

Allerdale Borough Council

**Planning Application
Development Panel Report**

Reference Number: LBC/2022/0012

Valid Date: 28/02/2022

Location: Pear Tree House
Blenerhasset
CA7 3RE

Applicant: Mr Chris Spencer

Proposal: Listed building consent for replacement of roof
to extension (Amended description)

RECOMMENDATION

Grant subject to conditions

1. Summary

<u>Issue</u>	<u>Conclusion</u>
Heritage	The building is a Grade II listed property within the Conservation Area. The proposed works are to replace the roofing on an existing flat roofed extension to the rear. The works affect a modern part of the building and are considered to represent an appropriate repair with minimal impacts.

2. Introduction

2.1 This matter is being brought before members as the applicant is an employee of the Council.

3. Proposal

3.1 The proposal is for the replacement of the roof of the flat roofed extension at the rear of the property. The works include:

- The removal of the existing felt, boarding and rooflights;
- Improvement of roof cavity insulation;
- Re boarding and felting of roof;
- Replacement of existing dome roof lights.

3.2 The application when submitted also requested replacement of the widows in the property. Following discussions between Officers and the applicant, the windows details have now been removed from the application in order to enable further consideration to be given to the design.

3.3 The Plans for consideration are:
Location Plan
Details of roof covering

4. Site

4.1 Pear Tree House is Grade II listed with Winder Cottages; Pear Tree House is probably one of the oldest remaining properties within Blennerhasset (Bremner 2006). The property is of rubble stone construction with large projecting plinth stone foundations. The property shares several significant architectural features with Winder Cottages including similar distinctive inscribed lintels – ‘I. N. 1686 God Fears’ in the case of Pear Tree House and ‘W. & M.B. 1678 Feare God’ at No 3, Winder Cottages. The properties also share similar chamfered window surrounds with drip moulds above.

4.2 Pear tree House has been extended to the rear with a 2nd storey flat roofed addition constructed on top of ground floor rubble stone walls. The interior layout of the property has been significantly altered when the rear extension was added but original features remain including rough-hewn structural beams, chamfered stone door surrounds and the original layout can still be read.

4.3 The site is located within a designated Conservation Area.

5. Relevant Planning History

5.1 There have been several applications relating to the site:

2/2006/0834 Full planning permission for the demolition of existing garage, construction of a single storey side extension, and replacement of 4no. Windows to front of dwelling, as amended by letter and plan received 23 August 2006.

2/2006/0835 Listed building consent for demolition of existing garage, construction of a single storey side extension, and replacement of 4no. Windows to front of dwelling, as amended by letter and plan received 23 August 2006.

LBC/2021/0028 Listed building consent for the installation of an electrical vehicle charging point to the boundary of the wall.

6. Representations

Parish Council

- 6.1 It is unclear from the drawings on the website what type of windows are to be installed and as the property is a listed building the Parish Council would requested the new windows should be in keeping with the windows installed at the present time. (N.B. The windows have since been removed from consideration.)

Historic England

No comment made.

Other representations

- 6.2 The application was advertised on site and in the press. There have been no other letters of representation.

7.0 Environmental Impact Assessment

- 7.1 The Town and Country Planning (Environmental Assessment) Regulations 2017
- 7.2 The development does not fall within Schedule 1 nor 2 and, as such, is not EIA development.

8.0 Duties

- 8.1 Does the site affect the setting of a listed building?

Yes. Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 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 history interest which it possesses.

- 8.2 Is the site within a designated conservation area?

Yes. Section 72(1) of the Listed Buildings Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 8.3 Is the Development likely to have a significant effect upon a Natura 2000 designation? No

9.0 Development Plan Policies

Allerdale Local Plan (Part 1)

Policy S1	Presumption in favour of sustainable development
Policy S2	Sustainable development principles
Policy S27	Heritage Assets

10.0 Other material considerations

National Planning Policy Framework (NPPF) (2019)

11.0 Policy weighting

- 11.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and the Allerdale Borough Local Plan (Part 2) 2020 policies have primacy.

12.0 Assessment

- 12.1 Policy S27 states that the historic environment including all heritage assets and their settings will be conserved and enhanced in a manner appropriate to their intrinsic historic value and significance, their importance to local character, distinctiveness and sense of place, and to other social, cultural, economic or environmental benefits/values.

- 12.2 Pear Tree House is Grade II listed. The listing reads as follows:

List Entry: 114445

House. Dated and inscribed over entrance I.N. 1686 GOD FEARE with C20 alterations. Painted roughcast walls, enlarge projecting plinth stones, under graduated greenslate roof with painted roughcast chimney stacks. C20 door in chamfered surround under Tudor arch, with date and inscription, and hoodmould. C20 lead-paned casement windows in original chamfered surrounds, with stone mullions removed, under continuous drip mould on ground floor and under individual hoodmoulds above. Quatrefoil window over entrance. Side wall left has C20 door and sash windows with glazing bars in C19 painted stone surrounds. C20 extension to rear is not of interest.

- 12.3 The building is significant architecturally and historically, both in itself and within the setting.

- 12.4 The proposal is to replace the roof felt and dome roof lights on the modern flat roofed extension to the rear of the property. The replacement and renewal of the roof felt and roof lights will have minimal impact on the structure and fabric of the building requiring minimal impact on the actual listed structure. Therefore it is considered that the proposal will not cause harm to the listed building or its setting.
- 12.5 The Parish Council commented on the windows, which have now been removed from consideration and will be considered separately under a different application.

Local Financial Considerations

- 12.6 Having regard to S70 of the Town and Country Planning Act the proposal will have no local financial considerations.

13.0 Conclusions

- 13.1 The proposal will cause minimal, if any, harm to the listed building or its setting. It is replacement of an existing felt roof with similar materials. It will conserve the appearance of the Conservation Area. Therefore, it is considered that listed building consent should be granted.

RECOMMENDATION

Grant subject to conditions

Annex 1

CONDITIONS

Time Limit:

1. **The works hereby consented shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

In Accordance:

2. **The works hereby permitted shall be carried out solely in accordance with the following plans:**

Location Plan

Roof details

No approval for the replacement of any windows is granted under this application as stated in the applicant's email dated 23 May 2022.

Reason: In order to ensure that the works are carried out in complete accordance with the approved plans, and for then avoidance of doubt as to what works are consented, and any material and non-material alterations to the scheme are properly considered.