

APPLICATION NO.	P20/S1660/LB
APPLICATION TYPE	LISTED BUILDING CONSENT
REGISTERED	14.5.2020
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Ken Arlett, Kellie Hinton, Stefan Gawrysiak
APPLICANT	Mr M Sharp
SITE	9 Gravel Hill, Henley-on-Thames, RG9 2EF
PROPOSAL	Internal works to facilitate the provision of an en-suite bathroom to bedroom 2 including refurbishment works. Re-purposing the loft room as a bedroom with en-suite facilities including replacing the window vent axia in the front dormer window opening with a single pane of glass and provision of a roof vent tile in the rear roof slope. Replacement glazing to the first floor rear bathroom window with a double-glazed unit. (As amended by plans 30 June 2020 to omit the works involving the removal of the modern ceiling).
OFFICER	Marc Pullen

1.0 **INTRODUCTION AND PROPOSAL**

1.1 The property (which is shown on the OS extract **attached** as Appendix A) is a grade II listed building listed as a terrace with Nos 9-17(odd). The historic core of the group of building dates from 1454 with surviving fabric of this date being in the attic space where works are proposed under this application. The application site lies within the Henley Conservation Area.

1.2 This application seeks listed building consent for alterations to provide an ensuite bathroom to a first-floor bedroom and the reorganisation of the existing attic level bathroom to form a small ensuite bathroom and a loft room.

1.3 This application is referred to planning committee at the request of Councillor Ken Arlett. His reasons for calling the application in are :
‘Not sufficient details on plumbing/pipework. Damage to fabric of a 500 year old building if work was carried out. Affect on neighbours especially number 11 Gravel Hill with extractor fan. Very little thought to the application.’

1.4 Reduced copies of the detailed plans accompanying the application are **attached** as Appendix B of this report. Other documentation associated with the application can be viewed on the council’s website, www.southoxon.gov.uk.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 **Henley-on-Thames Town Council – Object**

- Changes would be inappropriate for this Grade II listed building
- The impact on the listed building and the neighbouring listed properties needs to be fully considered
- The Committee are concerned that adjoining neighbours to this application have not been notified and the Archaeological Officer has not been consulted

Conservation Officer – Support

- Amended plans have been submitted which have resolved all concerns about the impact to the historic roof fabric in the attic
- No objection to the proposed works subject to the agreement of the suggested detailed conditions

The Henley Society (Planning) – Object

- The plans submitted with the application give insufficient information on how the insertion of extensive pipework will avoid damage to the structure of the building

Neighbours - (5)

- No site notice was displayed on the property
- No neighbours were informed of the application
- The proposed mechanical ventilation extraction would be harmful to the amenity of neighbours – noise from additional loo, wash basin, shower/bath, plumbing and extraction system
- Concerns above waste air and waste pipes discharging over the rear roof of neighbour's enclosed courtyard
- An en-suite bathroom would destroy the original fabric and puts the buildings at greater risk in terms of water damage, fabric and structural integrity
- No details of the how the historic floor joints and wall framing may be affected

3.0 RELEVANT PLANNING HISTORY

3.1 [P18/S3945/LB](#) & [P18/S3944/HH](#) - Refused by the Planning Committee (04/10/2019)
Single storey rear extension and replacement of sanitary fittings internally. (Amended by plan 920.2 Rev B to remove the insertion of rooflights to the rear of the property).

[P96/S0240/LB](#) - Approved (25/07/1996)

Demolition of lean-to single storey kitchen and outbuilding and construction of single and two storey extension. (As amended by plan reference 1516/02A accompanying agent's letter dated 21.6.96).

[P96/S0239](#) - Approved (25/07/1996)

Demolition of lean-to single storey kitchen and outbuilding and construction of single and two storey extension. (As amended by plan reference 1516/02A accompanying agent's letter dated 21.6.96).

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 N/A.

5.0 POLICY & GUIDANCE

5.1 Development Plan Policies

South Oxfordshire Core Strategy (SOCS) Policies:

CSEN3 - Historic environment

CSS1 - The Overall Strategy

South Oxfordshire Local Plan 2011 (SOLP 2011) Policies:

CON3 - Alteration to listed building

South Oxfordshire Emerging Local Plan 2034 Policies

The council is currently progressing the emerging local plan but it currently carries limited weight. Relevant policies include;

ENV6 - Historic Environment

ENV7 - Listed Buildings

ENV8 - Conservation Areas

5.2 Joint Henley and Harpsden Neighbourhood Plan 2016

5.3 Planning (Listed Building and Conservation Areas) Act 1990

5.4 National Planning Policy Framework and Planning Practice Guidance

5.5 Other Relevant Legislation

Human Rights Act 1998 - The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010 - In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations are the following:

- **Impact on the historic fabric of the Grade II listed building**
- **Other matters**

Impact on listed building

6.2 9 Gravel Hill is a grade II listed building which is listed as a terrace (Nos 9-17 odd). The historic core of the group of buildings dates from 1454, with surviving fabric of this date being in the attic space where works are proposed under this application. The application site is also within the Henley Conservation Area.

6.3 This application is for alterations to provide an ensuite bathroom to a first-floor bedroom and reorganisation of the existing attic level bathroom to form a small ensuite bathroom and a loft room. The existing attic room has been converted for use as a bathroom with rudimentary fixtures and window ventilation installed. It has a low ceiling which sits beneath the collar beams of the main roof construction and leaves the medieval roof separate from the attic room.

6.4 The council's conservation officer has no objection to rationalising this use to provide new bathroom fixtures at one end of the attic room and vastly improving the ventilation of this space. Extraction would be a benefit to the building given there is attic bathroom already that has insufficient extraction. The floors plans show that the proposed attic ensuite will require one new pipe to connect the WC to the existing waste pipes from the current sink and bath. Officers are satisfied that this would not unduly harm historic fabric in the building. The proposed mechanical ventilation will serve to improve the existing ventilation in this space and can be discreetly installed and exit via a vent tile without need to harm the historic fabric or character of the listed building. The conservation officer suggests that the final details of this, including the location and model of vent to be used, should be agreed by condition to ensure the best possible solution is installed.

- 6.5 The new first floor ensuite would replace what is currently an existing fitted cupboard, but slightly larger in footprint. The proposed sound insulation will sit over the exposed timber framing that separates No.9 and No.7. The details of this should be agreed by condition to ensure the method of installation and fixing respects the timber framing. The conservation officer has no objection to the proposed ventilation which will serve to ensure moisture is removed from this space appropriately and, as stated above, ventilation details would be agreed by a detailed condition.
- 6.6 The service pipes for water and waste are not shown on the current plans. It should be possible to connect to existing pipes that go between the ground and attic level bathroom features within the existing floor voids at first floor level as has been done historically to connect to the attic. There is already a bathroom at attic level and the replacement bathroom fittings will reuse the existing main soil vent pipe (SVP) with a new waste pipe along the route replacing the existing one. This would not be extra but just replaces the one already there. The plans submitted do not show the first floor ensuite pipes, but the conservation officer recommends a condition to demonstrate this in order to ensure the most appropriate routes are taken to ensure the preservation of fabric. It is anticipated that the pipes will run below existing floorboards and connect to existing SVPs to the rear. Officers consider that this condition is a reasonable and appropriate way to secure the method by which this is done because this is commonplace when installing bathrooms in buildings and there is no objection in principle to the ensuite.
- 6.7 Structural Integrity: The works to introduce new bathrooms include the addition of partitioning. Typically, this is built to abut existing walls, floors and ceilings in a simple manner and would be flexible to the nature of the historic construction. The removal of the bath from the attic level should decrease overall loading in this area and the addition of shower trays at both attic and first floors should not require additional structural work. As there is no removal of historic fabric proposed in this application the conservation officer does not consider there to be any substantial structural works proposed or adverse implications as a result of this scheme.
- 6.8 Connecting water pipes: The conservation officer does not consider there to be any greater risk of water damage by connecting new pipes to the existing ones or putting new pipes into the building than the risks of running water through houses at any other time. There is always a risk that a pipe could burst or fail in any house at any time, old or new. It would be unreasonable not to allow heating or indoor bathrooms in listed buildings just because a pipe could leak at some point in the future - the risk to this building is no different to the risk to any other building where bathrooms are installed or replaced or heating systems are replaced.
- 6.9 Impact of new pipes: The conservation officer is satisfied that the details submitted with application make it clear where direct impact to fabric is already known - this will be through installing partitions and connecting pipework from one place to another. It is known that some direct impact will result from fixing partitions in place - this is generally done with screws. Floorboards will need to be lifted and then re-instated to extend existing pipes to the new fittings. It is this work that requires listed building consent and the conservation officer considers it to be appropriately identified in the submitted plans. In their experience, these works are very limited in nature and that conditions to record exactly what goes where is sufficient to ensure that the works are carried out within these known parameters. The conditions would also ensure that appropriate breathable materials and ventilation spaces are provided for the insulating elements that are shown on the plans. The conditions would ensure that the contractors carrying out the works do so with regard to the significance of the listed building.

- 6.10 Impact on floors: The elements of the proposals that have the potential to impact wall framing are the new walls for the showers rooms. These can be freestanding from historic framing so should not directly impact the historic fabric and the proposed ventilation will serve to ensure that moisture is removed from the bathrooms. Officers have recommended conditions to agree the finer details of this as a safeguard to ensure the works are carried out appropriately but in principle the conservation officer considers the works can be carried out without detriment to the significance of the listed building. It is therefore acceptable to condition those details.
- 6.11 In line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, officers are satisfied that the special interest of the building will not be lost and that suitable conditions can be applied to agree how the works are carried out in line with Section 17 of the Act. Subject to these conditions officers consider the proposals to be consistent with the tests and requirements of Chapter 16 of the NPPF and Local Plan Policies CON3, CON5 and CON7 and emerging local plan policies ENV6, ENV7 and ENV8.
- 6.12 The conservation officer considers that this application can be approved subject to the submitted plans and the following conditions:
- Details of the type and method of installation of the proposed mechanical bathroom vents at first and second floor levels to be submitted and agreed in writing prior to commencement of the works
 - Details of the type and method of installation of the proposed acoustic insulation at first and second floor levels to be to be submitted and agreed in writing prior to commencement of the works
 - Details showing the proposed service routes, including fabric along the routes, for the first-floor bathroom to be submitted and agreed in writing prior to commencement of the works

Other matters

- 6.13 It is acknowledged that concerns have been raised by neighbours that they were not notified by this application. The Council is not required to notify neighbours of applications seeking listed building consent. Equally, a site notice was not required as the works to the building relate to internal alterations.
- 6.14 The local concerns raised are noted but where they relate to the impact upon neighbour's amenities they cannot be considered as part of an application for listed building consent.

7.0 CONCLUSION

- 7.1 Officers recommend that listed building consent should be granted. Subject to the attached conditions the proposed works to the listed building would protect the special interest of the building and meet the tests and requirements set out within national and local policy and guidance.

8.0 RECOMMENDATION

- 8.1 **That Listed Building Consent should be granted subject to the following conditions:**

- 1 : Commencement of works within three years of consent**
- 2 : Works to be implemented as shown on approved plans**
- 3 : Submission of details:**

- **Details of the type and method of installation of the proposed mechanical bathroom vents at first and second floor levels to be submitted and agreed in writing prior to commencement**
- **Details of the type and method of installation of the proposed acoustic insulation at first and second floor levels to be to be submitted and agreed in writing prior to commencement**
- **Details showing the proposed service routes, including fabric along the routes, for the first-floor bathroom to be submitted and agreed in writing prior to commencement**

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