



J.Bell **designandconservationltd**

Planning - Design - Listed & Historic Buildings - Heritage Advice
Suite G2, Holly House Business Centre
220-224 New London Road, Chelmsford, Essex, CM2 9AE
T: 07484 791794
E: jbelle@designandconservation.co.uk
W: www.designandconservation.co.uk

Jonathan Bell
J Bell Design and Conservation Ltd
Suite G2
Holly House Business Centre
220-224 New London Road
Chelmsford
Essex
CM2 9AE
T: 07484 791794
jbelle@designandconservation.co.uk

9th August 2023

Planning and Heritage statement

Site: Rose Cottage, The Causeway, Furneux Pelham, Hertfordshire, SG9 0LN

Proposal: Alteration of existing 2 storey extension roof, proposed 2 storey rear extension, single storey rear extension and replacement windows.

1.0 Introduction

- 1.1 This householder application is being made following the preparation of pre-application plans and response for the alteration of a rear existing 2 storey extension roof, proposed 2 storey rear extension and single storey rear extension at Rose Cottage, The Causeway, Furneux Pelham, Hertfordshire, SG9 0LN.
- 1.2 The pre-application response was positive and it was the local authority planning officer and conservations officer's view that the proposals could be supported. The pre-application reference is S/23/0095/PREAPP. The advice received also included support to replace the front elevation windows, which has been included within this application.
- 1.3 This statement includes a heritage statement due to the property being located within a conservation area and within the setting of listed buildings, and therefore special care and attention needs to be adhered to when designing any alterations to ensure there is no impact on the special character and setting of the conservation area and listed buildings. The impact on the conservation area and listed buildings has been assessed and proposals justified within the statement.
- 1.4 Furthermore, the property is considered to be a non-designated heritage asset, and therefore the proposals need to be assessed to ensure no harm to the significance of the building.

2.0 Description and History

2.1 Rose Cottage is a 19th century timber framed cottage. Inspection of the property reveals the plan of the building originally consisted of 2 rooms on the ground floor and 2 rooms on the 1st floor, with an integral fireplace to the South gable end wall of the cottage. The building has evolved quite considerably over time with further historic additions. Some of these include;

- the addition of an external chimney stack to the North gable end, most likely for the separate cooking of food,
- an outshut with sloping roof across the original 2 range, most likely constructed in the mid to late 19th century to allow the re-configuration of the plan to include a central staircase and separate access to the rooms on the first floor.
- A side/rear extension to the South end of the building, which appears to be an early construction extension and appeared to incorporate an additional fireplace, most likely used for a separate use subsidiary to the house (such as a bread oven). This extension appeared to have been accessed via a separate entrance to the South of the building. It also incorporated an additional 3rd bedroom to the 1st floor.
- A outbuilding to the side of the cottage, which in recent history has been demolished and a new single storey side extension constructed in its place.
- A 2 storey gable rear extension which forms the current kitchen on the ground floor and master bedroom to the rear of the property (which is subject to alteration as part of this application)

2.2 The dwelling located within the Group 2 Village of Furneux Pelham. The dwelling is located within the Furneux Pelham Conservation Area and is situated between two other dwellings, Gable House and Cockerel Cottage which is Grade II Listed. In addition to this, the site is also located within an Area of Archaeological Significance.

2.3 The property is considered to be a non-designated heritage asset due to its age, character, appearance and contribution to the setting of the conservation area. It is noted in the conservation area appraisal that the property has room for improvement, of which has been addressed as part of this application.

3.0 Planning history

3.1 The recent planning history to the property is detailed below;

- 3/88/0907/FP – Two storey rear extension in gabled roof – Granted permission with conditions.
- 3/15/0056/FP – Demolition of outbuilding and construction of single storey side extension and relocation of oil tank – Granted permission with conditions.
- 3/15/2032/HH – Creation of driveway – Granted permission with conditions.
- 3/22/0807/HH – Two storey rear/side extension – Refused.
- 3/22/1784/CLPO – Part two storey and part single storey rear extensions and single storey side extension – Refused.
- S/22/0061/PREAPP – Part two storey and part single storey rear extensions and single storey side extension

3.2 The most recent application (3/22/0807/HH) was refused due to the scale, mass and height of the extensions impacting on the significance of the property (being considered a non-designated heritage asset) and on the setting of the conservation area.

3.3 Following the refusal a CLPO was made, however this can be disregarded. Following this a pre-application request (S/22/0061/PREAPP) was made, where proposals were revised, however it was deemed the 2 storey element resulted in an awkward additional roof form;

'Whilst the proposed part two storey rear extension is smaller in size and scale than the previous refused proposal, this first floor element due to the roof form, its higher eaves line and different height rear windows would appear awkward and prominent to the existing appearance of the dwelling, and would sit against the existing rear facing gable.'

3.4 This resulted in the planning officer deeming the proposals not failing to achieve a high standard of design. Additionally, the single storey element of the scheme was deemed to be bulky and large in scale;

'the bulky single storey rear extension would be visible from the street scene and due to its size and siting is not considered to be subservient in size and would harm the character and appearance of this non-designated heritage asset.'

4.0 Proposals

- 4.1 The revised proposals aim to respond to the previous refusal 3/22/0807/HH and S/22/0061/PREAPP. The existing rear extension that was approved in 1988 (3/88/0907/FP) has been assessed and concluded that the roof form of this extension is a large and bulky roof form, that protrudes higher than the ridge height of original dwelling and there is room for improvement with the existing extension.
- 4.2 Therefore, the proposal is to remove the existing 2 storey rear extension gable roof and replace with a smaller pair of pitched gables that would extend across the rear elevation to form the new roof to the 2 storey rear extension and over the existing extension. The new extension will be rendered to match the existing rendered façade and the roof finish will be slate to also match the existing roof finishes.
- 4.3 These alterations result in the proposed 2 storey extension being subservient to the original building, plus it improves the appearance of an existing extension by reducing the ridge height resulting in this also appearing subservient to the original building. The dual pitch will be more in-keeping with the appearance and proportions of the property.
- 4.4 The proposed alteration to the roof and 2-storey extension will have no impact on the views from the road as the side elevation will continue to appear similar, with the current pitched roof over the historic 2-storey extension being retained, removing the need for any awkward roof forms.
- 4.5 The proposed single storey extension has been reduced considerably in size, height and mass when compared to previous proposals. The result is a more in-keeping orangery type extension that is more traditional form and appearance and a more common addition in conservation area settings. The single storey extension continues to read as an addition rather than part of the original house.
- 4.6 The single storey extension will be rendered to match the house, with a decorative timber surround and parapet wall.
- 4.7 To the rear of the single storey extension will be a slightly raised patio area to reduce the step from the rear doors onto the garden.
- 4.8 It was noted by the conservation officer within the pre-application advice that there could be weight added to the application (although already supported by the planning officer) if the front windows in particular were replaced with more in-keeping windows. The proposals also include replacement of the front and side windows with flush casement UPVC windows that are a more simple pattern with a

single glazing bar. This will improve the appearance of the building when viewed from the road. The proposed new windows to the rear extensions will also be flush casement UPVC, but designed to match the existing all bar glazing pattern to the existing rear elevation casements.

- 4.9 Overlooking and neighbouring amenity; The overlooking from the proposed extensions and patio area has been considered as part of the proposals. There will be no impact on neighbouring amenities or overlooking on cockerel cottage. In regards to Gable House, this property extends some distance to the West. The proposals include a new 1st floor En-suite window that faces West. It is considered that this windows aspect is facing West and not overlooking the garden of Gable House, furthermore, the window serves an en-suite, which is not a habitable room. The side window to bedroom 4 is an existing window and will not be altered (except replaced for a more sympathetic style of window). The proposals include a raised patio area. The wall to the Southern boundary between the application site and Gable House is a tall wall, that extends upto 2.8m in height at its highest point (west). Due to the height of the wall, there will be no overlooking from the raised patio area over the garden of Gable House.

5.0 Conservation area, listed building and heritage impact assessment and justification

- 5.1 The proposals include a modest single storey extension located to rear of the property. Due to the position and appearance of the single storey extension, it will have no impact on the setting of the conservation area or listed buildings. The single storey extension is adjoining a later extension, and therefore will have no impact on historic fabric or the character of the building, furthermore, the rear of the building is of lesser significance than the front range of the building, being the original, historic and significant area of the property.
- 5.2 The proposed 2-storey extension has been proposed to fill a corner to the rear of the building that is between a later gabled rear extension and an earlier 2 storey side extension to the property (bedroom 4). The 2-storey extension also results in removal of the large gable roof to the current 2-storey extension and replaces it with 2 smaller gables, which is a positive improvement to the appearance of the property and the setting of the conservation area. The combination of the proposed 2-storey extension infilling a gap of no significance and the alterations to the current gable roof, which improves the appearance of the building and the conservation area, results in the 2-storey extension having no harm to the character of the non-designated heritage asset and no harm to the setting of the conservation area.
- 5.3 The proposed 2-storey extension will be to the rear of the property, and therefore will have no impact on the setting of the grade 2 listed Cockerel Cottage and Thatch End. The proposals to reduce the height of the gables will have a slight improvement to the setting of Cockerel Cottage and Thatch End.
- 5.4 The proposal to replace the front windows will improve the appearance of the building resulting in a positive contribution to the appearance of the non-designated heritage asset and a positive contribution to the setting of both the conservation area and the listed buildings.

6.0 Planning Policy

6.1 The following list of policies are relevant to the proposals and have been assessed in conjunction with the proposals:

VILL2 - Group 2 Villages - East Herts District Plan 2018

DES4 - Design of Development - East Herts District Plan 2018

HOU11 - Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages - East Herts District Plan 2018

HA1 - Designated Heritage Assets - East Herts District Plan 2018

HA2 - Non-Designated Heritage Assets - East Herts District Plan 2018

HA4 - Conservation Areas - East Herts District Plan 2018

HA7 - Listed Buildings - East Herts District Plan 2018

TRA3 - Vehicle Parking Provision - East Herts District Plan 2018

HA3 - Archaeology - East Herts District Plan 2018

NPPF - National Planning Policy Framework -

6.2 Neighbour amenity is within the planning policy framework. It is noted that neighbour amenity was addressed in the previous applications and within the pre-application advice. It is noted within the previous application the planning officer's report stated:

"Neighbour amenity There has been one comment from the occupier of Gable House raising concerns that the location map is inaccurate and the extension would extend up to the single storey extension of Gable House and not the two storey part of Gable House. This has also been confirmed by the agent. Notwithstanding this, the proposed extension would be located to the north of Gable House and therefore would not result in any detrimental loss of light, overshadowing or overbearing impact as the extension would not extend beyond the rear of Gable House. As the extension is two storey, there may be some impact on outlook from the flank window at ground floor level and door, however this serves a garage and utility room and would not therefore result in any detrimental impact to the amenity of the occupiers of the dwellinghouse. There may be some overlooking from the rear patio steps, however these would not be built up to the boundary and therefore the occupiers would not be able to gain a view directly over the fence into the gardens or primary living accommodation of the neighbouring properties. With regards to the impact on Cockerel Cottage, due to the siting of the extension, approximately 11 metres from the boundary with Cockerel Cottage, it is not considered that there would be any detrimental impact to amenity by way of loss of light, overshadowing, overlooking or overbearing impact."

It is considered this response is still relevant to the proposed design, which will also result in no overshadowing or overlooking.

7.0 Pre-application response

- 7.1 The proposals prepared were submitted for pre-application advice of which the case was assigned to Honey Kojouri (reference S/23/0095/PREAPP).
- 7.2 Detailed written advice was received, which stated that the proposals responded to the previous refusal and the proposals could be supported.
- 7.3 Separate advice was received from the Conservation and Urban Design Advice dept. The advice was the proposals were acceptable, concluding no harm to the conservation area or listed buildings, noting the small positives to the scheme. It was within this advice that the front windows were replaced with a slenderer design of window, however could remain UPVC. Refer to separately attached appendix A and B for the pre-application responses.

8.0 Conclusion

- 8.1 Rose Cottage is a rendered timber framed cottage dating from the 18th century. It is a non-designated heritage asset due to its historical value, group value and contribution to both the setting of the surrounding listed buildings and the conservation area.
- 8.2 The original building was a modest sized cottage, over time both historically and in more recent history the building has been extended and altered considerably. This has resulted in some dilution of the original appearance and character, however, the original building and evolution is still legible.
- 8.3 The proposal is to extend the building to the rear whilst altering part of a previous 2-storey rear extension. The proposed extensions have been designed to appear subservient to the building, whilst sympathetic in both appearance and scale. The alterations to the existing 2-storey extension will improve the appearance of the rear elevation and view from the front elevation. The proposals therefore accord with the relevant planning policies and can be supported for approval, which is stated in the pre-application response from the local authority.
- 8.4 The impact of the proposals on neighbouring light and overlooking has been assessed and concluded the proposals will result in no over shadowing and no overlooking of neighbouring properties or amenities and therefore accord with the relevant planning policies.
- 8.5 A heritage assessment of the proposals has been included. It is concluded the proposals result in no harm to the character and appearance of the non-designated heritage asset, whilst some areas offer an improvement, such as the replacement windows and alterations to the existing 2-storey extension to the rear of the building.
- 8.6 The proposals will result in no harm to the setting of the listed buildings due to the extensions and alterations being positioned to the rear of the building. Some of the proposals offer an improvement to the setting of the listed buildings, such as the replacement windows.
- 8.7 The property is located within the designated conservation area. The proposed extensions and alterations to the rear of the building are sympathetic and therefore result in no harm to the setting of the conservation area. The replacement windows to the front elevation and alterations to the existing 2-storey extension to the rear of the building, removing the visible gable from the front elevation, offer an improvement to the setting of the conservation area.