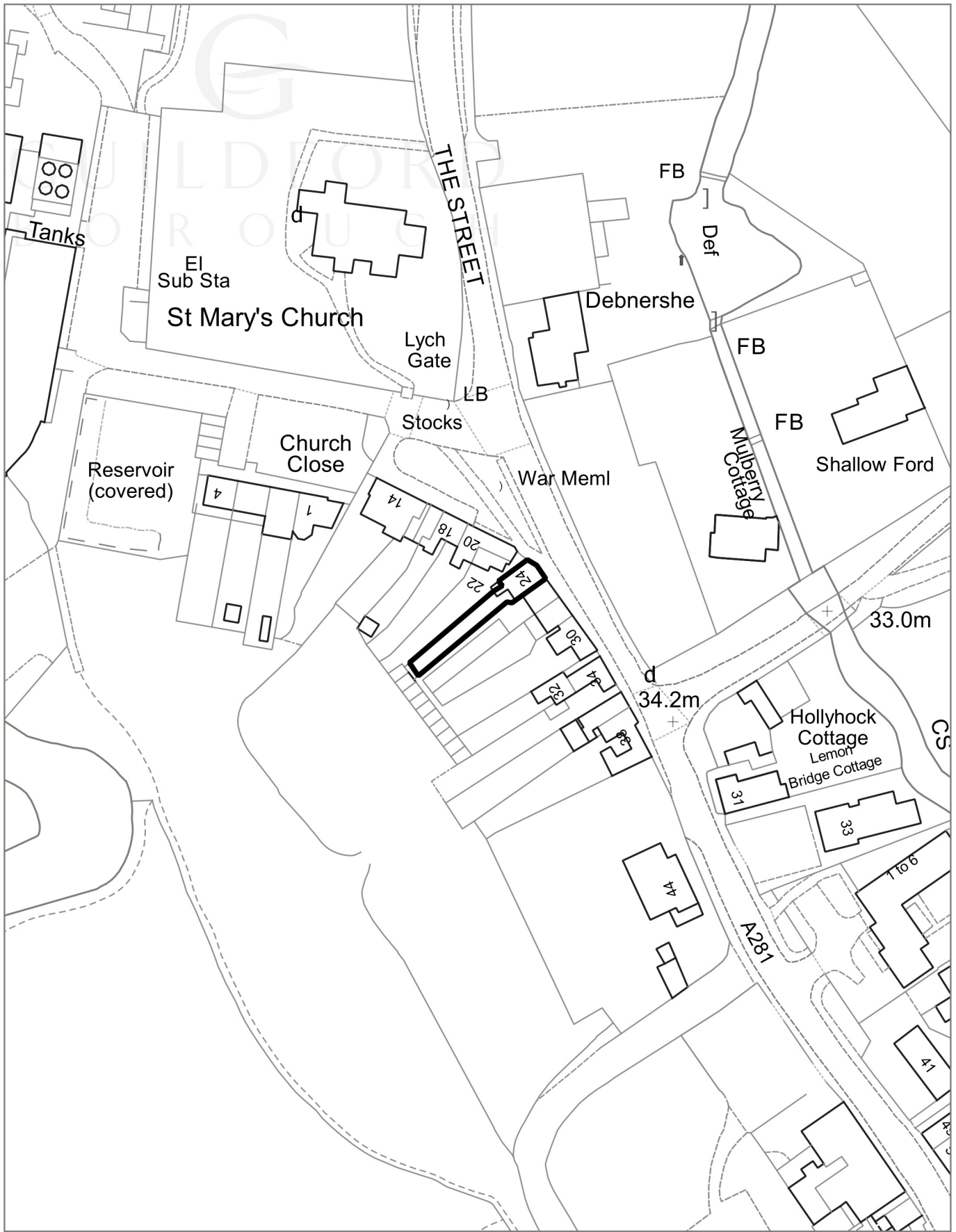


22/P/00111 - 24 The Street, Shalford, Guildford



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Print Date: 27/05/2022

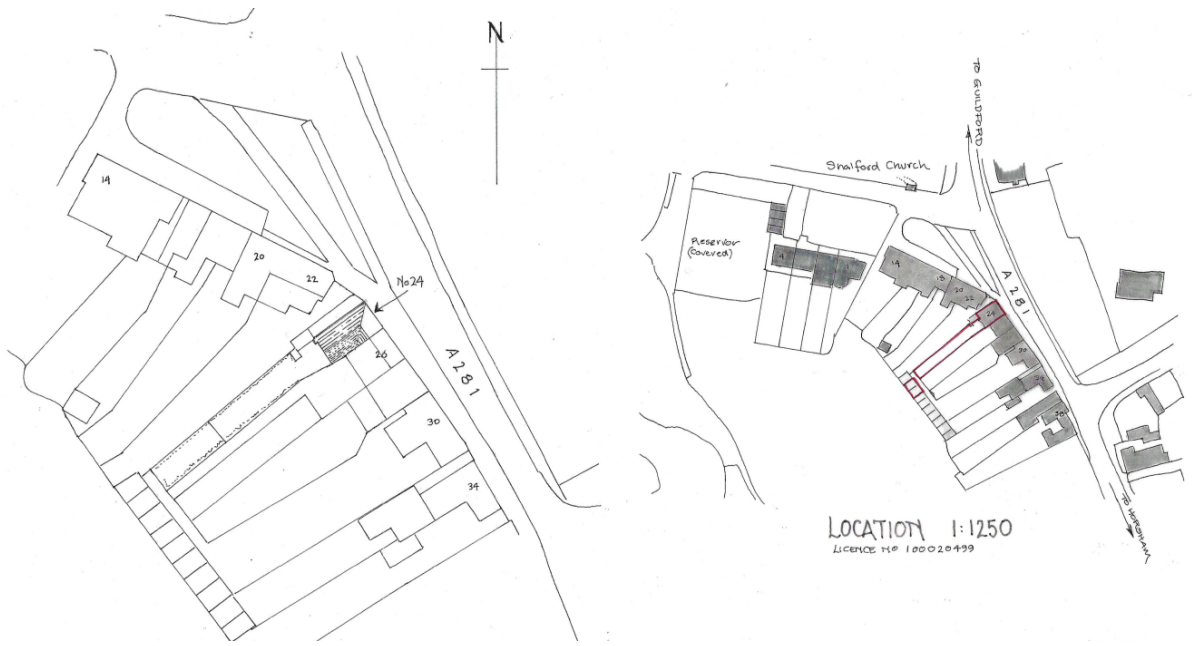


Not to Scale



GUILDFORD
BOROUGH

22/P/00111 – 24 The Street, Shalford, GU4 8BT



Not to scale

App No: 22/P/00111
Appn Type: Listed Building Consent
Case Officer: Benjamin Marshall
Parish: Shalford
Agent :

8 Wk Deadline: 14/04/2022

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

Location: 24 The Street, Shalford, Guildford, GU4 8BT
Proposal: Listed Building Consent for proposed loft conversion to habitable accommodation with new stairs, addition of upper floor window to the rear, insertion of roof lights in side element and single storey rear extension.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the applicant is a member of staff within Guildford Borough Council.

Key information

The proposed development comprises a loft conversion to habitable accommodation, addition of upper floor window to the rear gable, a single storey rear extension and associated repairs and internal alterations.

Summary of considerations and constraints

The application will result in less than substantial harm to the significance of the designated heritage asset and/or its setting. The harm to the significance of the designated heritage asset is outweighed by the public benefit identified.

Owing to the above, the application is recommended for approval subject to conditions.

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 works hereby permitted shall be carried out in accordance with the following approved plans: 2102 01, 2102 04, 2102 03 received on

21/01/2022, 2102 03, 2102 04A, 2102 06A, 2102 10B, 2102 11B and 2102 12A received on 25/05/2022

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

3. No work to the proposed extension and garden excavation shall take place until details and samples of the proposed external facing, including colour & finish have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples

Reason: To safeguard the special architectural and historic interest of the listed building and the interest of the character and appearance of the conservation area

4. No work to the proposed extension and garden excavation shall begin until details to secure the safety and stability of the rear gable end are submitted to and approved in writing by the Local Planning Authority. These details should cover the methodology, specification and areas of temporary shoring and/or propping required.

Reason - To safeguard the special architectural and historic interest of the listed building and the interest of the character and appearance of the conservation area

5. Before installation details (including specification and methodology of installation) relating to the insertion of the rear gable reinforced structural lintel are to be submitted to and approved in writing by the Local Planning Authority

Reason - To safeguard the special architectural and historic interest of the listed building and the interest of the character and appearance of the conservation area

6. Prior to installation detailed drawing and/or samples of window and door joinery detail shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, depth of reveal, method of opening, details of heads, cills and lintels, at a scale not less than 1:20 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. Finish & colour shall also be indicated. The works shall be carried out in accordance with the approved details.

Reason - To safeguard the special architectural and historic interest of the listed building and the interest of the character and appearance of the conservation area

7. Prior to installation details shall be submitted to the Local Planning Authority of the type and means of fixing of proposed rainwater goods.

Reason - To safeguard the special architectural and historic interest of the listed building and the interest of the character and appearance of the 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 proposed loft conversion to habitable accommodation with new stairs, addition of upper floor window to the rear, insertion of roof lights in side element and single storey rear extension.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
22/P/00110	Proposed loft conversion to habitable accommodation, addition of upper floor window to the rear, insertion of roof lights in side element and single storey rear extension.	Pending	
21/P/00819	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.	Approve 17/06/2021	N/A

Consultations.

N/A

Third party comments:

None received

Planning policies.

National Planning Policy Framework (NPPF) 2021:

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 character of the conservation area / listed building(s)

The impact on the character of the conservation area and 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 199 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 199-205 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.

No 24 The Street is an end of terrace cottage situated on the west side of the A281. The two-storey grade II listed property dates back to the 17th Century and is primarily of timber frame construction with a masonry fronted façade covered by whitewashed pebbledash, and a steeply hipped slate roof crowns the top. A single storey pentice roof extension, of some age, extends along the original side elevation, whilst to the rear of the property is another extended section, this time of two storeys. Evidence suggests that this cross-wing addition was added not long after the cottage was originally constructed.

The cottage is an asset of special interest as reflected by its Grade II listing status. Contributing to its significance are the following

- Its aesthetic grouping as part of a terrace of 17th Century cottages, but also as part of a wider

collection of historic buildings within the village of Shalford, including the parish church of St Mary's

- Its connection with the Austen Estate as a former estate cottage – Austen Estate, whose seat was Shalford House, now demolished, owned lands and properties at Artington, Bramley, Hascombe and Dunsfold
- Is illustrative of well-preserved 17th Century domestic vernacular architecture within the locality, including the survival of its timber frame
- Use of vernacular material and traditional building techniques in its construction

Effect of Proposals on Significance

The application seeks consent for the following works

- Single storey rear extension of clay brick and glazed construction
- Repairs to the rear gable end and the inclusion of a small single casement window
- The provision of a paddle staircase between 1st floor level and attic

The principal consideration for Conservation is whether the proposed works would individually and/or collectively prejudice the special architectural or historic interest of the host building, which is a statutory grade II listed heritage asset. The Conservation Officer has considered the proposal and the following passages summarises the officer's comments:

The proposed single storey would be of simple design and would join the rear gable in a sensitive manner to avoid conflicting the first-floor window. Whilst there would be excavation to facilitate the works this would be undertaken with sensitivity and care. The Conservation Officer identifies that following a site visit they are '*satisfied that it is highly unlikely that a historic timber structure is hidden behind the external brick work*' and as such raises no objection to the removal of the lower section of the existing rear wall. The site visit also identified a '*significant degree of intervention*' needed in regards to the structural condition of the rear elevation. The Conservation Officer identifies harm as a result of the loss of ground floor openings which would compromise the legibility of the rear elevation. This harm is considered to be outweighed by the public benefits of the wider repairs and the removal of all cementitious mortar on this gable elevation, as a means of safeguarding this heritage asset. A structural lintel would be required to facilitate an opening at ground floor level, as such, a condition is being attached requiring the submission of specificities of the lintel and an installation methodology in order to ensure the works would respect the sensitivities of the Listed Building and its fabric.

It is accepted that the repair works in this case are urgently needed, which presents the opportunity to provide a small casement window within the gable apex. The supporting documentation confirm that the window would be inserted between the existing timber structure, whilst a few historic battens will be lost as a result it would not be considered to harm the property's architectural and historic significance. The window would fit within the fenestration and made of timber and as such would not appear out of character. A condition has been added requiring the submission of joinery details to be submitted to the LPA to ensure the joinery would be appropriate to the fabric of the listed building.

The works would also seek to improve access to the loft by replacing the existing hatch with a paddle staircase. The supporting drawings indicates that the attic space is to continuingly be used primarily for storage and that no intervention (removal/cutting) will occur to the roof's timber frame

or oak trusses. There is a desire to insulate between the rafters using a breathable membrane such as woodwool, as well as covering and making good the loft hatch, these works are considered acceptable. Whilst there would be intervention to the historic ceiling to create the opening for the paddle steps, the Conservation Officer considers the intervention to be limited and not to harm the significance. The officer states: *'There is appreciation that it's positioning and specification has been chosen with due regards to ensuring that there is minimal harm to the listed property, but also whilst allowing for reasonable headroom/clearing space within the attic. The confirmation that none of the timber roof frame is to be interfered with is of great comfort as is the means of insulation.'*

Conclusion

The only harm identified by the Conservation officer was a compromise of the legibility of the rear elevation through the loss of ground floor openings which would compromise the legibility of the rear elevation.

However, officers note that the scheme also creates a by the public benefit as a result of the wider repairs and the removal of all cementitious mortar on this gable elevation, which would safeguard this heritage asset. Given the longer term effects of this considerable weight is afforded this benefit.

As such the application will result in less than substantial harm to the significance of the designated heritage asset and/or its setting and is at the lower end of less than substantial. In line with para 202 of the NPPF it is necessary to weigh this against any public benefit. In line with the Planning (Listed Building and Conservation Area) Act 1990 special regard is given to preserving the heritage asset.

- The harm to the significance of the designated heritage asset is outweighed by the public benefit identified and therefore permission should be granted. Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

Conclusion

The proposed works comprises a loft conversion to habitable accommodation, addition of upper floor window to the rear gable, a single storey rear extension and associated repairs and internal alterations.

The application will result in less than substantial harm to the significance of the designated heritage asset and/or its setting. The harm to the significance of the designated heritage asset is outweighed by the public benefit identified.

Owing to the above, the application is recommended for approval subject to conditions.