

Item: 6

Reference: B/08/00486/FUL
B/08/00487/LBC

Parish: LONG MELFORD

Location: Belmont House, Hall Street

Proposal: Erection of a two-storey rear extension and internal alterations

Applicant: Mr A Lyall

Case Officer: Ben Elvin

Date for Determination 13/05/08

This item is presented to Development Committee following a request from the Ward Member. A panel of Members visited the site on 7th May 2008.

SITE

1. Belmont House is a Grade II listed building located on the east side of Hall Street which lies in the Long Melford Conservation Area.
2. The existing property is two-storeys comprising the original building on Hall Street, used as a shop, with a linked workshop range to the rear that incorporates residential accommodation.

PROPOSAL

3. The application proposes the erection of a two-storey extension to the south face of the range building. The extension projects 2.1 metres from the face of the building and has a twin-gable arrangement to the south elevation. A porch canopy has been designed over the new doorway.
4. A Design and Access Statement has been provided which states;
 - The proposed extension is located within the walled and gated rear garden and designed to be in keeping with the scale of the relevant wing of the existing dwelling.
 - The layout is designed to cause minimum disruption to the structure of the existing wing, which is a recent addition and is remote from the more important historic parts of the building.
 - The proposed extension has been kept to the minimum in size to allow the installation of a new entrance and staircase to the first floor.
 - The roof line of the extension incorporates a double pitch which reflects the span of the existing extension and also the double gable style of the original property.
 - It will be constructed in red brickwork, timber windows and a pantile roof.

RELEVANT HISTORY

5. B/07/00613/FHA and B07/00614/LBC (2007) - Erection of two-storey rear extension and internal alterations (refused).
6. B/07/01441/FHA and B/07/1442/LBC (2007) – Erection of two-storey and single-storey rear extensions and internal alterations (refused).
7. B/07/02058/FHA and B/07/02059/LBC (2007) – Erection of a single-storey rear extension (approved).

NATIONAL GUIDANCE

8. **PPG15:** Planning and the Historic Environment

PLANNING POLICIES

9. The following Development Plan policies are applicable to the proposal:

- **CN01** (General Design)
- **CN06** (Listed Buildings)
- **CN08** (Conservation Areas)
- **HS33** (Extensions to Dwellings)

This report only includes policy references. For further details please see Page 4.

OBSERVATIONS

10. PC – No objection (both applications)
11. Archaeological Service – No objection subject to the imposition of a condition requiring a site investigation (full application)

REPRESENTATIONS

12. None received at the time of preparing this report.

PLANNING CONSIDERATIONS

13. The main consideration in respect of this development is the impact of the proposal on the listed building. The rear wing is part of the listed building and is attached to the original building by virtue of a 2-storey link.
14. The rear wing of the building has a simple balanced façade which is attractive and unspoilt. The character and appearance of this part of the building has remained unaltered and the historic integrity of the building has been retained. Whilst some changes have previously been made to the rear wing many years ago, the existing façade is one that should be retained.
15. PPG15 identifies that “cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted. Nevertheless, listed buildings do vary greatly in the extent to which they can accommodate change without loss of special interest. Some may be sensitive even to slight alterations”.
16. It adds that “Achieving a proper balance between the special interest of a listed building and proposals for alterations or extensions is demanding and should always be based on specialist expertise; but it is rarely impossible, if reasonable flexibility and imagination are shown by all parties involved”.
17. In this case the erection of a two-storey extension to the rear wing would upset the simple appearance of the building and would provide an unfortunate domesticated form to the building. In particular, the porch canopy detail is a clumsy addition that obscures the proposed detailing over the doorway.

18. The Local Planning Authority negotiated a scheme (under references B07/02058 and 02059) that provided a single-storey extension to the building as a compromise to allow additional accommodation whilst providing the applicant with a staircase at first-floor to overcome their current safety concerns in relation to the use of the existing staircase within Belmont House. The approved scheme represents the most appropriate form of extension to the rear wing, allowing a revised staircase arrangement and some extension to the property. Previous applications for two-storey extensions to this building have been refused on two occasions due to the resultant impact on the listed building and the current submission is very similar to those previous proposals.

RECOMMENDATION

Refuse planning permission and listed building consent on the following ground;

- Impact on the character of the listed building, in particular the simple, balanced façade to this wing. The proposal is contrary to policies CN01, CN06, CN08 and HS33 and PPG15.