

The application is for full planning permission (application reference 14/00355/FUL) and listed building consent (application reference 14/00356/LBC) for the retention of external alterations to the north west elevation involving the application of tiles over the roof truss.

The property is a Grade II Listed Building, and is located within the Betley Conservation Area, as defined on the Local Development Framework Proposals Map.

The application has been 'called in' to the Planning Committee by two Councillors as it is a listed building in the centre of the village and of local concern.

The statutory 8 week determination period expired on the 10th July 2014.

RECOMMENDATION

(A) 14/00355/FUL PERMIT subject to a condition identifying the approved plans.

(B) 14/00356/LBC GRANT CONSENT subject to a condition identifying the approved plans.

Reason for recommendations

The development does not harm the significance of the Grade II Listed Building, and it does not harm the character or appearance of the Betley Conservation Area. It is therefore in accordance with Policies H18, B4, B6, B9, B10, B11 and B13 of the Newcastle under Lyme Local Plan, Policies CSP1 and CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 – 2026, and the aims and objectives of the National Planning Policy Framework.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Policies and Proposals in the approved Development Plan relevant to the decision on the application for planning permission (14/00355/FUL):

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 – 2026 adopted 2009

Policy ASP6: Rural Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP2: Historic Environment
Policy CSP3: Sustainability and Climate Change

Newcastle under Lyme Local Plan 2011

Policy B4: Control of development affecting the setting of a listed building
Policy B6: Extension or alteration of listed buildings
Policy B9: Prevention of harm to conservation areas
Policy B10: The requirement to preserve or enhance the character or appearance of a conservation area
Policy B11: Demolition in conservation areas
Policy B13: Design and development in conservation areas

Policies and Proposals in the approved Development Plan relevant to the decision on the application for Listed Building Consent (14/00356/LBC):

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 – 2026 adopted 2009

Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Newcastle under Lyme Local Plan 2011

Policy B4: Control of development affecting the setting of a listed building
Policy B6: Extension or alteration of listed buildings

Other Material Considerations

Relevant National Policy Guidance:

National Planning Policy Framework (2012)
National Planning Practice Guidance (2014)

Relevant Planning History

93/00447/LBC	Permitted	14/9/1993	Alterations and repair work
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Views of Consultees

The **Conservation Officer** advises that the application of tiles over the north gable roof truss was carried out in 2011. The applicant claimed to have undertaken the work to deal with rain penetration and damp in the house. The Conservation Officer accepts that the hanging of tiles in this way is a method of weather protection although not generally in this area. The cladding has not changed the shape of the roof in any way and is reversible. Given where the north gable which has the applied cladding is situated, and that it is partly concealed by the adjacent Beech Wood house, the development is not considered to be visually harmful to the character of the Conservation Area and to the village and does not harm the overall significance of the listed building.

The **Conservation Advisory Working Party** has no objections

Betley, Balterley and Wrinehill Parish Council is of the view that the gable end should be restored to its original condition. They recognise that there is a technical issue whether the treatment is appropriate in this area, on a Grade II Listed Building, within a significant location within the Betley Conservation Area. They consider that the views of English Heritage should be sought as to whether such a treatment is appropriate on the Listed Building or whether it should be restored to its original appearance

Representations

None received

Applicant/Agent's Submission

The applications are accompanied by a Heritage statement which is summarised as follows:

- Tudor House is a Grade II Listed Building located in the Betley Conservation Area, on the principal street (Main Road)
- The historic and architectural significance of Tudor House is defined by both its fabric and aesthetic, and its social and cultural history. Tudor House is a good example of a row of once typical, modest 17th century 'black and white' timber framed cottages.
- In 2011 in an attempt to address on-going issues associated with previous shrinkage and movement of the timber frame and infill panels to the exposed gable truss

resulting in rain penetration, dampness and draughts affecting the first floor north bedroom; and to address the decayed east end of the timber truss tie beam, resulting from the ineffective pitched valley gutter to the adjoining rear wing, the decayed timbers were repaired and the exposed truss/gable 'pike' wall was hung with a sacrificial and protective clay tile outer skin.

- The owner has chosen Staffordshire blue/brindle coloured plain clay tiles appropriate to the existing decorative bullnose ornamental tiled roof, hung on horizontally-fixed treated timber laths, with simple flush detailing at the junctions. The timber-framed construction and character of the original 17th century building remains legible.
- In Betley there are examples of existing gable wall protection employing overhanging verge/berge board details to a range of property styles and ages
- Whilst the visual appearance of the gable wall has been changed by the tile cladding the scale, form and proportions of the original building remain legible, and its overall historic and architectural character can still be interpreted as of 17th century domestic origins.
- The tile cladding has been installed such that it is reversible should it be desired or necessary to re-expose the truss on this elevation.

The application documents are available to view at the Guildhall using the "Track an application" facility on www.newcastle-staffs.gov.uk/planning/1400355FUL and www.newcastle-staffs.gov.uk/planning/1400356LBC

Key Issues

The applications seeks planning permission and listed building consent for the retention of the external cladding to the upper part of the north west facing elevation of the property, which is a Grade II listed building, located within the Betley Conservation Area.

The cladding is on the upper part of the gable wall, and consists of Staffordshire Blue/ brindle coloured plain clay tiles hung on horizontally fixed timber laths, with simple flush detailing at the junctions.

The main issues to be considered in the determination of the planning application (14/00355/FUL) are:

- The design of the works and the impact on the significance of the listed building and the character and appearance of the conservation area

The main issue to be considered in the determination of the application for listed building consent (14/00356/LBC) is:

- The design of the works and the impact on the significance of the listed building

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Paragraph 56 of the NPPF highlights the importance that the Government places on good design and its role in achieving sustainable development. It states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 132 of the NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to the assets conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy B6 of the Local Plan indicates that the Council will resist alterations or additions to a listed building that would adversely affect its character or its architectural or historic features. Policy CSP2 of the Core Spatial Strategy also seeks to preserve and enhance the character and appearance of the historic heritage of the Borough. Policy B10 of the Local Plan seeks to preserve or enhance the character or appearance of Conservation Areas through appropriate design, retention of historically significant boundaries and protection of important views.

The works carried out are not considered to be visually harmful to the character of the Conservation Area and do not harm the overall significance of the listed building. Furthermore, the works are reversible should they need to be removed in the future, and this would not harm the appearance or damage the listed building in any way.

Overall it is considered that the works are acceptable and both full planning permission and listed building consent should be granted, as the works are considered to accord with the relevant policies of the Development Plan and NPPF.

On a final matter and in response to the comments of the Parish Council, English Heritage are a statutory consultee where an application affects the setting of a Grade I and Grade II* Listed Building. As indicated above the property in question is a Grade II Listed Building and as such English Heritage has not been consulted.

Background Papers

Planning File
Planning Documents referred to

Date Report Prepared

21st July 2014