

LOCATION: THE BARN, BLACKSTROUD LANE EAST, WEST END,
WOKING, GU18 5XR
PROPOSAL: Listed Building Consent for the erection of a single storey side
and rear extension to dwelling.
TYPE: Listed Building Consent (Alter/Extend)
APPLICANT: Mr & Mrs Brennen
OFFICER: Ross Cahalane

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application proposes the erection of a single storey side and rear extension to the main dwelling at The Barn, Blackstroud Lane East - a Grade II Listed building. The corresponding planning application (SU/2014/1061) is being reported elsewhere on this agenda.
- 1.2 This report concludes that the proposed development would respect the historic fabric, special interest and setting of the Grade II Listed Building.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the Green Belt and is sited on the northern side of Blackstroud Lane East, West End, near to its junction with Burnt Pollard Lane. The application property is a Grade II Listed 16th Century detached converted barn adjacent to the original Grade II Listed farmhouse Brooklands Farm, which is now a separate residential property.
- 2.2 The application property benefits from a detached garage and store building, a substantial front/side garden and a smaller enclosed rear courtyard garden.

3.0 RELEVANT HISTORY

- 3.1 SU/1982/0298 Change of use of barn from agricultural to residential and relocation of vehicular access

Decision: Granted (24/06/1983) - implemented

4.0 THE PROPOSAL

- 4.1 This application proposes the erection of a single storey side and rear extension to the main dwelling at The Barn, Blackstroud Lane East - a Grade II Listed building. The proposal would consist of a tiled pyramid roof, and would have a length of 4.38m, width of 4.36m, eaves height of approx. 2.42m and maximum ridge height of approx. 4.84m. The proposal would be sited approx. 5m from the rear elevation of the main dwelling serving the reception hall, and would have a set of French doors facing this elevation which would create a small courtyard area.

5.0 CONSULTATION RESPONSES

- 5.1 Council Heritage and Conservation Officer No objection subject to conditions – refer to Para 7.2.2 below
- 5.2 West End Parish Council No comments received at time of preparation of report - any comments subsequently received will be reported to the committee by way of an update.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report one general letter of support has been received.

7.0 PLANNING CONSIDERATION

- 7.1 This Listed Building Consent application is considered against the principles contained within Policy DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.2 The impact of the proposal upon the Listed Building

- 7.2.1 Policy DM17 (Heritage) states that development which affects any Heritage Asset (including a Listed Building) should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the asset, such as a conservation area, and its setting.

- 7.2.2 The following comments have been received from the Council's Heritage and Conservation Officer in relation to the impact of the proposed development upon the character of the Listed Building:

The proposal is acceptable and will not harm the special interest of the listed building. The north wing is a modern addition and the extension will not involve alteration or damage to historic fabric. The relationship of the forms is a little unusual but will suit the often piecemeal evolution of traditional farm buildings.

- 7.2.3 Whilst the Heritage and Conservation Officer has commented that the proposed relationship of buildings is a little unusual, it is nonetheless accepted that the proposed pyramid roof form respects its surroundings and reflects the often piecemeal evolution of traditional farm buildings. As such, subject to appropriate conditioning it is considered that the proposed development would comply with the principles as identified within the National Planning Policy Framework and Policy DM17 Heritage of the Surrey Heath Core Strategy and Development Management Policies 2012.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF.

This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise of progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 This report concludes that the proposed development would not have a detrimental impact upon the historic fabric of the Grade II Listed Building or its setting, and it is therefore considered that the proposed development would comply with the principles as identified within Policy DM17 Heritage of the Surrey Heath Core Strategy and Development Management Policies 2012 and Part 12 of the National Planning Policy Framework.
- 9.2 It is therefore recommended that Listed Building Consent be allowed for the proposed works.

10.0 RECOMMENDATION

GRANT Listed Building Consent subject to the following conditions:-

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52(4) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

Drawing Titles: Project 14:389, Drawing Numbers: 03 (Rev B); 04; 05,

unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building. Any rain water goods shall be constructed using cast iron or aluminium external materials.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. Before any work begins, the following details must be approved in writing by the local planning authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i. new windows and external doors.

These drawings must show:

materials

decorative/protective finish

cross section of frame, transom, mullions, etc

formation of openings including reveals, heads, sills, etc

method of opening

method of glazing

i. Roof details including sections through:

roof ridge

hips

valleys

eaves

a) Samples or specifications of external materials and surface finishes.

Reason: In the interest of protecting and enhancing the designated heritage asset in accordance with Policy DM17 (Heritage)

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. Advice regarding encroachment DE1