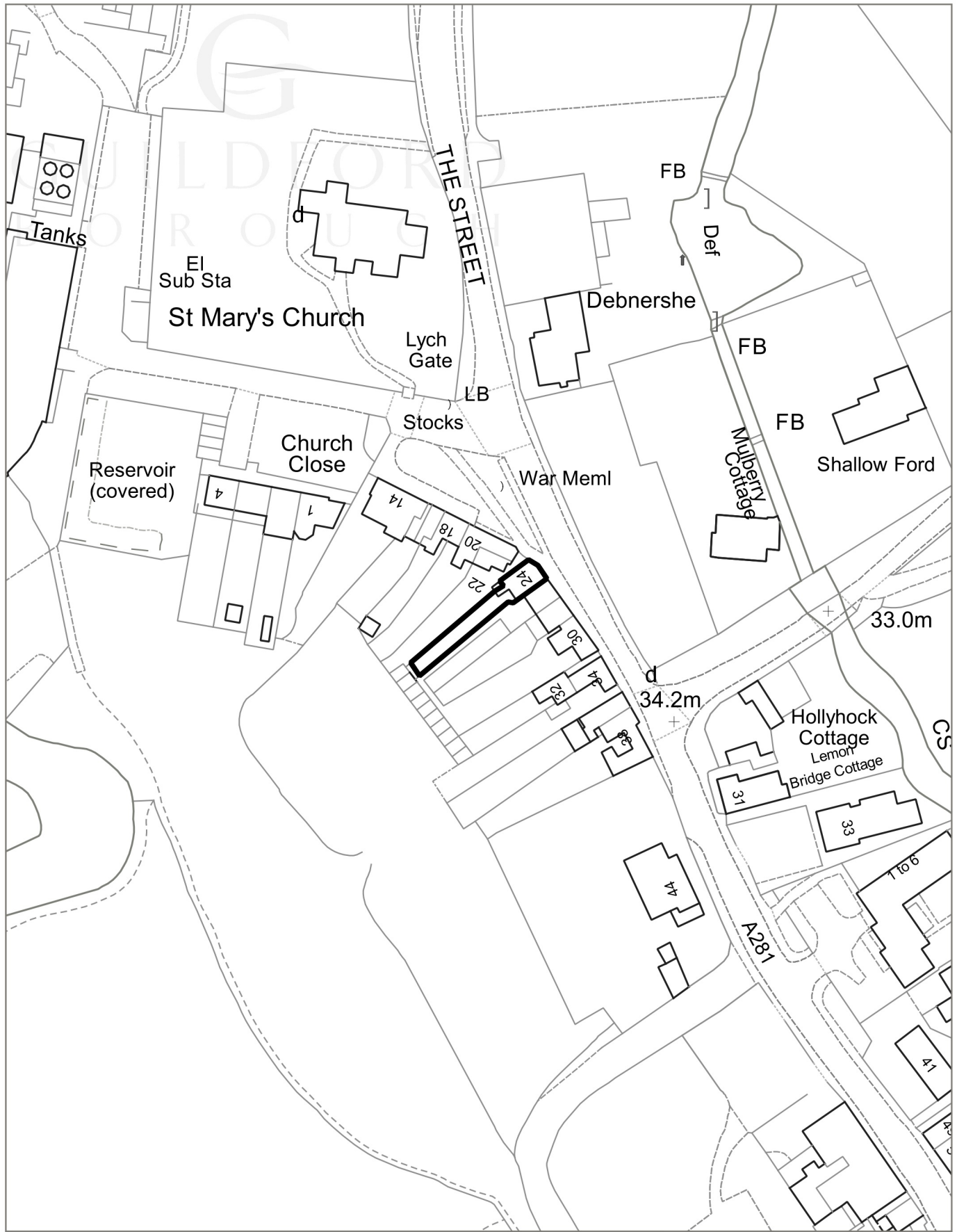


21/P/00819 - 24 The Street, Shalford, Guildford



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Print Date: 01/06/2021

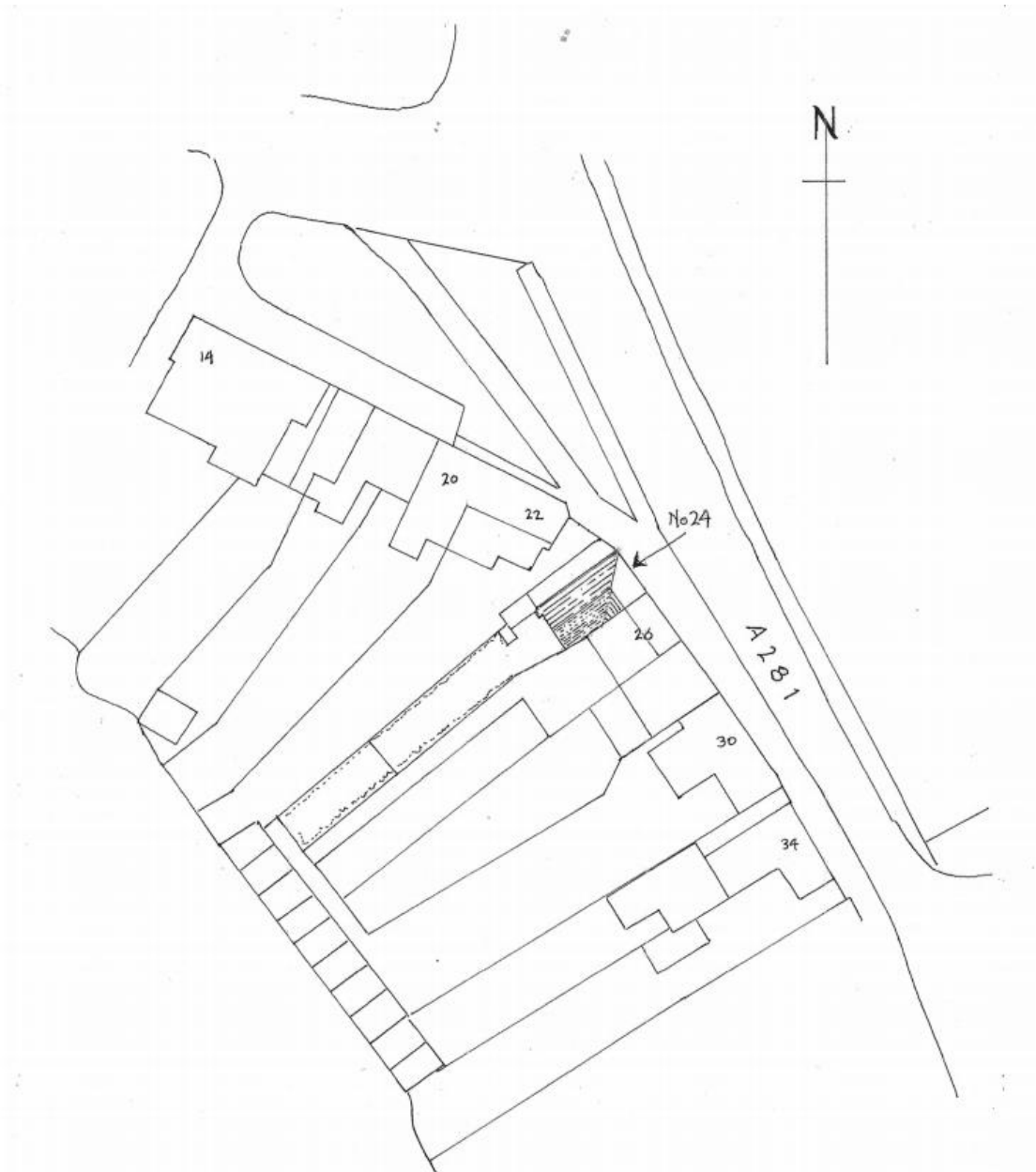


Not to Scale



GUILD FORD
BOROUGH

21/P/00819 – 24 The Street, Shalford, Guildford



Not to scale

App No: 21/P/00819
Appn Type: Listed Building Consent
Case Officer: Kieran Cuthbert
Parish: Shalford
Agent :

8 Wk Deadline: 07/06/2021

Ward: Shalford
Applicant: Mr S. Goldsworthy
24 The Street
Shalford
Guildford
GU4 8BT

Location: 24 The Street, Shalford, Guildford, GU4 8BT
Proposal: Listed building consent for a new external side door, re-lay lean to roof adding three rooflights, add 3 obscured glazed lean to windows, restore leaded light windows and internal works.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the applicant is a council employee.
There have been no objections to the proposal.

Key information

Listed Building Consent for a new external side door, the relaying of the roof to the single storey lean-to, addition of three rooflights within the roof of the single storey side lean-to, the addition of 3 obscurely glazed windows within the lean-to, the restoration of a leaded light window and associated internal works including the replacement of the internal porch and blocking and adding internal doorways.

Summary of considerations and constraints

The works proposed all fall under permitted development however as the building is grade II listed, listed building consent is required.

As the proposed is for listed building consent the only planning consideration is the impact on the heritage asset and therefore D3 of the Guildford Borough Local Plan Strategy and Sites is to be considered.

The majority of the works are focused upon the single storey lean-to that is located on this early 17th Century property's north western elevation. The conservation officer believes that this weatherboard clad structure is an extension, although has been established for some time, as it is noted in the property's listing description, produced when the property was listed in 1967.

With regards to the works proposed the conservation officer has stated that all seem to be acceptable proposals that have been sensitively considered and do not undermine or cause harm to the architectural or historical significance of the property.

Nevertheless, to ensure that the significance of the property is fully safeguarded, the officer has advised on a number of conditions that should be placed onto the application should it be approved.

These include details of the proposed windows and doors and reroofing materials and methodology both of which must be submitted pre commencement. The conservation officer has also requested that roof lights be installed flush with the roof plan and for the boiler flue to be black coloured.

With these conditions included the planning officer and conservation officer had no concerns with the works

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The works for which listed building consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of Section 196D of the Town and Country Planning Act 1990 and Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2102 01, 2102 02, 2102 03, 2102 04, 2102 05 & 2102 06 received on 12/04/2021.

Reason: To ensure that the works are carried out in accordance with the approved plans and in the interests of proper planning.

3. Details have been requested by the conservation officer before works can commence. The information required are as stated below:

a) - Design and joinery details of proposed windows and door to be submitted for approval prior to installation.

b) - Re-roofing materials and methodology to be submitted for approval prior to works commencing.

Reason: To ensure the works proposed do not harm the heritage asset or conservation area. This is a pre-commencement condition as it goes to the heart of the planning permission.

4. In addition to the pre commencement conditions the Conservation Officer has requested the following compliance conditions:

a) The roof lights are to be installed flush with the roof plane.

b) The boiler flue to have a black coloured appearance where it externally protrudes.

Reason: To ensure the works proposed do not harm the heritage asset or conservation area.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

Officer's Report**Site description.**

The site is a grade II listed dwelling on The Street in the north western side of Shalford. The site is within the Shalford village area and therefore is inset from the Green Belt and outside of the AGLV. The site is within the Shalford Conservation Area.

Proposal.

Listed building consent for a new external side door, re-lay lean to roof adding three rooflights, add 3 obscured glazed lean to windows, restore leaded light windows and internal works.

Relevant planning history.

No Relevant Planning History

Consultations.**Statutory consultees**

Shalford Parish Council have no objection to this proposal

Third party comments:

None Received

Planning policies.**National Planning Policy Framework (NPPF):**

Chapter 4. Decision-making

Chapter 16. Conserving and enhancing the historic environment

Guildford Borough Local Plan: Strategy and Sites 2019 (LPSS)

D3 Historic environment

Planning considerations.

The main planning considerations in this case are:

- the impact on the listed building

Impact on the Listed Building

Statutory provisions:

Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

NPPF provisions:

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Para 193 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. the NPPF sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paras 195-199 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

This application is seeking permission for internal changes to the existing shop.

24 The Street is a Grade II listed building situated in the north western side of Shalford and makes up an important part of the Shalford Conservation Area as one of a long row of cottages in central Shalford by St Mary's Church so has aesthetic value as part of this group. The cottage has historical and communal value as part of the Austen Estate who built Shalford House and owned land and properties in Artington, Bramley, Hascombe and Dunsfold. There is also evidential value as a timber frame building.

This application seeks Listed Building Consent for a new external side door, the relaying of the roof to the single storey lean-to, addition of three rooflights within the roof of the single storey side lean-to, the addition of 3 obscurely glazed windows within the lean-to, the restoration of a leaded light window and associated internal works.

The majority of the works are focus upon the single storey lean-to that is located on this early 17th Century property's north western elevation.

The conservation officer believes that this weatherboard clad structure is an extension, although has been established for some time, as it is noted in the property's listing description, produced when the property was listed in 1967.

With regards to the works proposed the conservation officer has stated that all would be acceptable proposals that have been sensitively considered and do not undermine or cause harm to the architectural or historical significance of the property. Nevertheless, to ensure that the significance of the property is fully safeguarded, the officer has advised on a number of conditions that should be placed onto the application should it be approved.

Conclusion

As such no material harm to the designated heritage asset has been identified and having due regard to Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 consent should be granted.