

**Planning and Heritage Statement
November 2024**

**68 High Street
Whitwell
SG4 8AL**



Site

The existing property is a detached two storey house with 3 bedrooms and two bathrooms on the first floor, a kitchen and 2 living rooms on the ground floor. The property is accessed from the High Street, and benefits from side access and a rear garden.

The property is located within the Whitwell conservation area and it is Grade II listed, reference 1103265. The property was first listed in 1988, listing as noted below.

House. Early C18 or older, converted to 2 houses in C19, now one again. Timber frame roughcast with painted brick ground floor and stucco plinth. Red brick central panel surrounding entrance and up to eaves. Dark weatherboarded lean-to at W end. Steep old red tile roofs, lean-to hipped. A 2-cells, end-chimneys, central entrance plan, 1½-storeys house facing S onto street, with single-storey lean-to end extension at W. Symmetrical S front with 3 gabled dormers at eaves each with 2-light small-panes casement windows. 6-light fixed flush window to each side of entrance and to extension. Wide segmental arch to twin doorframes with moulded trim. Plank door on left, 6-panes fixed window over vertical painted boarding to right. W gable shows heavy flat purlin and large square wallplate end. External gable chimneys in red brick with offsets at base. Catslide rear weatherboarded outshut.

The property does not appear as listed within the Conservation area appraisal, but is noted as one which contributes positively to the townscape of the conservation area. As there is conflicting information presented, we are working on the basis that the property is listed and the conservation area map is incorrect.

The existing building does have a particularly long history of change, benefiting from a two storey side extension, ground floor rear extensions and new dormers to the rear. As some point in the far past, the property was split into two properties as noted in the listed building appraisal, evidence of which can be seen in the shape and style of the front entrance and side window.

The property does not appear in any of the key noted views within the conservation area appraisal.



existing house from street

Planning History

Previous planning applications on the site

84/00358/1 - Section 53 Rear extension & 3 dormer windows (permission not required)

88/00855/1 - Erection of two storey side extension following demolition of outbuildings. (consented)

88/00856/1LB - Erection of two storey side extension, replacement doors and windows, following demolition of outbuildings. (consented)

89/01513/1DC - Part internal demolition and reconstruction of existing chimney (permission not required)

05/00302/1HH - Single storey rear extension (consented)

05/00303/1LB - Single storey rear extension (consented)

The property was listed on the 8th February 1988, so all but one of the above applications were made when the property was listed. It is assumed that the two storey side extension is to the right side of the front (when viewed externally), as the original chimney to this side is set in from the edge of the building. The front dormers do appear to be a good replication of what are assumed to be original dormers. The rear dormers were all added in 1984 based to the original property, and then the two storey side extension added a fourth. It is assumed that the two storey side extension covered/ removed the weatherboarded lean to and hipped roof noted in the listed building appraisal.

The most recent rear extension added in 2005 is to the kitchen area of the floor plan.

3 dormer windows added min 1980's

two storey side extension added in late 1980's



stretcher bond brickwork

existing white timber windows

heritage style clay roof tiles

black UPVC guttering

single storey rear extension added in mid 2000's

painted timber fascia and soffit

Photos



rear of building



window



side gate access



windows on newest extension



west side gable end



front entrance

Proposal

The proposed extension is to infill between the two existing rear extensions/projections, to provide a ground floor WC and sitting area for the owner.

The infill extension has been best designed to be in keeping with the aesthetic of the existing building and to therefore retain the heritage value of the building. The next extension replicates the existing layout of windows and doors, projecting them forwards onto the new rear elevation. The new door and adjacent window in the sitting area match the size of the existing window and door, whilst the window for the WC is smaller than the existing and obscured for privacy, but retains the same aesthetic.

Demolition work is kept to a minimum, the applicant wishes to retain the existing doors and windows internally where possible, losing only one window to allow for the construction of the WC wall and door.

Materials and finishes

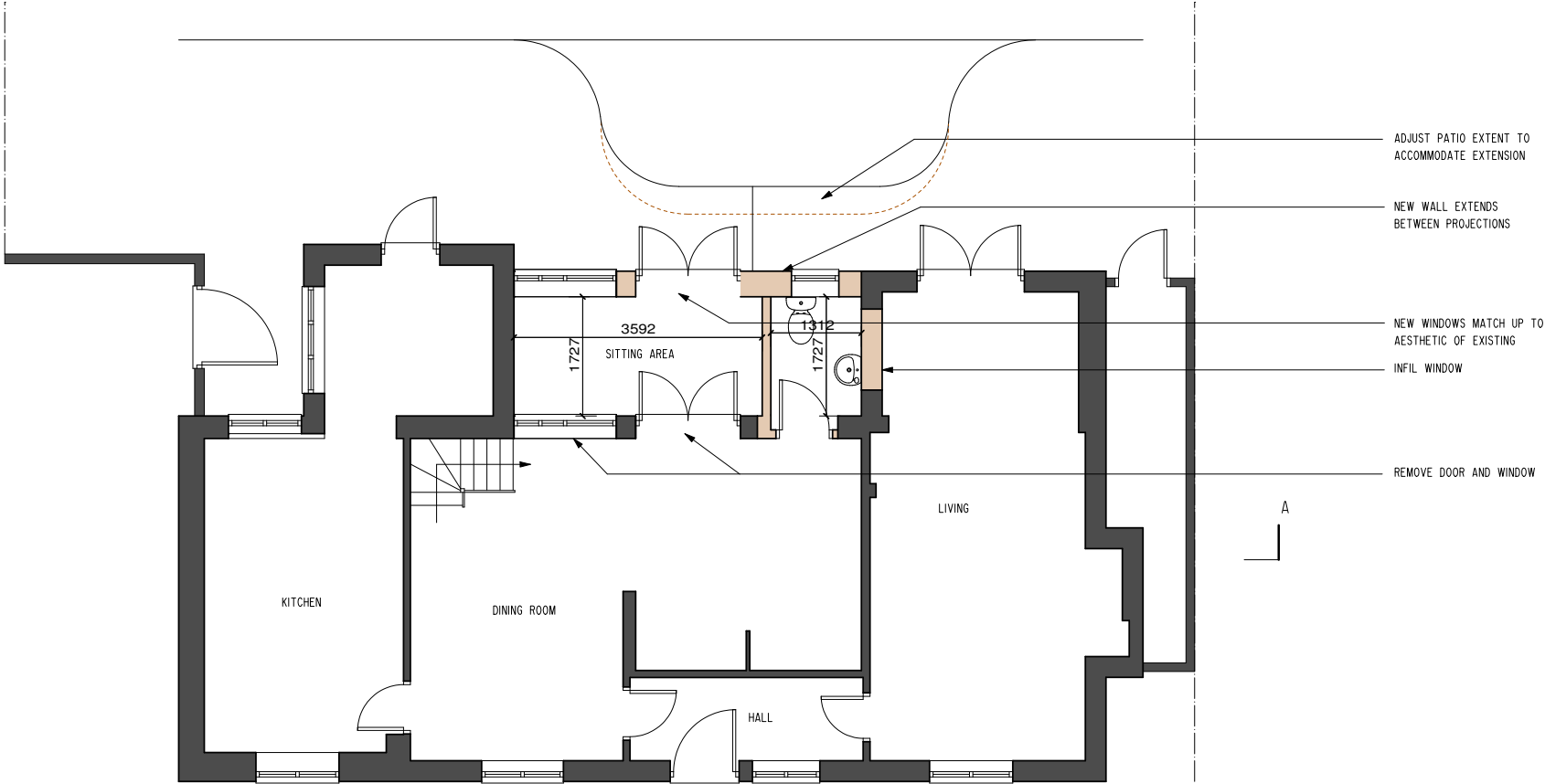
Brickwork would be selected to match the side, bond (stretcher) and finish of the existing, using reclaimed bricks to retain an aged look. The brickwork would be toothed into the existing to blend the joint into the existing wall.

Windows are to be white painted timber windows with glazing profiles to match the existing. The proposed windows would be double glazed for thermal performance. Window profiles are noted on the drawings.

Roof tiles are to be a clap heritage type to again match the colour and profile of the existing. The eaves, eaves profile and colour are to match the existing across the new extension. 1no new downpipe would be required and the existing SVP can be internalised.

External works - the patio would be extended out slightly to allow for access past the infilled extension.

It should be noted also that the main reason for the applicant wishing to make these changes, is to allow them to stay in the house. One of the owners has recently suffered from a stroke making movement around the property difficult. The addition of a ground floor WC is vital to ensure that they can stay in the property long term, getting up and down the stair regularly will not be possible. The addition of the extension would allow for this to be included, and provides a space for sitting and looking out into the garden, currently not possible because of the location of the stair.



Proposed ground floor



proposed rear extension

Conclusion

It is our view that the proposed extension would not be detrimental to either the conservation area, nor the setting of the listed building. The original building has been extended multiple times over to the rear, side and roof, most of which have occurred since the original listing. The infill extension at the rear of the property, with materials and features designed to replicate the existing, would retain the original aesthetic which lead to the building being listed. The extension would therefore be considered sympathetic to the existing.

There would be no impact on the public view of the conservation area as the changes are all located to the rear. As noted within the conservation area appraisal, the building contributes positively to the townscape view, which isn't impacted by these proposed works. The proposal would therefore not be detrimental to the amenity of the conservation area.

The additional area provides an accessible space looking over the garden dedicated to the affected owner. On the basis of the above, and providing alterations that allow the applicant to stay comfortably in the property for a long time, we believe that the proposal should be allowed.