

Application Number:	P/LBC/2022/05563
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	48 St Michaels Lane Bridport DT6 3RB
Proposal:	Replace front and rear doors. Replace existing roof light with conservation roof light. Remove existing sloping ceiling to attic and fit insulation between and under rafters and plasterboard and skim. Remove cement raised strap pointing and replace with lime mortar. Relocate kitchen.
Applicant name:	Dr Clayton and Ms Scott
Case Officer:	Kate Williams
Ward Member(s):	Cllr Bolwell; Cllr Clayton; Cllr Williams

1.0 This application has been brought to committee as the applicant is a member of Dorset Council.

2.0 Summary of recommendation:

Grant subject to conditions.

3.0 Reason for the recommendation:

- Installation of insulation within the attic roof. The existing linings are plasterboard, so there would be no impact to historic fabric. The renewal of insulation will help upgrade the listed building to modern standards, help reduce energy bills and assist in reducing the use of fossil fuels. This is an environmental benefit.
- Re-locating the kitchen to the 'unnamed room' to the middle of the ground floor. It has been confirmed that no further opening up of the chimney stack will result from this proposal. Exact details concerning ventilation are to be conditioned.
- Removal of harmful raised cement ribbon pointing to the front elevation and replacement with lime mortar. In terms of aesthetics and breathability, this is deemed to be an enhancement to the listed building.
- Replacement of front and rear doors. Symmetry can be restored to the front elevation between No: 48 and its attached neighbour, No: 46. The rear door is not historic and will also match its neighbour. Full details will be conditioned.
- Replacement of the old, ill-fitting rooflight with a more sympathetic flush fitting conservation rooflight.

4.0 Key planning issues

Issue	Conclusion
Impact on heritage assets	Designated Heritage assets preserved with no harm to the listed building or the Conservation Area.

5.0 Description of Site

The property is a Grade II listed, former worker's cottage forming part of a group of attached listed cottages of similar vernacular form and character. The property therefore has group as well as independent value, forming one of a row of attractive dwellings fronting onto St Michael's Lane. The property is listed with its immediate neighbour (No:46) and both were clearly built as an identical pair. The cottages still largely retain their symmetrical character, featuring slate roofs and brick end stacks over stone elevations which retain the original timber frames sashes. The cottages are set back from the street and have low boundary walls enclosing the narrow front gardens. Internally, despite some unsympathetic alterations, the modest proportions and legible historic floor plans contribute positively to the significance of No: 48.

The list description is as follows:

1. 5191 ST MICHAEL'S LANE (West Side)

Nos 46 & 48 SY 4692 3/400

II GV

2. Possibly C18. Rubble. Pitched tile roof. 2 storeys. 2 ranges of cased sashes. 1 blocked window on 1st floor. 2 modern doors.

Nos 36 to 48 (even) form a group.

Listing NGR: SY4635992835

In terms of setting, the application site has a prominent, street facing position within the heart of Bridport Conservation Area, Sub-Area 7: South West Quadrant. This is a central location within the town, characterised by a mixture of vernacular properties, commercial buildings and a large car park which lies directly across from the application site.

No: 48, together with the adjoining cottages reflect how this part of Bridport historically contained enclosed streets of worker's cottages. The open car park flanking St Michael's Lane is recorded to have replaced 'slums' during the late C20th. The cottages thereby form an important collection of remaining buildings and these contribute positively to the character and appearance of the Conservation Area.

6.0 Description of Development

- Replace front and rear doors.
- Replace existing roof light with conservation roof light.
- Remove existing sloping ceiling to attic and fit insulation between and under rafters and plasterboard and skim.
- Remove cement raised strap pointing and replace with lime mortar. This element of the work has already been carried out.
- Relocate kitchen.

7.0 Relevant Planning History

P/LBC/2021/05652 - Decision: REF - Decision Date: 21/04/2022

Various internal and external alterations including replacement of 2No windows, entrance doors & roof light; Removal of studwork, sloping ceiling to attic & fit insulation; Enlargement of fireplace opening; Replacement of cement raised strap pointing with lime mortar.

8.0 List of Constraints

- 46 & 48 St Michael's Lane are Grade II listed buildings. List Entry No: 1227777. There is a statutory duty to preserve or enhance the significance of heritage assets under section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Bridport Conservation Area-Sub Area 7: South-West Quadrant. There is a statutory duty to preserve or enhance the significance of heritage assets under section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

9.0 Consultations

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

Consultees

1. **Bridport Town Council**

- The Council supports the application.

Representations received

No representations received.

10.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

ENV4 - Heritage assets

Neighbourhood Plans

Bridport Neighbourhood Plan – Adopted

Heritage and Climate Change sections broadly relevant

Policy H2 (Public Realm)

Conservation Area Appraisal:

Bridport – Town Centre Conservation Area Appraisal Revised 2010.

Other Material Considerations

Historic England: Conservation Policies, Principles and Guidance

SPAB Briefing – Windows and doors

Historic England – Energy efficiency and historic buildings

Historic England – Draught proofing windows and doors

Historic England – Energy Efficiency and traditional homes. Advice Note 14.

National Planning Practice Guidance

National Planning Policy Framework (NPPF)

In determining the proposals due consideration has been given to Section 16 Paragraphs 194, 195, 197, 199, 200, 201, 202 and 206 of the NPPF.

Sections 66 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990

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. This proposal is not considered to impact upon persons with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations – N/A	
Non Material Considerations – N/A	

14.0 Environmental Implications

There would be some environmental gains in respect of the insulation of the roof and the replacement of the rooflight as both may lead to less energy consumption as a result.

15.0 Planning Assessment

Impact on character and appearance of Conservation Area and Listed Building

15.1. The property lies within Bridport Town Centre Conservation Area and is a Grade II Listed Building.

15.2. The external works will greatly enhance the breathability and integrity of the listed building whilst also improving the character of the front façade which has been damaged by the introduction of proud ribbon pointing in cement. Internally, the new rooflight and insulation will assist in heat retention within the building, thereby helping the environment and reduce energy bills. The kitchen proposals will reinstate the kitchen to the host building and allow for the existing lean-to to be used for an alternative, ancillary use. Together, the works will preserve and enhance the character and fabric of the listed building. This approach is considered to be compatible with and respectful of the listed building and its surroundings.

15.3 The Case Officer has no objection to the scheme, which preserves the character and appearance of the Bridport Conservation area, the setting of surrounding listed buildings and the character and integrity of the Listed Building. The proposals therefore result in no harm to the heritage assets.

16.0 Conclusion

Subject to conditions, the development is considered to result in no harm to 48 St Michael's Lane, no harm to the setting of neighbouring listed buildings and no harm to the character and appearance of Bridport Conservation Area. This conclusion has been reached having regard to: (1) section 72(1) and (2) section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving the building and its setting and preserving or enhancing the character and appearance of a conservation area; (3) Local plan policy ENV4, of the West Dorset, Weymouth & Portland Local Plan (2015) and Section 16 of the NPPF (2021).

17.0 Recommendation

Grant subject to conditions:

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

Existing Floor Plan - Drawing No: 233/1

Existing North and East Elevation - Drawing No: 233/2

Proposed Rear Door Details - Drawing No: 233/6

Proposed kitchen fixtures layout plan submitted in email from applicant on 2 January 2023

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

2. The replacement roof light shall be a top hung, black metal conservation rooflight with vertical glazing bar and fitted flush to the roof plane.

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

3. Prior to commencement of the internal works, precise details on plans and elevations, showing the position and means of concealment of all new and relocated internal services, related fittings and external vents/extract designs/material/finish and locations shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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

4. Detailed drawings and specifications showing the design, material, finish (including colour), construction, furniture and glazing of both external doors (at a scale no less than 1:10) shall be provided to the Local Planning Authority and

approved in writing prior to the installation of either new door. Thereafter, the development shall be carried out in accordance with the approved details.

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

5. Prior to the commencement of works to the attic level, proposed plans and sections of the new plasterboard ceiling at attic level, (which should match the form/position of that existing) along with details of the location and size of the proposed loft hatch shall be submitted to the Local Planning Authority and approved in writing. Thereafter, the development shall be carried out in accordance with the approved details.

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 applications/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.

2. Please check that any plans approved under the building regulations match the plans approved in this listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required listed building consent.

