

PLANNING APPLICATION REPORT



Application Number 14/00480/LBC

Date Valid 28/03/2014

Item 03

Ward Stoke

Site Address 8 ALBEMARLE VILLAS PLYMOUTH

Proposal Demolition of Conservatory

Applicant Dr Wai Tse

Application Type Listed Building

Target Date

23/05/2014

Committee Date

**Planning Committee: 15
May 2014**

Decision Category Member/PCC Employee

Case Officer Mike Stone

Recommendation Grant Conditionally

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This application has been referred to the Planning Committee because the applicant's spouse is a PCC employee.

Site Description

8, Albemarle Villas is a detached grade II listed building in use as a single dwellinghouse in the Stoke neighbourhood and Stoke conservation area. It forms part of a group of eight similar properties that make up a short street of houses. At the side of the house is a conservatory made up of glass panels attached to a wooden frame and resting on low brick walls with wrought iron supports. The roof of the structure is supported on a heavy timber beam bolted to the side of the house.

Proposal Description

Demolition of Conservatory – a duplicate planning application, 14/00479/FUL, has been submitted.

Pre-Application Enquiry

None.

Relevant Planning History

None.

Consultation Responses

None requested.

Representations

Analysis

1. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007, and is considered to be compliant with National Planning Policy Framework guidance.

Is the development acceptable in principle?

2. The demolition is considered to be acceptable in this location.

Is the design acceptable?

Impact on neighbour amenity.

3. The conservatory is located on the south east elevation of the building within the large side garden of the property and well away from any neighbouring houses. The removal would have no impact on neighbour amenity.

Impact on the character and appearance of the listed building and the area.

4. The site is screened from the road by a high hedge and mature trees and shrubs so there would be no impact on the streetscene.
5. The conservatory roof is tied to the side of the house by a beam bolted to the wall. This beam is now coming away from the wall and allowing water to ingress the building. This has resulted in damage to the interior plaster and external render of the property and problems with the house's electrical wiring. The condition of the conservatory is such that it is no longer safe to use. The conservatory is not mentioned in the Listing Description and its age is not clear but officers consider it has no historic value or aesthetic merit. The demolition of the conservatory would improve the appearance of the house, remove a source of harm and create the circumstances for sensitive restoration work.

6. A condition requiring any repair work to the exterior of the property to be carried out using a traditional lime mortar, in keeping with the houses historic fabric, has been added.

Does the proposal make sufficient provision for sustainability in terms of both the NPPF and the Council's own policies?

7. There are no sustainability concerns.

Does the proposal make sufficient provision for climate change in terms of both the NPPF and the Council's own policies?

8. The proposal is not within a Flood Zone.

Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Local Finance Considerations

Not applicable.

Equalities and Diversities

None.

Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and specifically paragraph 14 of the NPPF approving development proposals that accord with the development plan without delay.

13. Recommendation

In respect of the application dated **28/03/2014** and the submitted drawings Site location plan, block plan, Design and Access Statement, Heritage Statement, it is recommended to: **Grant Conditionally**

14. Conditions

TIME LIMIT FOR COMMENCEMENT (LBC)

(1) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

APPROVED PLANS (LISTED BUILDING CONSENT)

() The works hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan, block plan.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

MORTARS, PLASTERS AND RENDERS

(3) External rendering works shall be carried using lime mortar in accordance with the approved schedule of 1 part lime to 3 parts sand. The works shall be carried out strictly in accordance with the approved schedule.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Informatives

INFORMATIVE: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted listed building consent.