

M Scott / Architectural Design

Design and Heritage Statement

For

1 & ½ storey rear / part side extension with associated works.

At

Glebe Cottage, Church Lane, Weston SG4 7DJ

Introduction

Glebe Cottage is grade II listed and is located within the Weston Conservation Area. The building and the conservation area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

House. C17 or earlier. Timber frame on low stuccoed sill, roughcast with very steep pitched thatched roof and decorative ridge. A 2-storey, 3 windows wide house with long front garden facing W. Small single-storey N extension with slate roof and 2-light casement window. Dark weatherboarded N gable to main house and small gabled thatched porch to entrance beside large N gable internal chimney of narrow red brick. Old 2-lights leaded casement over porch at LH end of front. 3-and 2-lights flush casement windows. Plank door in porch. Interior has exposed frame and ceiling beams

This is a 'tucked away' spot in the conservation area which, apart from the application property, also includes the Church of the Holy Trinity (grade I) and Church Gate and Cottage by the Church (two properties forming a single grade II list entry).

Planning History

Planning Application 22/02347/LBC: Approved
Replacement front porch

Planning Application Ref: 21/01263/FPH: Approved
Rear and side extensions

Planning Application Ref: 21/01264/LP: Approved
Rear and side extensions

Planning Application Ref: 21/01155/TCA: Approved
Application of tree works

Planning Application Ref: 21/01026/FPH: Approved
Replacement Double Garage

Planning Application Ref: 98/01467/1LB: Approved
Roof strengthening and replacement timbers

Planning Application Ref: 98/00920/1LB: Approved
Replacement ground floor leaded light window

Planning Application Ref: 98/00696/1LB: Approved

M Scott Architectural Design Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

01462 422440 www.msad.uk

Registered Office - Global House, 303 Ballards Lane, London N6 5UG
Company Registration number - 14893661

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Demolition and rebuilding of existing chimney

Planning Application Ref: 98/01112/1LB: Approved

Replacement windows to front, side and rear elevations, weatherboard cladding and thatch roof to single storey side extension.

Planning Application Ref: 79/01344/1: Approved

Erection of single storey rear extension and front entrance porch.

Proposal

The proposal is for an additional extension to the rear of the previously approved extension. The addition is set down slightly creating a subservient addition that also reflects the contours of the ground. The ground floor is also set down by 300mm creating visually separate space within the building. This allows for creating the additional bedroom required for the property within the roof space. The original open form of the previous extension is retained. An outcrop is created to accommodate the stairs thus retaining a formal space that connects to the existing extension on the ground floor.

Impact on the heritage asset

When assessing the impact on the heritage asset reference to the NPPF (2019), the following should be noted:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....” (para 194)

We consider that the addition does not harm the heritage asset. The extension is connected to a newly completed alteration and does not touch the heritage asset. The position of the extension is to the rear of the property and when the existing and proposed elevations are overlaid there is little difference between the front and rear elevations. The side elevations have the additional building visible but are subservient to the existing structures. The further justification is the creation of the additional bedroom and living space. This allows for one of the family members to return to the family home after qualifying from university and returning to the area to work. The proposed addition has a positive effect and should be given support. Overall there is no harm or impact on the heritage asset.

Amount

The existing approved footprint of the building has an area of 158 sq/m, the proposed increase is 28 sq/m, this represents a 17% increase. The height of the addition is lower than the built form overall the increase is minimal.

Conclusion

The proposal will allow for the house to accommodate an additional family member. The proposal is small, subservient and in keeping with the existing. The proposal does not impact on the heritage asset. There are similar examples of extensions to listed building within the village. The proposal should be supported by the council.

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