

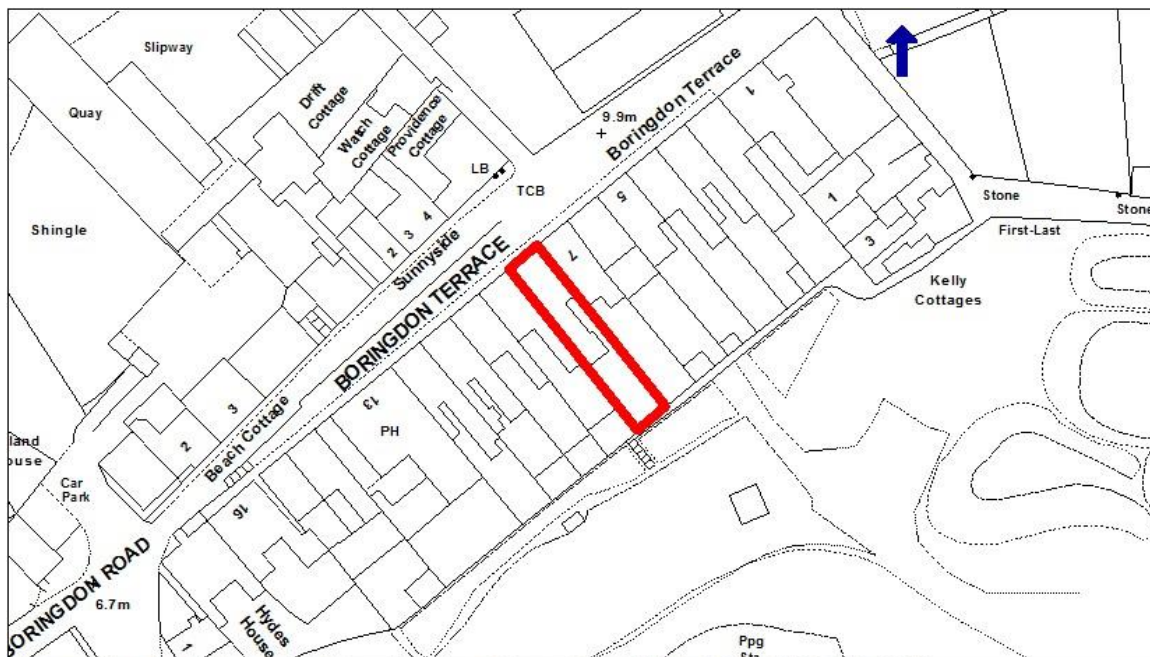
PLANNING APPLICATION REPORT



Application Number	16/01279/LBC	Item	01
Date Valid	08/07/2016	Ward	Plymstock Radford

Site Address	8 BORINGDON TERRACE PLYMOUTH		
Proposal	Reinstatement of second floor partitions and insertion of new staircase in utility/breakfast room.		
Applicant	Mr Ben Wilcox		
Application Type	Listed Building		
Target Date	02/09/2016	Committee Date	Planning Committee: 01 September 2016
Decision Category	Member/PCC Employee		
Case Officer	Kate Price		
Recommendation	Grant Conditionally		

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This application is being brought to the Planning Committee because the applicant is an employee of Plymouth City Council.

1. Description of site

8 Boringdon Terrace is a two-storey plus second-floor attic – dating from the early 19th Century and is grade II group listed with the remainder of the terrace – and is a terraced house in Turnchapel. The property is stucco-faced, with painted timber sliding sash windows and slate roof, with chimney, and dormers front and rear. The dwelling is also in the Turnchapel Conservation Area.

2. Proposal description

Internal alterations - including the reinstatement of a partition at second floor (main part of dwelling), new shower in bedroom, the removal of a ground floor WC/shower at ground floor level in the rear part of the dwelling and the insertion of a new staircase to the proposed room above, resolving some internal circulation issues.

3. Pre-application enquiry

None

4. Relevant planning history

01/00057/LBC - Rear velux rooflight- granted conditionally

01/00058/LBC- Demolition of outbuildings and erection of single-storey extension - granted conditionally

01/00059/LBC- Removal of internal partitions on second floor – Refused

5. Consultation responses

None – The Case Officer is also a Historic Environment Officer

6. Representations

None

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

In addition Sections 16 & 17 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 authorityshall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The policies contained in National Planning Policy Framework (the Framework) – NPPF - and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at a relatively early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
- Specific policies in the Framework indicate development should be restricted.

NPPF Chapter 12 Conserving and enhancing the historic environment chapters 131 and 132 are relevant to this application.

Paragraph 131 states:

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 132 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

Additionally, the following planning documents are also material considerations in the determination of the application:

- *Sustainable Design Supplementary Planning Document*
- *Development Guidelines Supplementary Planning Document*
- *Turnchapel Conservation Area*

8. Analysis

8.01 This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents with regard to its listed status and Conservation Area context as set out in Section 7.

8.02 The listing description from Historic England is as follows:

SX4953SW BORINGDON ROAD 740-11711612 (South East side) 01/05/75 Plymstock, Turnchapel Nos.2-12 (Consecutive) Boringdon Terrace (Formerly Listed as: BORINGDON TERRACE Plymstock, Turnchapel Nos.2-12 (Consecutive))

GV II

Terrace of small houses. Early C19. Mostly incised stucco, some render; fairly steep dry slate roofs to Nos 2-4, otherwise replaced with asbestos slate, Nos 9-11 with bracketed eaves; hipped roof dormers with C20 glazing, and deep brick stacks over the party walls. Double-depth plan, each house with 1 room at the front and most with entrance hall on its left. 2 storeys; each house with a 1-window-range front. C20 copy tripartite horned sashes with glazing bars to Nos 6, 7, 9, 10 and 11. Original pedimented and elliptical-arched doorcases to Nos 6, 9 and 11; No.4 with elliptical arch; No.2 with pilastered doorcase with consoles and original panelled door with flush panels. INTERIORS not inspected.

8.03 The alterations to this listed building are: on the second floor for reinstatement of a partition between two former rooms (each of which contained a fireplace) and removed by a previous owner without listed building consent. The room as present therefore has two fireplaces and does not reflect the historic layout of the interior and is unsatisfactory as it stands; the insertion of a new partition up to high level within the roof space is acceptable, with two new reclaimed panelled doors – one to each room, and together with the retention of the loft storage space in the east side of the apex, already created by others; a new walk-in shower with glazed screen is to be installed within the bedroom facing the street. Other alterations are for the removal of a WC/shower in the Utility room at ground floor level in the rear part of the property, and which has been carried out by a previous owner without listed building consent. Once removed a new timber dog-leg staircase will be installed to enable access from the Utility/breakfast room to the study on the first floor as this room is at present only accessible via steps up to and off the rear garden outside.

8.04 In officers' opinion the proposals are acceptable in principle with regard to assessing their impact on the historic building and whether they have an adverse impact on the space or historic fabric or Conservation Area, or whether they enhance the listed building (or Conservation Area if relevant). There are no external alterations which would impact the Turnchapel Conservation Area. The internal alterations on the second floor will make a positive contribution to the spatial layout and redeem some of the unauthorised work carried out internally following the refusal of application 01/00059/LBC- *Removal of internal partitions on second floor*. The new ground to first floor staircase access will enable the internal circulation to be resolved comfortably in the rear part of the

dwelling and with due regard to the historic fabric, even though it is very likely that only the external access to that room was always the case here.

8.05 In officers' opinion the design is acceptable – with the use of reclaimed doors, joinery to skirtings and architraves to match existing ogee type, and the introduction of a timber staircase with simple balustrading reflecting the subservience of the rear accommodation compared to the main property. Officers have requested details of the mechanical ventilation which will be essential for the extraction of moist air from the shower area in the bedroom otherwise condensation to the historic fabric could be encountered and set up deterioration of plaster and timbers. The proposed use of the existing roof vent to the rear roof slope is acceptable, and indeed a preferred solution, for the mechanical extraction.

8.06 This proposal makes sufficient provision for sustainability in terms of both the NPPF and the Council's own policies by the use of some reclaimed materials and making better use of internal spaces within the context of the historic fabric.

8.07 This proposal is not relevant to climate change in terms of both the NPPF and the Council's own policies.

9. 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.

10. Local Finance Considerations

None

11. Planning Obligations

None

12. Equalities and Diversities

None

13. 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 Sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conditional approval is recommended.

14. Recommendation

In respect of the application dated **08/07/2016** and the submitted drawings Location plan, Drawing nos BT001, BT002, BT003, BT004, BT005, BT006 and BT007 together with details on ventilation route and reclaimed doors - email received 17.08.16, it is recommended to: **Grant Conditionally**

15. Conditions

CONDITION: 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.

CONDITION: APPROVED PLANS (LISTED BUILDING CONSENT)

(2) The works hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, Drawing nos BT001, BT002, BT003, BT004, BT005, BT006 and BT007 together with details on ventilation route and reclaimed doors - email received 17.08.16

Reason:

In order to preserve the building or its setting or any features of special architectural or historic interest which it possesses in accordance with sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in accordance with advice set out in paragraphs 132 - 134 of the National Planning Policy Framework 2012.

PRIOR TO RELEVANT WORKS: DESIGN DETAILS TO MATCH EXISTING

(3) The following proposed works shall be carried out to match the relevant existing adjacent part of the building in terms of material, design/profile, and finish unless alternative details are first submitted to and approved in writing by the Local Planning Authority:

- a) Skirtings and architraves
- b) Four-panel doors and ironmongery

Reason:

In order to preserve the building or its setting or any features of special architectural or historic interest which it possesses in accordance with sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in accordance with advice set out in paragraphs 132 - 134 of the National Planning Policy Framework 2012

Justification for pre-commencement: To ensure that the historic value of the listed building is not comprised

MECHANICAL VENTILATION TO SECOND FLOOR SHOWER AREA

(4) The mechanical ventilation to the second floor shower room shall be carried out strictly in accordance with the details supplied, and to exit to the rear roof slope ventilator.

Reason:

In order to preserve the building or its setting or any features of special architectural or historic interest which it possesses in accordance with sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in accordance with advice set out in paragraphs 132 - 134 of the National Planning Policy Framework 2012

Justification for pre-commencement: To ensure the historic value of the listed building is not compromised.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(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 imposed planning conditions to enable the grant of planning permission.