the historical qualities of the building.

11. Prior to any works to the external walls, details of the mortar mix shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To preserve the historical qualities of the building.

12. Prior to the removal of any mortar from the external walls in excess of 1 sqm of wall area, a sample area of external wall measuring 1 sqm showing where mortar has been removed, shall have been prepared on site for inspection and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved sample.

REASON: To preserve the historical qualities of the building.

13. No raking out of mortar and re-pointing shall be carried out by mechanised tools.

REASON: To preserve the historical qualities of the building.

14. All new wiring shall be surface mounted.

REASON: To preserve the historical qualities of the building.