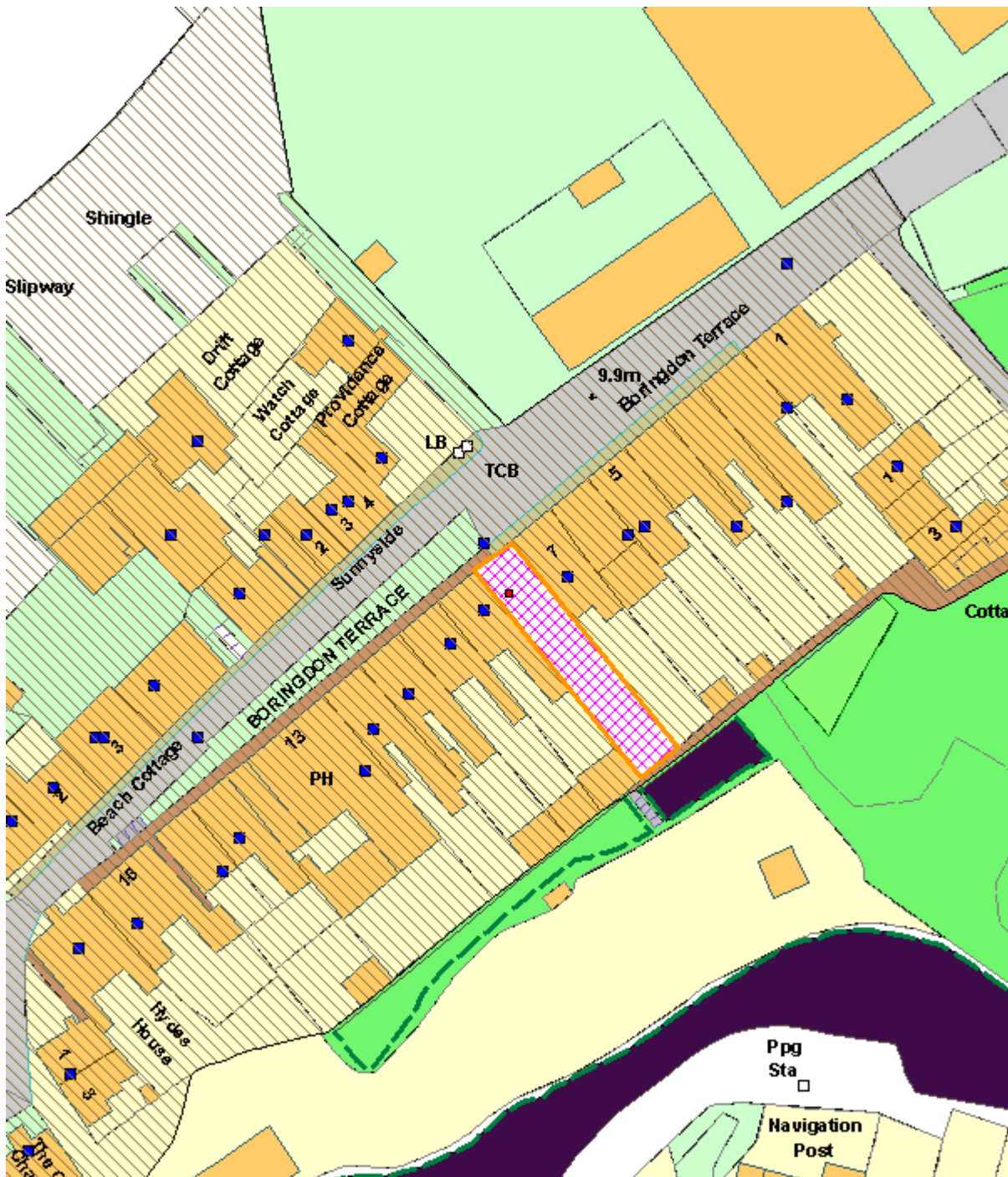


# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	17/00887/LBC	<b>Item</b>	<b>01</b>
<b>Date Valid</b>	21.04.2017	<b>Ward</b>	PLYMSTOCK RADFORD

<b>Site Address</b>	8 Boringdon Terrace Plymouth PL9 9TQ		
<b>Proposal</b>	Glazed extension and insertion of spiral staircase		
<b>Applicant</b>	Mr Ben Wilcox		
<b>Application Type</b>	Listed Building Consent		
<b>Target Date</b>	<b>16.06.2017</b>	<b>Committee Date</b>	<b>01.06.2017</b>
<b>Extended Target Date</b>	<b>N/A</b>		
<b>Decision Category</b>	Member/PCC Employee		
<b>Case Officer</b>	Mrs Kate Price		
<b>Recommendation</b>	Grant Conditionally		



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) property – dating from the early 19th Century and is grade II listed. It is a terraced house which is group listed with the remainder of the terrace. The terrace is in the heart of Turnchapel Conservation Area.

The property is stucco-faced, with painted timber sliding sash windows and slate roof, with chimney, and with dormers front and rear. The rear accommodation (kitchen) has been constructed in the place of former outbuildings some while ago.

## **2. Proposal Description**

Glazed extension and insertion of spiral staircase

## **3. Pre-application enquiry**

None

## **4. Relevant planning history**

16/01279/LBC – Reinstatement of second floor partitions and insertion of new staircase in utility/breakfast room.- granted conditionally

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**

The legislation under which listed building consent applications are considered is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority .....shall 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.

Other material considerations include the policies of the Framework itself and guidance in National Planning Practice Guidance (NPPG).

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 authority .....shall 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.

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

The Turnchapel Conservation Area status is also relevant.

NPPF CHAPTER 12 Conserving and enhancing the historic environment paragraphs 129, 131 and 132 are particularly relevant to this application.

Paragraph 129 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

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.

Therefore the relevant heritage assets to this application are the listed building itself, and its neighbouring listed terrace with which it is group listed, and the Turnchapel Conservation Area.

## **8. Analysis**

8.01 This application has been considered in the context of Planning (Listed Buildings and Conservation Areas) Act 1990 together with the Turnchapel Conservation Area context.

8.02 The listing description from Historic England is as follows:

SX4953SW BORINGDON ROAD 740-1/71/612 (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))

GRADE 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:

The enlargement of the rear kitchen by the removal of an external wall to the kitchen and insertion of a new beam running north to south, and widening the room by approximately 1.400m. The kitchen was constructed in the position of former outbuildings some while ago. The resulting new opening to the side elevation will be fitted with sliding folding powder-coated aluminium doors, stacking to one side of the opening, and which will have the effect of opening up the kitchen considerably and allowing access into the sunken courtyard. Above these new sliding doors a low pitched continuous glazed roof will be installed over the enlarged part of the kitchen. The existing pitched roof over the remainder of the kitchen, with three roof lights, will be retained. To create an inside/outside space the same paving will be laid inside the kitchen and out in the walkway. A linear drain will be installed across the new opening to ensure the dwelling is not affected by excess surface water. Low level ground lighting will be installed to light the boundary wall, which in turn will be repointed with lime mortar.

A new spiral staircase will be installed to enable access from the Utility room to the study on the first floor as this room is at present only accessible via the external steps up to and off the rear garden outside. A new staircase in this position has been already approved.

8.04 In officers' opinion the proposals are acceptable in principle with regard to assessing their impact on the historic building itself and its adjacent listed neighbours. The internal alterations on the ground floor, by the enlargement of the kitchen, will make a positive contribution to the spatial layout and allow for the external space to come in visually into the internal space.

The new ground to first floor staircase access, now to be by spiral staircase, and replacing the staircase approved in the last application (but not implemented), will enable the internal circulation to be resolved comfortably in the rear part of the dwelling and with due regard to the historic fabric. Officers also consider that these proposals have no adverse impact on the Conservation Area.

8.05 In officers' opinion the design is acceptable – with the use of dark grey sliding folding powder-coated aluminium doors and with a low pitched new roof above joining with the pitched roof over the existing kitchen. This will add light and improved quality to both the kitchen and rear sunken courtyard/walkway. The introduction of a new spiral staircase reflects the subservience of the rear accommodation compared to the main property. Officers have requested details of the new staircase, by condition, together with details of the lime mortar mix for the repointing of the boundary garden walls, the stone paving to the kitchen and external sunken courtyard/walkway and new rainwater goods.

8.06 The applicant has provided a clear justification for the proposals and the scale of work entailed is acceptable.

### Design

The design for the proposals is well thought out and discreet- being primarily in the sunken walkway area. These proposals are acceptable and will enhance the architectural and historic character of this grade II listed building.

### Other Impacts

There is no adverse impact on the listed buildings of the immediate neighbours nor to the Turnchapel Conservation Area.

### **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 relevant to this application

### **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 is therefore recommended for conditional approval.

### **14. Recommendation**

In respect of the application dated **21.04.2017**  
it is recommended to **Grant Conditionally**

### **15. Conditions / Reasons**

The development hereby permitted shall be carried out in accordance with the following approved plans:

**1      CONDITION: APPROVED PLANS**

Proposed Plans 662/6 Version: 0 received 20/04/17  
Proposed Elevations 662/7 Version: 0 received 20/04/17  
Existing Elevations 662/4 Version: 0 received 20/04/17  
Existing Floor Plans 662/3 Version: 0 received 20/04/17  
Site Location Plan 20042017 Version: 0 received 20/04/17  
Block Plan 21042017 Version: 0 received 21/04/17

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

**2      CONDITION: TIME LIMIT COMMENCEMENT**

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.

**3      CONDITION: SPIRAL STAIRCASE**

PRE-COMMENCEMENT

No works shall take place until details of the spiral staircase have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

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: To ensure that important architectural and historic character of the listed building is maintained.

## **Informatives**

### **1      **INFORMATIVE: CONDITIONAL APPROVAL NO NEGOTIATION****

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 proactive way and has imposed planning conditions to enable the grant of planning permission.