

APPLICATION NO.	P07/W0668/LB
APPLICATION TYPE	Listed Building Consent
REGISTERED	04/06/07
PARISH	DORCHESTER
WARD MEMBER(S)	John Cotton
APPLICANT	Mr & Mrs F Theobalds
SITE	Thatchers Cottage, 15 Queen Street
PROPOSAL	Internal alterations to existing cottage
AMENDMENTS	None
GRID REFERENCE	457842/194459
OFFICER	Miss G. Napier

1.0 INTRODUCTION

1.1 This application is before the Planning Committee at the discretion of the Development Manager. Thatchers Cottage is located within the built up limits of the settlement of Dorchester. It is a grade II listed property with a timber frame and a thatched roof. The property is believed to have originally been three separate units that have over time, become one dwelling.

The property lies within the Dorchester Conservation Area and the Oxford Green Belt.

The site is identified on the Ordnance Survey extract **attached** at Appendix 1.

2.0 PROPOSAL

2.1 The application seeks listed building consent to install a second bathroom by relocating the access between bedroom 2 and the bathroom in order to alter the layout of the first floor of the cottage. The works involve creating a second opening through a collar beam in a bay of the timber frame and blocking up the existing opening between the bedroom and the bathroom using studwork and plasterboard. Studwork partitions are to be constructed to form a smaller family bathroom and storage cupboards off the landing area.

A copy of the submitted plans and the Schedule of Works are **attached** at Appendix 2.

2.2 A Historic Building Report has been submitted as part of the application which is also **attached** at Appendix 2.

2.3 A previous application which was submitted in 2007 (P06/W0141/LB), proposed the same internal alterations to the first floor bathroom. This part of the proposal was removed from the application after the Council advised that the loss of the

section of timber beam was unacceptable.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Conservation Officer
not

- The supporting architectural analysis does

include any new information but gives the opinion that as the integrity of the collar has already diminished by the creation of one opening, the improvement to the layout is sufficient to override the loss of historic fabric. The Council considers that the loss of this historic fabric is contrary to para C.59 of PPG15.

The alteration is not considered to be necessary as it appears possible to retain the existing opening to bedroom 2 while creating a separate access to a bathroom if the bathroom is reduced in size, if necessary by the relocation of the WC.

Parish Council
views.

- No strong

4.0 RELEVANT PLANNING HISTORY

4.1 P07/W0141/LB. Internal alterations to existing cottage. (As amended by Drawing No. 06099/P01A accompanying Agent's letter dated 23 March 2007). Listed Building Consent on 04 April 2007.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies (SOLP 2011):

CON3 – Alterations to listed buildings.

Planning Policy Guidance Notes:

PPG15 – Planning and the Historic Environment (para. C59)

6.0 PLANNING CONSIDERATIONS

6.1 The main issue to consider with this application is:

- The impact of the proposed works on the special historical and architectural qualities of the listed building.

6.2 The impact of the proposed works on the special historical and architectural qualities of the listed building.

The applicants have argued that the listed cottage has undergone many changes both internally and externally in the past and that the further alteration of the historic fabric will not have any impact on 'its special historical qualities'.

A Historic Building Report was submitted with the application and the author of the report, Mr Burton states that 'the principle disbenefit, in heritage terms, is that the new access door would have to be cut through one of the roof collars, which is part of the original fabric of the building'. The timber framing is one of the main points of architectural interest of this property and is referred to in the list description

Mr Burton goes on to express the opinion that the impact on the building would be 'minimal' because of several alterations which have already been carried. However, this does not justify further alteration to the property and the result of the culmination of successive works which have previously been carried out at the cottage serves to diminish the special architectural and historic qualities of the listed building.

The cross section plan on drawing no. 06099-P06 shows that an area of wattle and daub would need to be removed in order to create headroom in the new doorway, a further loss of historic fabric which would be deeply regrettable.

During the course of the previous application, the applicants were asked by officers if they would consider an alternative scheme for a bathroom and a separate WC. This would allow the retention of the existing opening to bedroom 2, and a separate access to a WC. in the area currently shown as being changed in to

cupboards.

The agent sent a letter on 31 July after further questioning from officers as to why this alternative was not considered to be acceptable by his clients. His response was that due to the sloping ceilings and bowed purlins, the space for the WC would not be practical. However, the cupboard area also acts as a corridor between bedrooms 1 and 2 and as such, it is possible to stand up in this part of the cottage.

Paragraph 3.4 of PPG15 states that 'applicants for listed building consent must be able to justify their proposals. They will need to show why works which would affect the character of a listed building are desirable or necessary'. Officers believe that in this case, the proposal is neither desirable nor necessary particularly as consent was granted for another bathroom at the northern end of the 3 bedroom cottage under the previous application (P07/W0141/LB).

PPG15 also warns that where listed buildings are 'the subject of successive applications for alteration or extension..... it needs to be borne in mind that minor works of indifferent quality, which may seem individually of little importance, can cumulatively be very destructive of a building's special interest'.

Despite the fact that many changes have been made to the dwelling in the past, it is not considered that this is a justification for further alterations which would be detrimental to the historical fabric and architectural qualities of the listed building.

7.0 CONCLUSION

7.1 That listed building consent is refused because in your Officer's opinion, the development would result in demonstrable harm to the historic qualities of the listed building contrary to Policy CON3 of the adopted South Oxfordshire Local Plan and to PPG15.

8.0 RECOMMENDATION

That listed building consent be refused for the following reason:

That the proposed works would result in the loss of historic fabric to the detriment of the special architectural and historic qualities of the listed building, contrary to Policy CON3 of the adopted South Oxfordshire Local Plan and to advice in PPG15.

Author

Ms G Napier

Contact No.

01491 823282

Email Add.

planning.west@southoxon.gov.uk