

SECTION '2' – Applications meriting special consideration

Application No : 13/02539/LBC

Ward:
Hayes And Coney Hall

Address : 3 Whites Cottages Pickhurst Green
Hayes Bromley BR2 7QS

OS Grid Ref: E: 539783 N: 166977

Applicant : Mrs Tracy Mardle

Objections : NO

Description of Development:

Two storey side extension
LISTED BUILDING CONSENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

On 19th September 2013, this application was deferred by Members of Plans Sub-Committee 4 without prejudice to Plans Sub-Committee No.2, to appear on Agenda Section 2: 'Applications meriting special consideration'.

This application is for Listed Building Consent for a two storey side extension at the above site and accompanies application ref. 13/02368/FULL6.

Location

The site forms part of a terrace of three weather boarded cottages dating from the late 16th or early 17th Century, which are Grade II statutory listed.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

From a Heritage and Urban Design perspective the proposal is far too dominant and the gable projection is unnecessary and would detract from the original central

gable. It could not be said to be subservient to the host building and is considered to cause harm to the listed building.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of listed buildings. The impact of the proposal on openness of the area of Urban Open Space must also be considered.

The following policies of the Unitary Development Plan are further considerations: BE1 (Design of New Development), BE8 (Statutory Listed Buildings).

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

At a strategic level, London Plan Policy 7.8 (Heritage Assets And Archaeology) is also a consideration.

Planning History

Applications of note at the site are:

97/02208/FUL - single storey side extension - permitted (accompanying Listed Building Consent application ref. 97/02209)

03/01476/FULL1 - Detached two storey two bedroom house (adj. 1 Whites Cottages) - refused

This application for Listed Building Consent for the proposed extension accompanies application ref. 13/02368 which is being considered by the Council.

Conclusions

The main issue relating to this application is the effect that the proposal would have on the character and setting of the Statutory Listed Building.

By virtue of its height, width and general lack of subservience to the host building, the proposed extension is considered to result in significant harm to the character and setting of the Grade II Statutory Listed Building. The extension is considered to represent an over dominant addition which would compete with, rather than compliment the main architectural features of the host terrace. The proposed extension would therefore be visually intrusive and would not respect the listed buildings historical and architectural importance.

Having had regard to the above it was considered that the proposal fails to preserve the character and setting of the Statutory Listed Building. In addition,

without a relevant grant of planning permission, it would be premature to grant Listed Building Consent for the associated works.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02368 and 13/02539, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

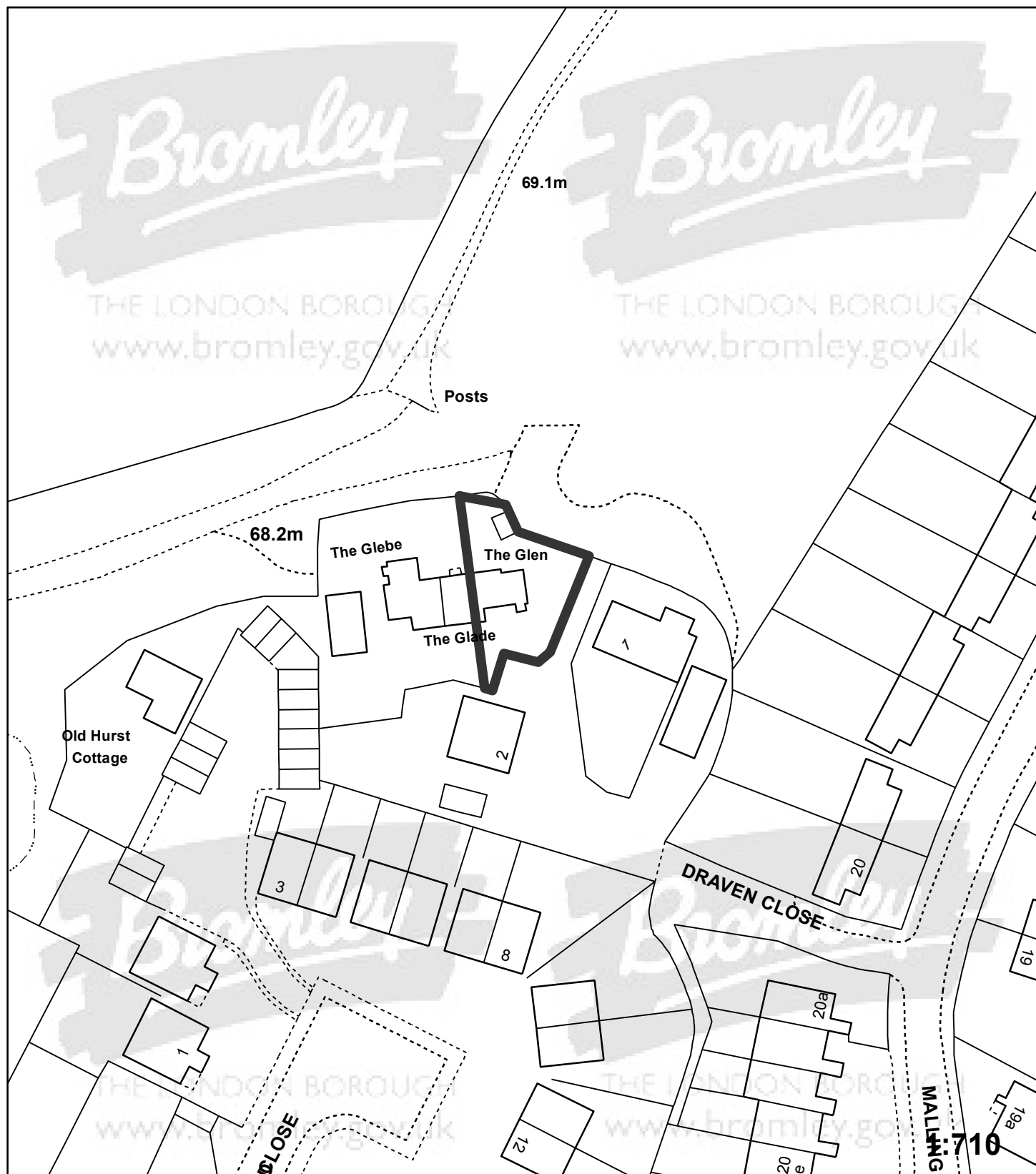
The reasons for refusal are:

- 1 The proposed two storey side extension, by reason of its height, width and overall lack of subservience to the host building would constitute an inappropriate and overly dominant addition to the host Grade II listed building, thereby contrary to Policy BE8 of the Unitary Development Plan.
- 2 The granting of Listed Building Consent would be premature without planning permission for the associated works; therefore this would be contrary to Policy BE8 of the Unitary Development Plan.

Application:13/02539/LBC

Address: 3 Whites Cottages Pickhurst Green Hayes Bromley BR2 7QS

Proposal: Two storey side extension
LISTED BUILDING CONSENT



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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