



## **1. INTRODUCTION**

This agenda considers planning applications submitted to the Council, as the Local Planning Authority, for determination.

## **2. STATUS OF OFFICER'S RECOMMENDATIONS AND COMMITTEE'S DECISIONS**

All information, advice, and recommendations contained in this agenda are understood to be correct at the time of preparation, which is approximately two weeks in advance of the Committee meeting. Because of the time constraints, some reports may have been prepared before the final date for consultee responses or neighbour comment. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting or where additional information has been received, a separate "Planning Addendum" paper will be circulated at the meeting to assist Councillors. This paper will be available to members of the public.

## **3. THE DEBATE AT THE MEETING**

The Chairman of the Committee will introduce the item to be discussed. A Planning Officer will then give a short presentation and, if applicable, public speaking will take place (see below). The Committee will then debate the application with the starting point being the officer recommendation.

## **4. SITE VISITS**

A Panel of Members visits some sites on the day before the Committee meeting. This can be useful to assess the effect of the proposal on matters that are not clear from the plans or from the report. The Panel does not discuss the application or receive representations although applicants and Town/Parish Councils are advised of the arrangements. These are not public meetings. A summary of what was viewed is given on the Planning Addendum.

## **5. THE COUNCIL'S APPROACH TO THE DETERMINATION OF PLANNING APPLICATIONS**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. This means that any discussions with applicants and developers at both pre-application and application stage will be positively framed as both parties work together to find solutions to problems. This does not necessarily mean that development that is unacceptable in principle or which causes harm to an interest of acknowledged importance, will be allowed.

The development plan is the starting point for decision making. Proposals that accord with the development plan will be approved without delay. Development that conflicts with the development plan will be refused unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date the Council will seek to grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Local Plan taken as a whole; or
- Specific policies in the development plan indicate that development should be restricted.

Unsatisfactory applications will however, be refused without discussion where:

- The proposal is unacceptable in principle and there are no clear material considerations that indicate otherwise; or
- A completely new design would be needed to overcome objections; or
- Clear pre-application advice has been given, but the applicant has not followed that advice; or
- No pre-application advice has been sought.

## **6. PLANNING POLICY**

The relevant development plans are: the Hart Local Plan (Strategy and Site) 2032, the Saved policies Hart District Council Local Plan Replacement and First Alterations 1996 – 2006, Policy NRM6 South East Plan, Hampshire, Portsmouth, Southampton, New Forest National Park and South Downs National Park Minerals and Waste Local Plan 2013, Dogmersfield Neighbourhood Plan, Odiham and North Warnborough Neighbourhood Plan, Rotherwick Neighbourhood Plan, Winchfield Neighbourhood Plan, Fleet Neighbourhood Plan, Hartley Wintney Neighbourhood Plan and Hook Neighbourhood Plan.

Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item.

## **7. THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING PRACTICE GUIDANCE**

Government statements of planning policy are material considerations that must be taken into account in deciding planning applications. Where such statements indicate the weight that should be given to relevant considerations, decision-makers must have proper regard to them.

The Government has also published the Planning Practice Guidance which provides information on a number of topic areas. Again these comments, where applicable, are a material consideration which need to be given due weight.

## **8. OTHER MATERIAL CONSIDERATIONS**

Material planning considerations must be genuine planning considerations, i.e. they must be related to the purpose of planning legislation, which is to regulate the development and use of land in the public interest. Relevant considerations will vary from circumstance to circumstance and from application to application.

Within or in the settings of Conservation Areas or where development affects a listed building or its setting there are a number of statutory tests that must be given great weight in the decision-making process. In no case does this prevent development rather than particular emphasis should be given to the significance of the heritage asset.

The Council will base its decisions on planning applications on planning grounds alone. It will not use its planning powers to secure objectives achievable under non-planning legislation, such as the Building Regulations or the Water Industries Act. The grant of planning permission does not remove the need for any other consents, nor does it imply that such consents will necessarily be forthcoming.

Matters that should not be taken into account are:

- loss of property value
- land and boundary disputes
- the impact of construction work
- need for development (save in certain defined circumstances)
- ownership of land or rights of way
- change to previous scheme
- loss of view
- matters covered by leases or covenants
- property maintenance issues
- the identity or personal characteristics of the applicant
- moral objections to development like public houses or betting shops
- competition between firms,

- or matters that are dealt with by other legislation, such as the Building Regulations (e.g. structural safety, fire risks, means of escape in the event of fire etc.). - The fact that a development may conflict with other legislation is not a reason to refuse planning permission or defer a decision.
- It is the applicant's responsibility to ensure compliance with all relevant legislation.

The Council will base its decisions on planning applications on planning grounds alone. It will not use its planning powers to secure objectives achievable under non-planning legislation, such as the Building Regulations or the Water Industries Act. The grant of planning permission does not remove the need for any other consents, nor does it imply that such consents will necessarily be forthcoming.

## **9. PLANNING CONDITIONS AND OBLIGATIONS**

When used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. Planning conditions should only be imposed where they are:

- necessary;
- relevant to planning and;
- to the development to be permitted;
- enforceable;
- precise and;
- reasonable in all other respects.”

It may be possible to overcome a planning objection to a development proposal equally well by imposing a condition on the planning permission or by entering into a planning obligation. In such cases the Council will use a condition rather than seeking to deal with the matter by means of a planning obligation.

Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms. Obligations should meet the tests that they are:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind.

These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010. There are also legal restrictions as to the number of planning obligations that can provide funds towards a particular item of infrastructure.

## **10. PLANNING APPEALS**

If an application for planning permission is refused by the Council, or if it is granted with conditions, an appeal can be made to the Secretary of State against the decision, or the conditions. Reasons for refusal must be:

- Complete,
- Precise,
- Specific
- Relevant to the application, and
- Supported by substantiated evidence.

The Council is at risk of an award of costs against it if it behaves “unreasonably” with respect to the substance of the matter under appeal, for example, by unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals. Examples of this include:

- Preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations.
- Failure to produce evidence to substantiate each reason for refusal on appeal
- Vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any

- objective analysis.
- Refusing planning permission on a planning ground capable of being dealt with by conditions risks an award of costs, where it is concluded that suitable conditions would enable the proposed development to go ahead
  - Acting contrary to, or not following, well-established case law
  - Persisting in objections to a scheme or elements of a scheme which the Secretary of State or an Inspector has previously indicated to be acceptable
  - Not determining similar cases in a consistent manner
  - Failing to grant a further planning permission for a scheme that is the subject of an extant or recently expired permission where there has been no material change in circumstances
  - Refusing to approve reserved matters when the objections relate to issues that should already have been considered at the outline stage
  - Imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the NPPF on planning conditions and obligations
  - Requiring that the appellant enter into a planning obligation which does not accord with the law or relevant national policy in the NPPF, on planning conditions and obligations
  - Refusing to enter into pre-application discussions, or to provide reasonably requested information, when a more helpful approach would probably have resulted in either the appeal being avoided altogether, or the issues to be considered being narrowed, thus reducing the expense associated with the appeal
  - Not reviewing their case promptly following the lodging of an appeal against refusal of planning permission (or non-determination), or an application to remove or vary one or more conditions, as part of sensible on-going case management.
  - If the local planning authority grants planning permission on an identical application where the evidence base is unchanged and the scheme has not been amended in any way, they run the risk of a full award of costs for an abortive appeal which is subsequently withdrawn

Statutory consultees (and this includes Parish Council's) play an important role in the planning system: local authorities often give significant weight to the technical advice of the key statutory consultees. Where the Council has relied on the advice of the statutory consultee in refusing an application, there is a clear expectation that the consultee in question will substantiate its advice at any appeal. Where the statutory consultee is a party to the appeal, they may be liable to an award of costs to or against them.

## **11. PROPRIETY**

Members of the Planning Committee are obliged to represent the interests of the **whole** community in planning matters and not simply their individual Wards. When determining planning applications they must take into account planning considerations only. This can include views expressed on relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission, unless it is founded upon valid planning reasons.

## **12. PRIVATE INTERESTS**

The planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. It can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. Covenants or the maintenance/protection of private property are therefore not material planning considerations.

## **13. OTHER LEGISLATION**

Non-planning legislation may place statutory requirements on planning authorities, or may set out controls that need to be taken into account (for example, environmental legislation, or water resources legislation). The Council, in exercising its functions, also must have regard to the general requirements of other legislation, in particular:

- The Human Rights Act 1998,
- The Equality Act 2010.

#### **14. PUBLIC SPEAKING**

The Council has a public speaking scheme, which allows a representative of the relevant Parish Council, objectors and applicants to address the Planning Committee. Full details of the scheme are on the Council's website and are sent to all applicants and objectors where the scheme applies. Speaking is only available to those who have made representations within the relevant period or the applicant. It is not possible to arrange to speak to the Committee at the Committee meeting itself.

Speakers are limited to a total of three minutes each per item for the Parish Council, those speaking against the application and for the applicant/agent. Speakers are not permitted to ask questions of others or to join in the debate, although the Committee may ask questions of the speaker to clarify representations made or facts after they have spoken. For probity reasons associated with advance disclosure of information under the Access to Information Act, nobody will be allowed to circulate, show or display further material at, or just before, the Committee meeting.

#### **15. LATE REPRESENTATIONS**

To make sure that all documentation is placed in the public domain and to ensure that the Planning Committee, applicants, objectors, and any other party has had a proper opportunity to consider further or new representations no new additional information will be allowed to be submitted less than 48 hours before the Committee meeting, except where to correct an error of fact in the report. Copies of individual representations will not be circulated to Members.

#### **16. INSPECTION OF DRAWINGS**

All drawings are available for inspection on the internet at [www.hart.gov.uk](http://www.hart.gov.uk)

**Item No: 101**

**Page: 7 – 10**

**20/01035/TPO**

Land Adjacent To 11 Shaftesbury Mount Blackwater Camberley GU17 9JR

T1 -Turkey Oak (*Quercus cerris*) - Crown lift smaller secondary branches to give 5m clearance above ground level.

T2 - Beech (*Fagus sylvatica*) - Reduce secondary growth back to source to give 3m clearance to property. Crown lift removing smaller secondary growth back to source to give 5m clearance over ground level.

T4 - Oak (*Quercus robur*) - Reduce canopy 1-1.5m over garden of 11 Shaftesbury Mount using suitable pruning points to maintain a natural looking canopy outline. Remove two pendulous braches over verge and one along fence line to improve lower light levels. Pruning cuts will not exceed 100mm.

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**Item No: 102**

**Page: 11 – 33**

**20/00142/HOU**

Jasmin Cottage Church Street Crondall Farnham GU10 5QQ

Erection of a two storey rear extension with a glazed link (amended version), minor internal alterations, replacement of the two ground floor UPVC framed windows with timber framed windows and removing this cement render on west elevation to reveal the original timber frame, replastering the panels in between in a lime plaster.

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**Item No: 103**

**Page: 34 – 53**

**20/00143/LBC**

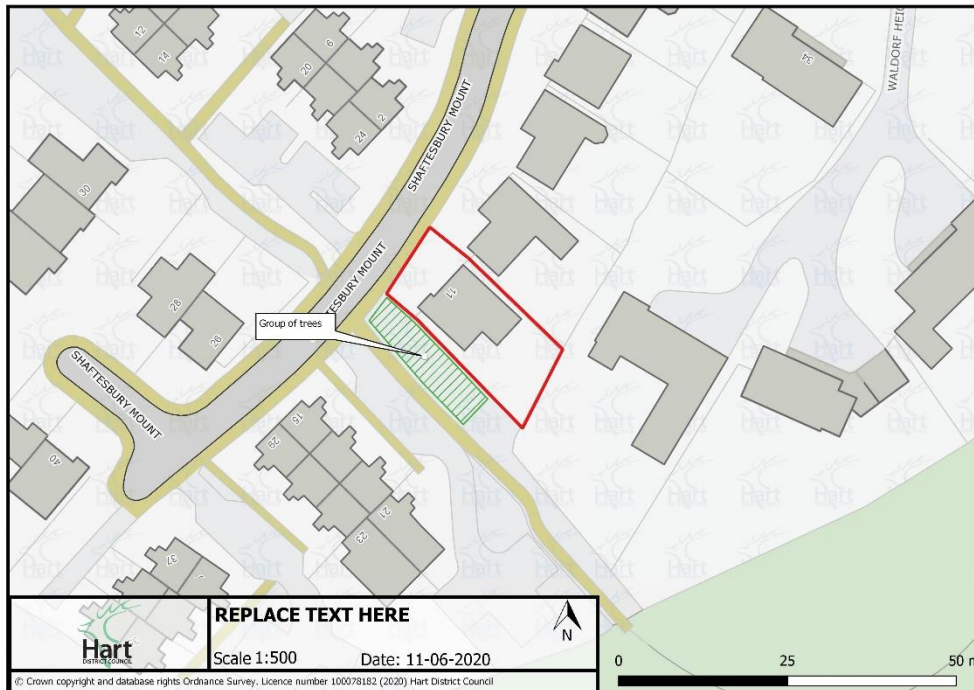
Jasmin Cottage Church Street Crondall Farnham GU10 5QQ

Erection of a two storey rear extension with a glazed link (amended version), minor internal alterations, replacement of the two ground floor UPVC framed windows with timber framed windows and removing this cement render on west elevation to reveal the original timber frame, replastering the panels in between in a lime plaster.

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**COMMITTEE REPORT  
ITEM NUMBER: 101**

APPLICATION NO.	20/01035/TPO
LOCATION	<b>Land Adjacent To 11 Shaftesbury Mount Blackwater Camberley GU17 9JR</b>
PROPOSAL	T1 - Turkey Oak ( <i>Quercus cerris</i> ) - Crown lift smaller secondary branches to give 5m clearance above ground level. T2 - Beech ( <i>Fagus sylvatica</i> ) - Reduce secondary growth back to source to give 3m clearance to property. Crown lift removing smaller secondary growth back to source to give 5m clearance over ground level. T4 - Oak ( <i>Quercus robur</i> ) - Reduce canopy 1-1.5m over garden of 11 Shaftesbury Mount using suitable pruning points to maintain a natural looking canopy outline. Remove two pendulous branches over verge and one along fence line to improve lower light levels. Pruning cuts will not exceed 100mm
APPLICANT	Mr Luke Stephenson
CONSULTATIONS EXPIRY	
APPLICATION EXPIRY	1 July 2020
WARD	Blackwater And Hawley
RECOMMENDATION	<b>Grant</b>



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Site Plan





Subject trees in centre of image, application property to left



## **Background**

The application has been made by a neighbour and concerns the pruning of trees on land owned and maintained by Hart District Council. As such, Officers do not have delegated authority to determine the application.

The trees are protected within W8 of TPO ref: 81/00127/HDC, confirmed on 3rd December 1981. W8 is a woodland designation therefore all trees are protected, no matter their age.

## **Neighbour Comments**

None to date.

## **Considerations**

The application trees are growing on a narrow section of public open space, to the side/south of 11 Shaftesbury Mount. They are part of a wider group, spanning the width of Hawley Hill. They are clearly visible to the public from Shaftesbury Mount and to a lesser degree, as a skyline feature from Waldorf Heights.

The proposal is to carry out selective crown reduction and crownlifting, to reduce overhangs and increase light levels in the property and garden. Given the location of the trees to the south, they would be expected to cast shade for much of the day. This would be most significant while the trees are in leaf.

The extent of the proposed work is minor. There would be no discernible impact to public amenity. All of the works are accepted forms of management, in accordance with current industry best practice (BS3998:2010 Tree work - Recommendations). The standard of work could be controlled through imposing a condition to this effect.

The proposed works go beyond what would be allowed under the neighbour's common law rights. Work would need to be completed from HDC land. The Council's adopted Tree Risk Management Strategy does not cover works for improvement of light or general cutting back of overhangs. Subject to the application being permitted by Committee, an informative would be added stating that works must be carried out by a suitably qualified and experienced contractor, and taking into account protected species e.g. nesting birds.

## **Conclusion**

The proposed work will not impact on public views and are would be accordance with industry best practice. As such, the works should be permitted.

## **Recommendation - Grant**

### **Conditions**

- I The work(s) shall be carried out in accordance with BS3998:2010 Tree Work - Recommendations

#### **REASON**

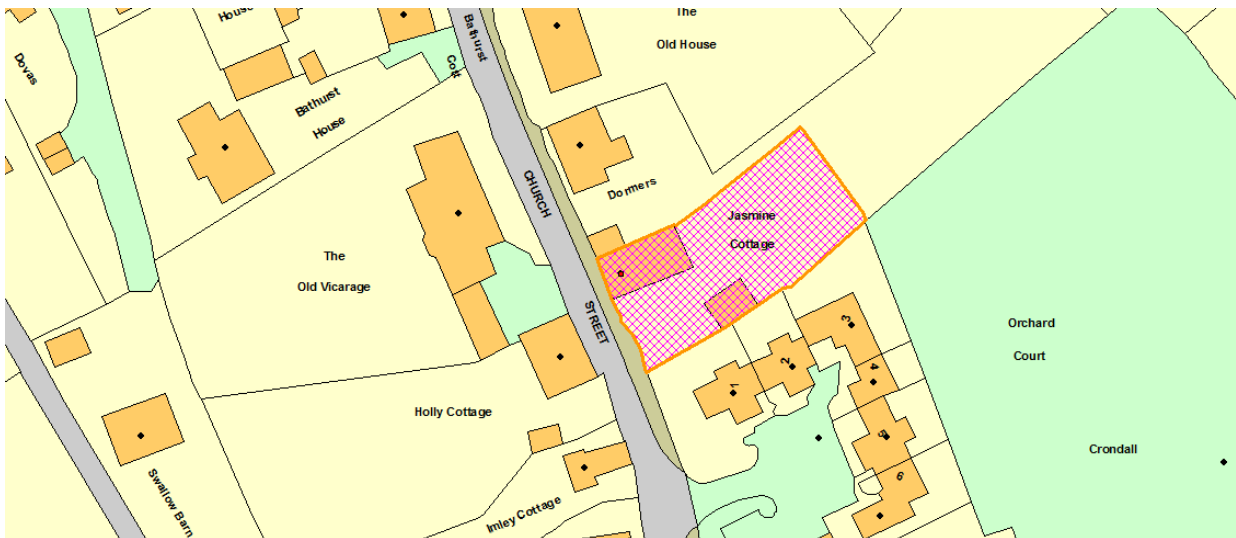
In order to ensure the works are carried out to an appropriate standard; in the interests of the health and appearance of the trees.

## **Informatives**

The Council will be carrying out routine safety works in this area over the coming months. Please contact the Council at [treesafety@hart.gov.uk](mailto:treesafety@hart.gov.uk) when you are ready for works to be undertaken. We will then put you in contact with whichever contractor will be working here. You are welcome though to seek your own quotes for this work, but contractors would first need to be approved by the Tree Officer.

**COMMITTEE REPORT  
ITEM NUMBER: 102**

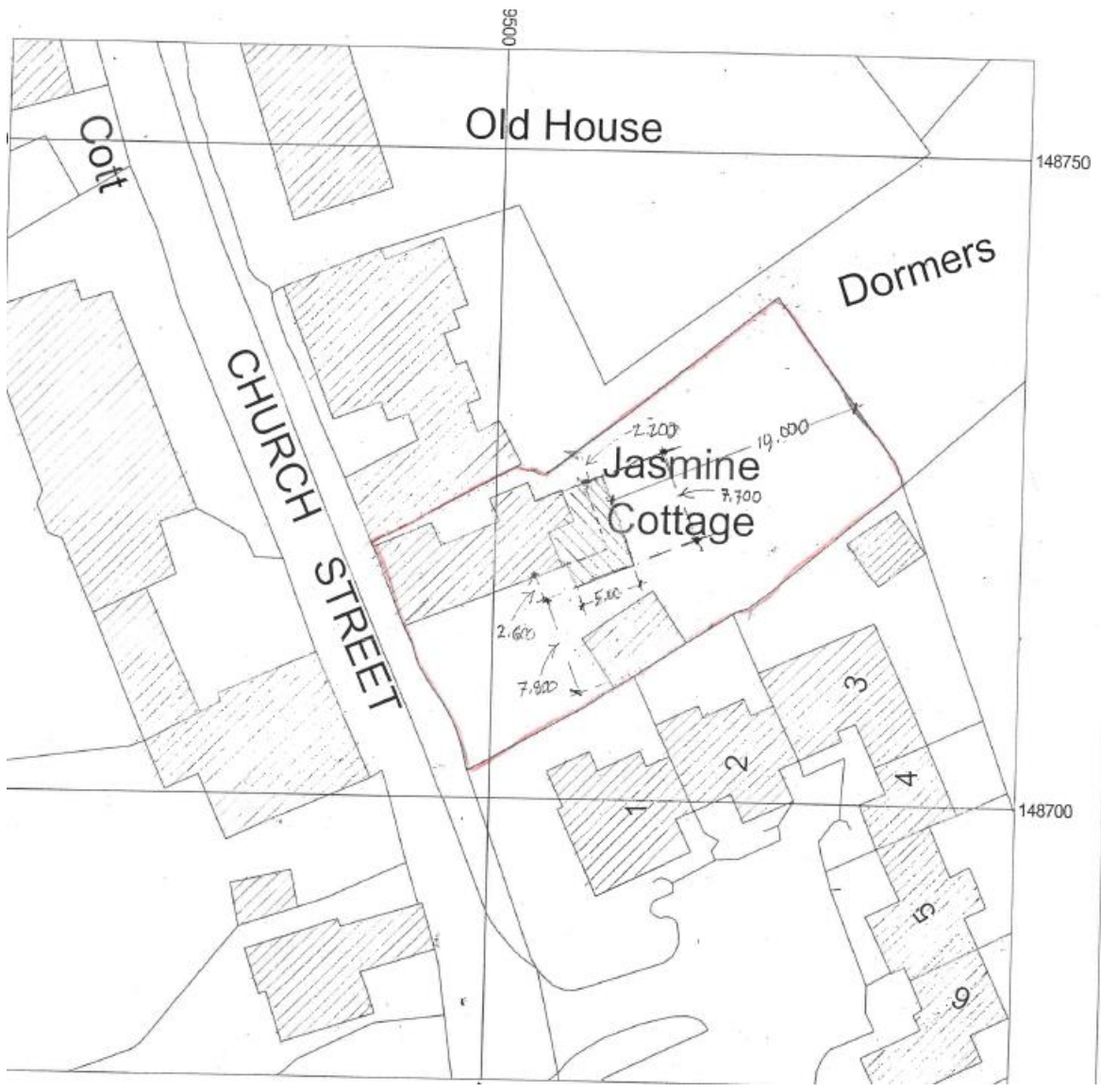
APPLICATION NO. 20/00142/HOU  
LOCATION **Jasmin Cottage Church Street Crondall Farnham GUI0 5QQ**  
PROPOSAL Erection of a two storey rear extension with a glazed link (amended version), minor internal alterations, replacement of the two ground floor UPVC framed windows with timber framed windows and removing this cement render on west elevation to reveal the original timber frame, replastering the panels in between in a lime plaster.  
APPLICANT Mr And Mrs Rupert And Marista Fitzhugh  
CONSULTATIONS EXPIRY 21 February 2020  
APPLICATION EXPIRY 16 March 2020  
WARD Odiham  
RECOMMENDATION **Refuse**



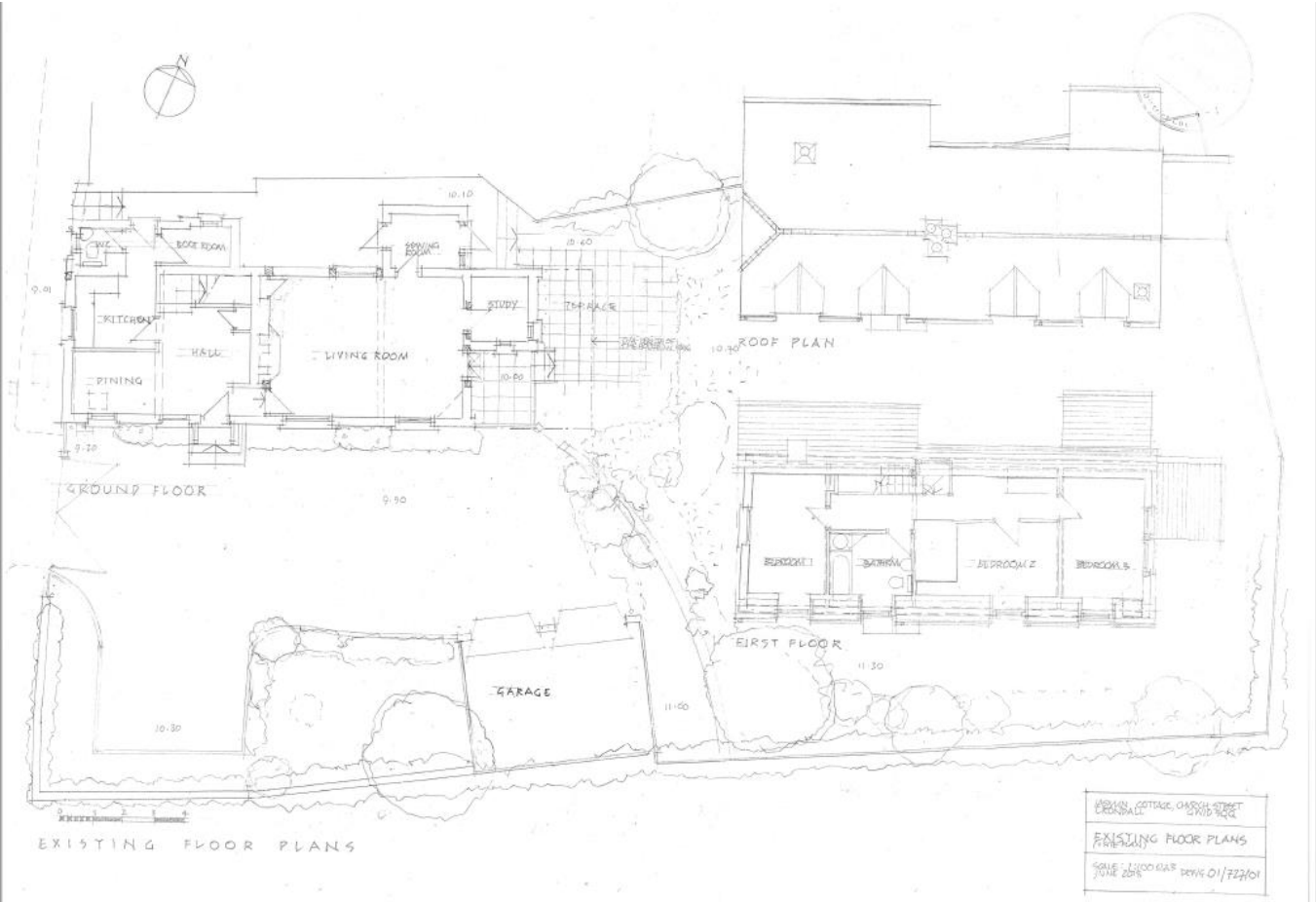
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Site Plan



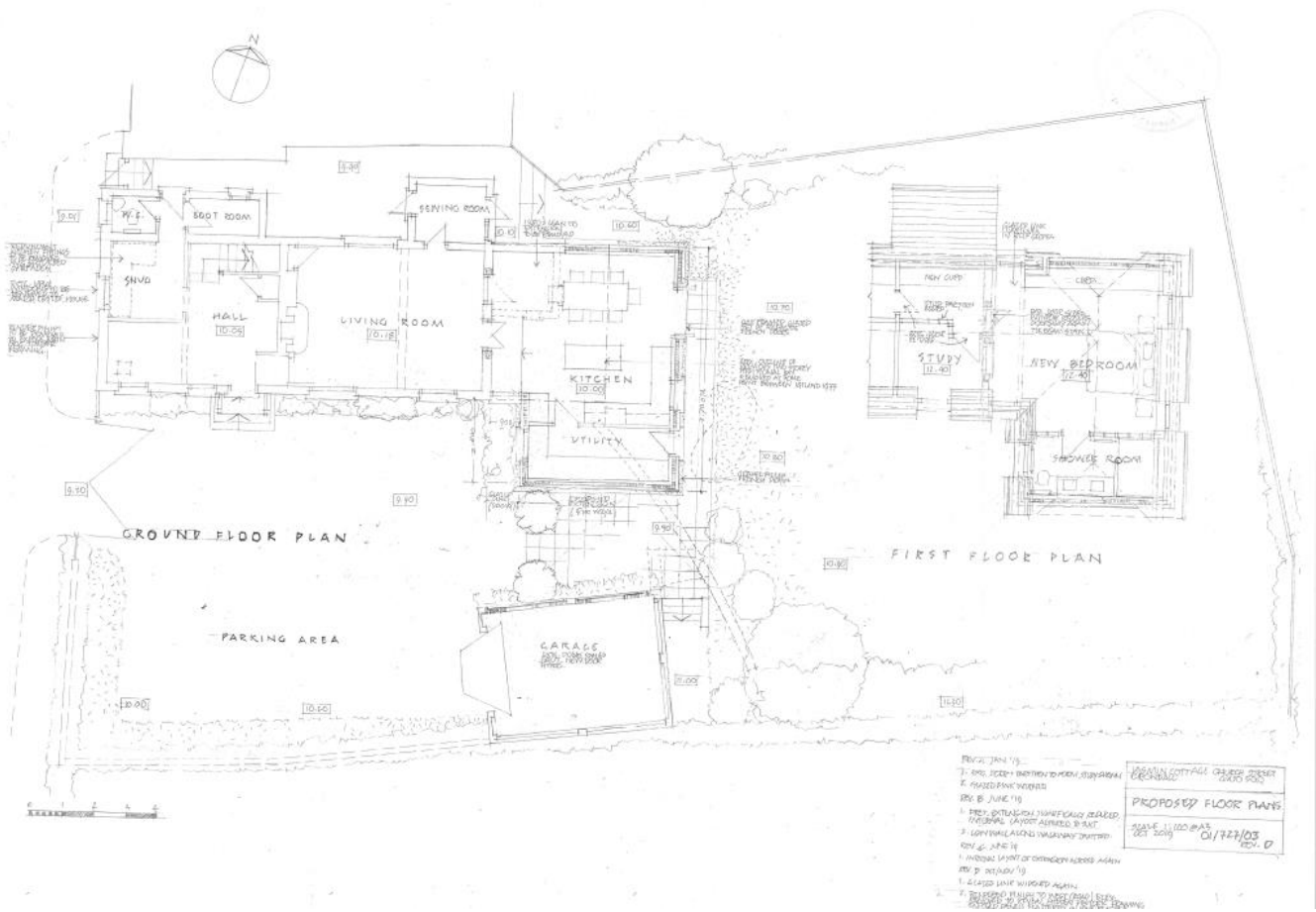
**Existing Floor Plans**







# Proposed Floor Plans









# Western Elevation

- EXTG: CEMENT RENDER
1. CAREFULLY REMOVE, USING HAND TOOLS.
  2. REPAIR ALL GULLIMENTS & RECONSTRUCT.
  3. REPAIR ALL BRICKWORK & ROOF WITH THE BEST WORK AS POSSIBLE. REPAIR TO ORIGINAL CONDITION TO THESE STANDARDS AND SPEC.



- CURRENTLY EXPOSED EXTERNALLY BUT NOT INTERNALLY
- CURRENTLY EXPOSED BUT NOT INTERNALLY
- CURRENTLY NOT EXPOSED INTERNALLY NOR EXTERNALLY

NOTE: EMP. VERTICAL WINDOW SIZES TO BE AS SHOWN IN DRAWING TO MATCH ONE.

1 2



LABURN COTTAGE, CHURCH STREET  
 CRENSHAW

MAIN TIMBER FRAME THAT  
 COULD BE REVEALED BY REMOVAL  
 OF CEMENT RENDER AT WEST END.

SCALE 1:50 OR 1:100 DATE: 01/27/06

## **Background**

The application is being presented at Planning Committee by the request of Councillor Dorn for the following reasons:

- Fully assess the extent of the glazed link which has been made longer to better shown the mixed aged features on that end;
- To undertake the balancing exercise between the benefit and the harm of the proposed works.

## **The Site**

The application site is located within the rural settlement of Crondall and is a detached two story dwelling which is located within the Crondall Conservation Area, which is further subject to Article 4 Directions.

The application property is a four bay C15 timber framed two storey house which is designated as a Grade II Statutorily Listed Building (2018). The property sits sideways onto the road, with the front (south) side facing the drive. From the public highway, the Western elevation (side) faces the road.

The site has a reasonably sized private garden/amenity area, driveway and a double garage.

The timber frame is only visible externally on the east elevation, and in the centre section of the rear (north) elevation. Both these elevations have had small ground floor extensions, two on the north, and one on the east elevation. They appear to date from C18 or C19 to 1950's.

The site is visible from and contributes to the significance of the Conservation Area.

## **Listing Description**

The application property was designated as Grade II Listed on 29th March 2018 and the list description describes the property as:

*"Cottage, probably originating as a timber-framed hall house in the C15. First floor and central stack inserted, probably in the C17. Largely re-clad in brick in late C18 or early C19. C19 and C20 outshuts added."*

The listing description has been appended at Appendix A.

## **Proposal**

The application proposal seeks planning permission and listed building consent for the erection of a two storey side/rear extension. The extension would provide an open plan dining/kitchen and utility room at ground floor. At first floor an additional bedroom would be created with a shower room. The works proposed also include internal alterations, removal of external render and replacement of windows, kitchen door and garage doors.

The proposed extension would comprise of a two story glazed link between the existing dwelling and the new accommodation. The footprint of the development would be an L shaped form off the east (side) elevation. The design of the proposed extension will incorporate a contemporary element (the glazed link) but the accommodation itself will be contained within a more traditionally finished building.

Due to the siting of the extension it would be readily visible from the public realm and from the Conservation Area within which the site is located.

## **Planning History**

17/01300/HOU - Two storey side and rear extension. Refused 23.10.2017.

18/02137/PREAPP - Follow up pre-app to 17/01300/HOU Two storey side and rear extension. Opinion Issued 23.11.2018.

19/01666/HOU + 19/01669/LBC - Erection of a two storey rear extension with glazed link. Withdrawn 25.10.2019.

## **Consultee Responses**

### **Biodiversity Officer**

No objection.

### **Crandall Parish Council**

Conditional no objection.

Clearer plans are required to check the scale and design of the proposed extension. Details also required as to the percentage increase in floorspace. These should then be conditioned. Subject to the property remaining as a single occupancy dwelling. Provided the plans show that the proposed extension is indeed subservient to the host building, CPC will have no objection subject to conditions for:

- Materials, requirement to carry out the replacement UPVC windows to timber, requirement to carry out the removal of the cement rendering on the western elevation to reveal original timber frame, re-plastering the panels in between in a lime plaster, given the shower room window will be prominent at the front of the extension, the glass should be clear and not frosted.

### **Conservation Officer**

Objection.

The Conservation Officer comments have been appended at Appendix B.

### **Neighbour Comments**

None received.

## **Planning Policy**

The Development Plan locates the application site within the rural settlement boundary of Crandall.

### National Planning Policy Framework (NPPF) (February 2019)

Section 4 (Decision-making)

Section 12 (Achieving well-designed places)

Section 15 (Conserving and enhancing the natural environment)

Section 16 (Conserving and enhancing the historic environment)

The development plan for the site is the Hart Local Plan (Strategy & Sites) 2032 (HLP32) which has been recently been adopted, Saved Policies of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 (HLP96). The Saved Policies of the HLP96 are identified in the appendices of HLP32.

## Hart Local Plan (Strategy & Sites) 2032

NBE4 - Biodiversity  
NBE8 - Historic Environment  
NBE9 - Design  
INF3 - Parking

## Hart District Local Plan (Replacement) 1996-2006 Saved Policies

GEN1 - General Policy for Development

## Crandall Neighbourhood Plan 2017 - 2032

The Council's Cabinet has resolved to send the Crandall Neighbourhood Plan to referendum and therefore has significant weight in the decision making process.

## Other Guidance

Hampshire County Council Standing Advice

Crandall Conservation Area Character Appraisal and Management Proposals December 2016

Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 - works and development affecting statutory listed buildings (structures) and Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 - Conservation Area

Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

Historic England (2015) Managing Significance in Decision Taking in the Historic Environment

## **Assessment**

### Principle and Policy Matters

The application site is situated within the rural settlement of Crandall where there is a presumption in favour of sustainable development provided that proposal is in compliance with development plan policies and that no unacceptable harm to residential amenity, the environment, highway safety or any other material planning considerations arise.

In addition, the acceptability of the current proposals will depend upon their impact on the Listed Building. The impact of the proposal on the character and appearance of the conservation area is intrinsically linked to its impact on the Listed Building.

The legislative tests set out in Section 16(2) and 66(1) of the Listed Buildings and Conservation Areas Act (1990) that 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. Section 72 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas when considering development proposals that affect the setting or views into it. Section 16 of the NPPF (2019) is relevant for the determination of this application. Specifically the test in Paragraph 196 of the NPPF is relevant. This states that "where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal".

Local Plan Policy NBE8 (historic environment) requires proposals to conserve or enhance heritage assets and

their settings, taking account of their significance. The policy states that proposals that lead to harm to the significance of a heritage asset will not be permitted unless they meeting the relevant tests and assessment factors specified in the NPPF.

Policy 7 of the Crondall Neighbourhood Plan (conservation) states that proposals that would have a detrimental impact on, or result in the loss of either historic parks and gardens, listed buildings, locally listed buildings or positive buildings of merit will not be supported, unless it can be demonstrated that the harm or loss results in substantial public benefits that outweigh that harm or loss, as appropriate to the significance of the heritage asset.

In line with the above, it is firstly necessary to consider what the significance of the heritage asset is and then establish if the proposed works and/or development would cause harm to its significance. If it is concluded that the proposals would not cause harm then consent should be granted. If however harm is established then it is necessary to consider if any public benefits weigh in favour of the proposals despite the harm. It is worth noting that in performing this "balance" the NPPF requires that "great weight" is given to the preservation or conservation of the heritage asset (paragraph 193).

#### Significance of the Heritage Asset

Jasmin Cottage was recently listed so benefits from a detailed listing report that is available to assist in the consideration of the heritage asset and its significance.

Jasmin Cottage derives its significance primarily from its evidential value as an historic building, originally constructed in the 15th century as a timber-framed hall house and with later additions in the 16<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> Centuries. Historic fabric survives from these periods. Of particular interest from an architectural perspective is the timber frame and roof of this medieval hall house which is clearly legible. The timber frame is therefore part of the significance of the building and whilst is readily visible internally, it has limited visibility externally. The timber frame is currently exposed on the Eastern elevation (rear) and on the northern elevation. The significance of the building also lies in its medieval origins and subsequent evolution over time. A copy of the listing report is appended.

There is an existing 20th century extension on the eastern elevation which is out of character with the rest of the building as it is constructed from modern materials (apart from the northern wall which is historic). This was in situ when the building was Grade II listed in 2018, at that point the listing inspector did not consider that the special interest of the original building had been sufficiently eroded by the previous extension to preclude the inclusion of the building on the statutory list. On that basis, as a listed building, the building possesses heritage significance which should be preserved or if possible, enhanced.

In terms of the Crondall Conservation Area, the Appraisal and Management Proposals (December 2016) divides the conservation area into five specific character areas and the application site lies within Character Area 4 - Church Street, All Saints' Church and Croft Lane.

The description of the Church Street, All Saints' Church and Croft Lane Character Area states:

*"This part of the village has a more rural character due to the important green open spaces, namely The Old Parsonage Meadow, the churchyard, Hook Meadow and the gardens to The Court, all of which contain a large number of mature trees. This Character Area also provides some of the best views in Crondall (and was chosen to feature in the "Foyle's War" TV series). This series of positive open spaces reinforce the transition from the close knit pattern of development at the centre of the village to the rural margins to the south-west. There are glimpsed views across Hook Meadow and into The Old Parsonage Meadow from the junction between Croft Lane and Church Street. The views westwards along Croft Lane are framed by a short, irregular row of historic buildings to the north and the treed boundary of All Saints Church to the south. This area is also the focus of community facilities, with the church, Church Rooms, Village Hall and sports facilities all within it. Crondall Primary School, a relatively unaltered late 19th Century school, also makes an important contribution. It is now included in the Conservation Area.*

*Church Street connects the church and the core of the village around The Borough. Most of the buildings along the*

*northern part of the lane are listed, the oldest being Jasmine Cottage and The Dormers. The Dormers is a recently listed late 15th Century timber frame hall house which was floored over and converted into a lobby entry house in the late 16th or early 17th Century - a common enhancement of the older-style layout. The Old Vicarage, a five bay mid-18th Century house, is the highest status building in the street, and is also listed grade II."*

There are a number of aspects that form the significance of the Crondall Conservation Area, however those that relate to Jasmin Cottage are that it is a well preserved historic rural village located between Odiham and Farnham in North Hampshire, has a medieval street plan in the centre of the village with the narrow streets (principally The Borough and Church Street) lined with mainly listed buildings dating to the 16th Century or later, the village contains a number of impressive houses as well as more vernacular cottages and the use of timber frame, red brick, and steeply pitched clay tiled roofs, usually with substantial red brick chimney stacks are prevalent. The application site displays a number of these features.

### Design and Impact on the Significance of the Heritage Assets

The submission proposes the erection of a two storey extension along with a number of internal and external alterations. For ease these have been split up into sub-headings and discussed in turn.

- Two storey extension

The proposed extension is sympathetically designed in general, and the scale has been reduced, when compared to previous proposals. However, the overriding concerns are that the proposed extension would cover the whole of the timber frame on the eastern elevation which forms part of the buildings significance. Covering the eastern elevation which result in a change to the character of the building which would affect its appreciation and context, diminishing its significance.

It is proposed to attach the extension to the main house by way of a two storey glazed link. The extension itself will result in the formation an L-shaped footprint, which would be out-of-keeping with the form of the existing house and to its surroundings in a Conservation Area which is of a more traditional in its character and appearance. When viewing the house from the rear, the visual change would be substantial, and whilst it is noted that the timber framed wall is intended to remain visible inside the extension proposed, the resultant change would seriously alter the character, form, layout and appearance of the heritage asset. Although a glazed link between the host and the extension is proposed, this would not avoid the harm which would be caused because the ability to appreciate the fact that this is a timber framed building externally would be significantly diminished and this causes harm to the significance of the heritage asset.

It is noted that the applicant has reference other properties in the vicinity of the site where extensions have been permitted, some of which are on buildings that have exposed timber frames. However each application has to be assessed on its own merits and each listed building will have its own significance. What may be acceptable on one listed building may not be acceptable on another. Other extensions on different properties are therefore not material to this application.

- Replacement of unauthorised windows in western elevation.

The replacement of these unauthorised upvc windows with timber windows would not result in any loss of historic fabric and would be positive to the character of the heritage asset. Further details regarding the replacement windows could be achieved through the imposition of a suitably worded condition. This change could take place independently of the extension proposal.

- Removal of cement render

The removal of the cement render could be acceptable, however further information would be required before a decision could be taken in this respect. No information has been submitted to clarify whether this element of the proposal would result in harm or be beneficial. It is usual practice to carry out a small patch test and submit the results with an application for listed building consent.

The patch test would inform the Council (and the applicant) as to the likely condition of the frame and wall underneath and therefore whether or not the proposed works are acceptable. This information cannot be secured by way of a condition because understanding the condition of the surfaces and frame beneath the cement render is fundamental to the decision regarding the acceptability of the works. It would also inform the decision as to whether or not the timber frame could be exposed on this elevation or whether it would need to be re-covered. This work could take place independently of the extension proposal, however, insufficient information has been submitted with this application to enable assessment of this element of the proposed work.

- Changes to garage doors

There are no objections to the change of garage doors or point of entry position as this would not result in any harm to the heritage asset or to its significance. Further details regarding the garage doors could be achieved through the imposition of a suitably worded condition.

- Removal/replacement of kitchen door

The existing kitchen door appears to be proposed to be removed and replaced. In order for the LPA to make a fully informed decision, clarification on the age of the existing door would be required to ensure that this would not result in the loss of historic fabric. Further details could be achieved through the imposition of an appropriately worded condition.

- Installation of internal partition in bedroom

This alteration would divide up the end bay at first floor level, however, the original bays and floorplan of the property would remain legible, and as such its significance would still be able to be appreciated. The proposed partition would have a minimal impact on the historic fabric and as such would result in a low level of harm.

- Removal of eastern and northern walls in study

The removal of the eastern and northern walls in the study is welcomed as these are modern walls and not of any significance. However, the study appears to retain one of the oldest windows in the house indicating that it has been re-used from elsewhere. Further clarification is required for this aspect as its removal would result in harm by virtue of the loss of historic fabric.

- Making good with lime plaster

The making good of openings or panels with lime plaster would be appropriate to the heritage asset. Details regarding the precise plaster to be used can be achieved through the imposition of a suitably worded condition.

In summary, the proposed extension by virtue of its footprint, design, scale and location would result in covering over of the eastern elevation. Notwithstanding the proposed use of a glazed link between the host and the extension, this would detract from the ability to appreciate the significance of the listed building. This element of the proposals would therefore be harmful to the significance of the listed building, albeit at the 'less than substantial' category set out in the NPPF.

### Neighbour Amenity

Local Plan Policy GEN1 emphasises that sustainable development should be permitted provided that the proposal does not result in any material loss of amenity to adjoining neighbours, among other considerations.

The proposed development would be located within close proximity to the common boundary with the neighbouring property 'The Dormers', however due to the sitting of the application site and this neighbouring



property within their plots the proposed extension would not directly face the neighbouring property.

Whilst windows are proposed at first floor level on the rear (east) elevation, there would be a distance of some 19m from the rear elevation of the proposed extension and the rear boundary of the site. In light of this, it is considered the proposed development would not give rise to any unacceptable impacts by virtue of an overbearing nature, loss of light or overlooking/loss of privacy.

No first floor windows are proposed on the side elevation facing the neighbouring property to the south '1-3 Orchard Court' therefore no issues would arise by virtue of overlooking or loss of privacy. The first floor windows to be inserted in the eastern and western elevations would look along the application sites property and as such would be at oblique angles to the neighbouring properties.

The proposed development would be located approximately 7.8m away from the common boundary with the neighbouring properties '1-3 Orchard Court'. This common boundary is intervened by dense hedging. Given the distances to the boundary, along with the orientation of the properties it is considered there would be no unacceptable impacts by virtue of an overbearing nature or loss of light.

The proposal is therefore not considered to detract from the amenities of the neighbouring properties. As such the proposal would comply with saved Policy GEN1.

### Parking

Local Plan Policies GEN1 and INF3 state that all developments should provide appropriate parking provision in accordance with the Council's parking standards.

The number of bedrooms at the property would remain the same at three; with one of the existing bedrooms to be split into a study.

There is adequate space on-site on the driveway and in the garage for the parking of three motorised vehicles.

The proposal is therefore not considered to give rise to any detrimental implications on highway safety. The proposal therefore complies with saved Local Plan Policies GEN1 and INF3.

### Biodiversity

Local Plan Policy NBE4 states that all developments should protect and enhance biodiversity. The Local Planning Authority has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity, which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest.

The proposed extension would not tie in with the existing property as it is to be joined by a glazed link. In light of this, the proposed extension would not impact upon any of the features that would trigger the requirement for an updated bat survey to be carried out by a fully qualified ecologist. The Biodiversity Officer has confirmed no objections.

The Local Planning Authority has considered the possible impact of the development and can be reasonably certain that biodiversity would not be adversely affected. Therefore the proposal would comply with Local Plan Policy NBE4.

### Public benefit

As set out above the harm to the significance of the listed building in this instance would be at the less than substantial scale, within the meaning of the term in paragraphs 196 of the National Planning Policy Framework (2019). Any harm to such a designated heritage asset must require clear and convincing justification and be

weighed against its public benefits. The Council is also required to give "great weight" to the conservation of the Heritage Asset.

Public benefits can deliver economic, social or environmental objectives as outlined in paragraph 8 of the NPPF. Public benefits should be a result of the proposed development and of a nature or scale to the public and not just be a private benefit. Public benefits do not have to be visible or accessible to the public in order to be a public benefit. For example, works to a listed private dwelling which secures its future as a designated heritage asset would be a public benefit. Examples of heritage benefits include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

The submitted heritage statement states that where possible, opportunities have been taken to enhance the listed building, by way of the replacement upvc windows on the western elevation and that the extension proposed would ensure the long term conservation of the eastern elevation by protecting the timber frame from the weather and that it would be fully exposed to view internally and visible through the glazed link. It is also suggested by the applicant that the removal of the render on the front elevation is a public benefit which needs to be weighed against the harm. As set out above the proposed two storey extension would result in the loss of appreciation and significance of the heritage asset. The works to expand the property do not fall within the definition of a public benefit as there is no suggestion that the property cannot continue in its current form as a single dwelling. The work proposed may provide personal benefits to the applicants, however, in this respect they cannot be given any weight in the balance required to be made between harm and public benefits.

The replacement of the upvc windows is positive and would be an improvement over the existing situation. Additionally, the removal of the render might be acceptable however the Council has insufficient information to establish whether this would be successful or appropriate. In any case, both of these elements of the proposal are not directly linked to the rear extension and could be delivered independently. In that regard they cannot be given any weight as benefits of the scheme.

Given the above, whilst there are elements of the scheme that are or could be acceptable, they are not public benefits that should be given any weight in the balance required to be undertaken under paragraph 196 of the NPPF. As such the proposals would be in direct conflict with the requirements the NPPF and with Policy NBE8 of the Local Plan.

## **Conclusion**

In considering all the above, the proposals, by virtue of the two storey extension which would introduce a contemporary link, resulting in the loss of appreciation of the original built form and covering over of the eastern elevation which would result in harm to the significance of the designated heritage assets, in conflict with the requirements of Section 16 of the National Planning Policy Framework (February 2019) and Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032. Such harm would be within the 'less than substantial' category, and would not be outweighed by any public benefit arising from the proposals.

The application is therefore recommended for refusal.

## **Recommendation - Refuse**

- I The proposals would, by virtue of the form and scale of the two storey extension result in harm to the significance of the Grade II listed building. There is no clear and convincing justification for such harm. Such harm would be 'less than substantial' and would not be outweighed by public benefits. As a consequence, the proposals would be in conflict with the requirements of Section 16 of the National Planning Policy Framework (February 2019) and Policy NBE8 of the Hart Local Plan (Strategy & Sites) 2032.

- 2 The proposals would, by virtue of the form and scale of the two storey extension result in harm to the significance of the Crondall Conservation Area. There is no clear and convincing justification for such harm. Such harm would be 'less than substantial' and would not be outweighed by public benefits. As a consequence, the proposals would be in conflict with the requirements of Section 16 of the National Planning Policy Framework (February 2019) and Policy NBE8 of the Hart Local Plan (Strategy & Sites) 2032.

### **Informatives**

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the National Planning Policy Framework. In this instance, the proposed development was deemed to be unacceptable and the scheme could not be amended to address the Council's specific concerns without altering the fundamentals of the proposal. The development was therefore determined on the basis of the information provided.
- 2 Insufficient information has been provided within the application to illustrate that the proposed removal of the rendering on the North elevation would be appropriate. Additional information in this respect was not sought within this application as an in-principle objection to the proposed works would not have been overcome as no public benefits have been demonstrated to outweigh the harm which would be caused to the heritage asset. Should the applicants wish to pursue these works independently it is recommended that additional information as mentioned earlier in this report is provided with any application for listed building consent.
- 3 In addition, insufficient information has been provided within the application to illustrate whether the historic window in the study is to be retained and re-used elsewhere in the property. Additional information in this respect was not sought within this application as an in-principle objection to the proposed works would not have been overcome as no public benefits have been demonstrated to outweigh the harm which would be caused to the heritage asset. Should the applicants wish to pursue these works independently it is recommended that additional information as mentioned earlier in this report is provided with any application for listed building consent.

## **Appendix A – Conservation Officer Comments**

**20/00142/HOU and 20/00143/LBC**

**Jasmin Cottage, Church Street, Crondall.**

**Proposal :** Erection of a two storey rear extension with a glazed link (amended version), minor internal alterations, replacement of the two ground floor UPVC framed windows with timber framed windows and removing this cement render on west elevation to reveal the original timber frame, re plastering the panels in between in a lime plaster.

### **Background**

#### **Context and Significance**

Jasmin Cottage is a C15 cottage which started life as a simple medieval hall house. A second floor was added later, possible around the same time the chimney stack was built circa C17. The building was reclad externally on the south and west elevations in the late C18. Although this house is documented in the Conservation Area appraisal as one of the oldest houses in Crondall, it was only added to the statutory list in 2018, primarily because a significant proportion of pre C17 fabric survives.

This house had a two story extension attached to the east elevation at some point in its history, making the house longer. The doorway at first floor level to access this extension has cut through a tie beam. It is unclear when the extension was added or when it was removed, but this appears to have taken place some time ago. The doorway has reverted back to a window. A later C20th study has since been attached to the east elevation, the northern wall of this structure is historic, however, the other walls are out of character with the rest of the building as they are constructed from modern materials which is causing significant damp issues to the historic building. The building nevertheless retains its original form and line of development.

Although the building has been subject to alterations since it was first built, this is not unusual and many of these alterations are of special interest and consequently they add to the special interest of the building. The building is unusual given it retains its original form and scale, and this is part of its special character.

### **Considerations**

#### **Policy Context**

Section 16 of the NPPF 2019  
Sections 16(2) of the P(LBCA) Act 1990  
Hart Local Plan (2032) Policy NEB8

#### **Considerations LBC**

- Impact of proposed works on the significance of a statutory Grade II listed building.
- Impact of works proposed on the Crondall Conservation Area (with Article 4 Direction).
- Impact of change of works proposed on the setting of nearby listed buildings.

#### **Assessment of the Works Proposed:**

The plans have been difficult to decipher, however they appear to indicate the following works are proposed:

- **Erection of two storey extension to form an L shape, extending towards the garage with a glazed link**
- **Replacement of the unauthorised upvc windows in west elevation**
- **Removal of cement render**

- **Changes to garage doors and point of entry**
- **Removal/replacement of kitchen door**
- **Alterations to bedroom through installation of partition**
- **Removal of study east and north walls**
- **Making good with lime plaster**

Erection of two storey extension to form an L shape, extending towards the garage with a glazed link  
 The proposed extension is a sympathetic design in general and the scale of the proposal has been reduced in comparison with previous proposals. My overriding concern is that the proposed extension will cover or conceal the whole of the timber frames on the east elevation of the house. This calls into question whether the principle of the extension as proposed would be acceptable. This is because when viewing the east elevation, the change in character of the building as proposed neither conserves nor enhances the building, in fact the extension will seriously affect its appreciation and context.

The glazed link as proposed is also a feature of concern as it will introduce a contemporary element within this setting, which will be out of character to its surroundings in a Conservation Area which is notably of more traditional construction, character and appearance. The glazed link will also create a more defined two-house effect, and it wouldn't actually address my concerns with covering over a whole timber framed elevation of the building.

When viewing the house from the rear, the visual change proposed would appear total in terms of character and appearance of the host dwelling. Whilst I acknowledge the timber framed wall is intended to remain visible inside the new extension, it will still be a substantial change to the character, form, layout and appearance of this heritage asset.

I acknowledge that overall there are benefits associated with the scheme, however, I consider the proposed extension will result in harm to the significance of the heritage asset, and the benefits proposed will not outweigh the harm proposed. The proposed extension (including the glazed link) is likely to lead to harm, albeit at the less than substantial scale, and, the benefits proposed will not outweigh that harm.  
 Replacement of the unauthorised upvc windows in west elevation

The removal and replacement of these unauthorised upvc windows with timber windows would be positive to both the character of the listed building and the wider Conservation Area. Unfortunately I am unable to read all notations on the plans, as a result details relating to the windows can be required through imposition of a suitably worded condition.

Removal of cement render

The removal of cement render is likely to be acceptable, however, a test patch may be required to ensure that the underlying bricks or fabric are not going to be damaged. If too much damage is caused, removing the cement may need to be reconsidered.

Changes to garage doors and point of entry

I have no objection to the proposed change of garage doors or point of entry position. Details of the proposed garage doors can be clarified through imposition of a suitably worded condition.

Removal/replacement of kitchen door

The existing kitchen door appears to be proposed to be removed and replaced. I am unable to read all notations of the plans, as a result would appreciate clarification of the age of the door.

#### Alterations to bedroom through installation of partition

The proposed alteration to the bedroom will divide up the end bay at first floor level, however, the original bays and floorplan of the property should remain legible. The partition proposed is likely to have a minimal impact on historic fabric and would as a result cause a relatively low level of harm.

#### Removal of study east and north walls

The proposed removal of the study east and north walls is welcomed as this is not significant and appears to be causing damp in the older walls. This study appears to retain one of the oldest windows in the house indicating this may have been re-used from elsewhere. I would suggest this window be retained.

#### Making good with lime plaster

The making good of openings or panels with lime plaster would be appropriate. Details of the precise plaster could be clarified and agreed through imposition of a suitably worded condition.

### **Conclusion**

The applicant has not provided evidence to make the case that the works set out are works necessary in that they are the most appropriate or only means of securing the conservation of the heritage value of the building or that the work proposed is the most appropriate, or only way to secure the future use of the building. I am concerned that the proposed extension will remove appreciation of the original built form of the heritage asset and would introduce a contemporary link. The proposed extension will result in a two-building appearance also changing the building line of the property by taking the built form of the dwelling towards the garage.

Whilst the harm that would result is likely to be within the 'less than substantial' harm spectrum according to the NPPF/NPPG the identification of harm (falling within this definition) requires the decision maker to balance the provisions of paragraph 196 against that of 193. In this case whilst a number of positives are acknowledged, there would appear to be limited public (conservation/heritage) benefits to be secured by supporting the work proposed, nor would there appear to be other public benefit that might be secured that might outweigh the harm identified.

Works that would harm or devalue the building's heritage value would in turn, because of the intimate relationship between the buildings and other listed buildings, also cause further harm by diminishing the significance of the Conservation Area.

The harm caused whilst again would be on the 'less than substantial' spectrum according to the NPPF/NPPG definition, it would not in my opinion be harm that is negligible or harm that would be reasonably positioned at the lower end of 'the less than substantial' harm spectrum.

As above, the applicant has not provided evidence to make the case that the works set out are works reasonably necessary in that they are the most appropriate or only means of securing the public benefit to be gained from both the repairs proposed and the most appropriate or only way to secure the future use of the building.

### **Comment – Objection – recommend refusal of Listed Building Consent and planning permission. Reason:**

These are works which, on the evidence provided, would not conserve or enhance the significance of the heritage asset in a manner that accorded with that significance. They would cause it harm albeit the work proposed would be within 'the less than substantial' harm spectrum and therefore I object to it on heritage grounds.

## **Appendix B – Listing description**

### Summary

Cottage, probably originating as a timber-framed hall house in the C15. First floor and central stack inserted, probably in the C17. Largely re-clad in brick in late C18 or early C19. C19 and C20 outshuts added.

### Reasons for Designation

Jasmin Cottage, Church Street, Crondall, probably originating in the C15, remodelled in the C17 and re-clad in the late-C18, is listed at Grade II for the following principal reasons:

#### Architectural interest:

\* the structure of the medieval hall house is clearly legible with the original timber frame and roof largely intact, as are the floor frames and chimneystack from the C17 phase of development.

#### Historical interest:

\* for its medieval origins and subsequent phases of its evolution which demonstrate the development of vernacular building traditions and modes of domestic occupation.

#### Group value:

\* with a number of nearby Grade II listed buildings including The Dormers, which, along with a large number of other buildings in Crondall, also has C15 origins.

### History

Jasmin Cottage is likely to have been built in the C15 as a timber-framed hall house of four bays. Evidence of this is provided by smoke blackened roof timbers and wattle and daub panels. Truncated tie beams point to the later insertion of a first floor when a central brick chimney stack was added, probably in the C17. The building was faced in brick, with the exception of part of the north elevation, possibly in the late C18 or early C19 with a small outshot at the north-west corner added (largely rebuilt in the C20) and four dormers inserted into the southern roof slope. Other outshuts were added on the north and east sides of the house, and are shown on the 1871, and more clearly on the 1896, Ordnance Survey maps.

The eastern outshut, which extended along the whole of elevation, was taken down at some point between 1911 and 1979 although the sloping northern wall was incorporated in a new smaller outshut to the northern part of the elevation. The main roof was probably re-tiled at this time.

It stands in the core of the historic village and is referenced in the Conservation Area Appraisal as one of 23 houses of C15 date that survive (p 14).

### Details

Cottage, probably originating as a timber-framed hall house in the C15. First floor and central stack inserted, probably in the C17. Largely re-clad in brick in late C18 or early C19. C19 and C20 outshuts added.

**MATERIALS:** timber frame with later red brick re-facing. Flint and clunch lower walls of the north-west extension. Rendering to the upper storey of the west elevation and central section of the north elevation. Brick chimney stacks. Brick, sandstone, flint and clunch cellar. Clay tile roofs.

**PLAN:** rectangular in plan, internally of four bays, orientated east-west at right angles to Church Street. One-and-a-half storeys with a low cellar at the west end. With the medieval hall formerly occupying the central bays, the C15 plan with two service rooms at the west end of the building is preserved on the ground floor, with the northern half of the wall dividing the western bay from the central bays and the spine wall dividing the two service rooms remaining. The southern half of the wall has been lost but is marked by a beam. There is a central, double-flue chimney stack with a modern stair to the north. To the west it the smoke blackened roof and wattle and daub panel denote the former open hall. There are secondary chimneys at the east end of the south wall and west end of the north wall. There are two single-storey outshuts on the north side of the building and one at the east end. The entrance is on the south side with a C20 porch. The upper floor has a room to each bay with a landing on the north side.

**EXTERIOR:** the building consists of a long narrow range with a half-hipped gable at the west end and straight gable at the east. The walling is of red brick laid in various bonds. The principal, south, elevation is of Flemish bond. The west elevation, onto Church Street is in English bond with a plinth. The brickwork extends to the top of the ground floor window, apart from a narrow full-height section on the south-west corner. The rest of the gable end is rendered, probably over wattle and daub. On the east elevation the exposed timber frame is infilled with differing bonds, including stretcher bond at the apex of the gable. Some of the timber frame on this elevation is probably of C20 date and some minor members of the original frame were lost with the insertion of C20 windows. On the north elevation the timber framing is also exposed with rendered panels of brick, or wattle and daub.

Fenestration is generally of C20 timber casements with multi-pane leaded glazing. The south elevation has four windows on the ground floor. Three of these are set in round- arched openings with brick voussoirs and tile sills with the other, western, window in a square-headed opening. The centrally placed entrance has a C20 plank door with moulded fillets and a C20 gabled porch with tile roof, hanging tiles to the gable, low brick side walls and timber posts. The first floor has four gabled dormers with stretcher bond brick gables and rendered sides. The west elevation has a centrally placed replacement modern uPVC window on the ground floor and another to the outshut. A triple timber casement window was inserted at the top of the gable in the C20. The east elevation has a C20 French door with a paired, double-height, timber casement and small casement window to the first floor, also probably of C20 date.

The single-storey outshut to the north-west corner is of brick of several periods, with a catslide roof and side entrance. It has a uPVC window on the west elevation. The other northern extension is rendered with a sloping tiled roof and entrance in the western return. The eastern outshut is of modern brick in stretcher bond apart from the higher northern abutment wall, topped with a tile capping, which is probably of C19 date.

**INTERIOR:** much of the timber frame is exposed internally. On the ground floor the cross beam defining the western bay survives although that to the eastern bay appears to have been replaced with a modern beam. Most of the axial ceiling joists survive intact as do some of the posts and the timber framing around the central fireplace, including both bressumers. The fireplace itself has been altered by the insertion on C20 brick fireplaces on either side, but given the scale and form the original structure may remain essentially intact beneath C20 plasterwork. Other elements of the framing including posts and braces survive in the north wall. Joinery and doors are of C20 date.

On the upper floor, the roof trusses are evident and are of queen post form. The tie beams, apart from that in the west gable, have been cut through to provide head room as was often the case when a floor was added. Otherwise queen posts, collars, arch braces, wind braces in the roof slope and wall plates are all in evidence. The wall plate on the south elevation has been cut through to incorporate the dormer windows. Some of the rafters have been replaced with machine-sawn softwood but others are original and show signs of smoke blackening, in the only area accessible, to the west of the chimney, where there is also a smoke-blackened wattle and daub panel forming a closed truss. There is some modern plasterwork but most of the finishes are of lathe and plaster. Again the joinery and doors are of C20 date.



The cellar occupies the western bay and is accessed by a trapdoor at its southern end. It has walling of modern and historic brick, sandstone, flint and clunch. The lower stone courses of the western wall are of a greater thickness than the walling above.

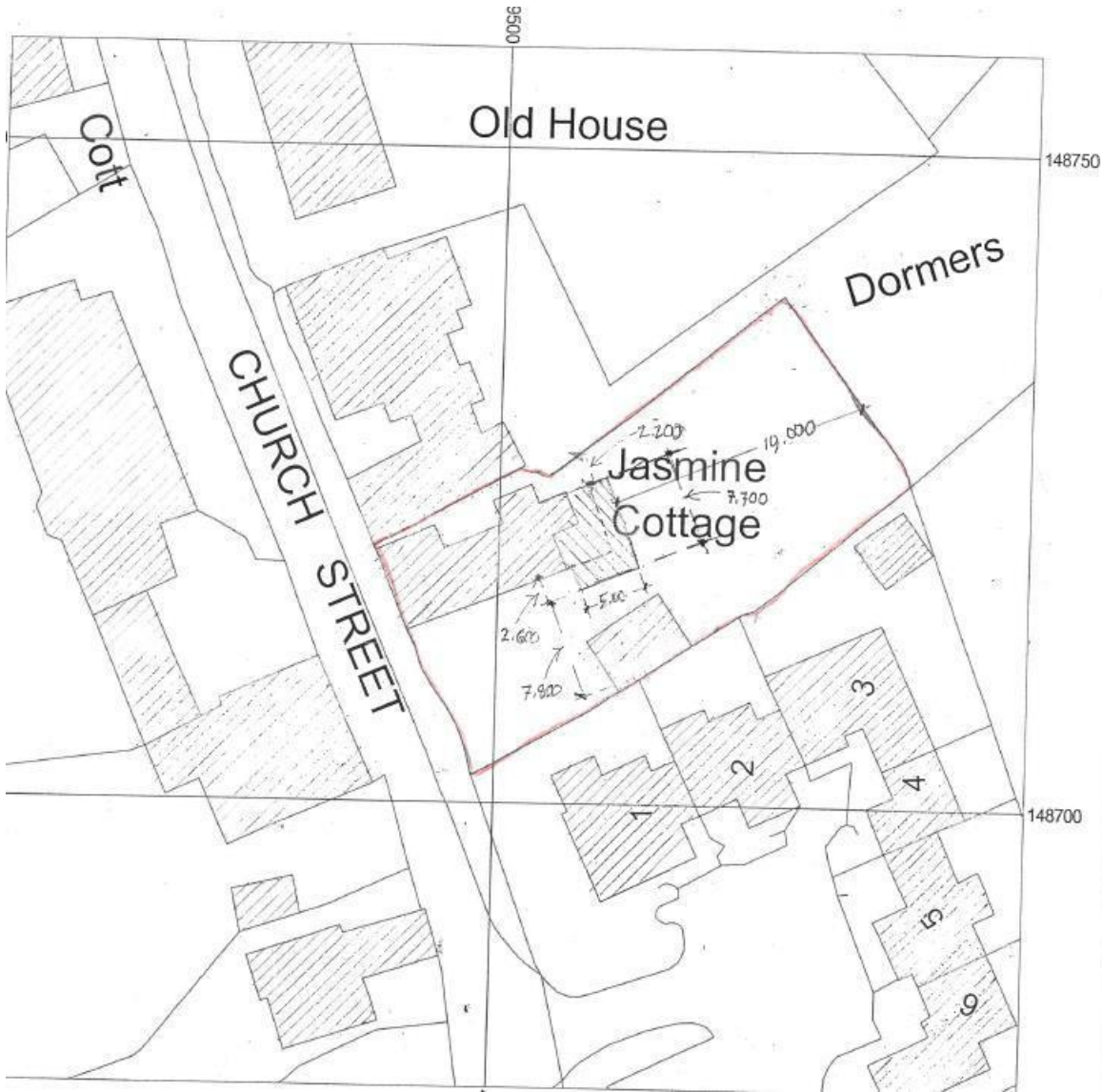
**COMMITTEE REPORT  
ITEM NUMBER: 103**

APPLICATION NO.	20/00143/LBC
LOCATION	<b>Jasmin Cottage Church Street Crondall Farnham GUI0 5QQ</b>
PROPOSAL	Erection of a two storey rear extension with a glazed link (amended version), minor internal alterations, replacement of the two ground floor UPVC framed windows with timber framed windows and removing this cement render on west elevation to reveal the original timber frame, replastering the panels in between in a lime plaster. Mr and Mrs Rupert and Marista Fitzhugh
APPLICANT	
CONSULTATIONS EXPIRY	21 February 2020
APPLICATION EXPIRY	17 March 2020
WARD	Odiham
RECOMMENDATION	<b>Refuse</b>

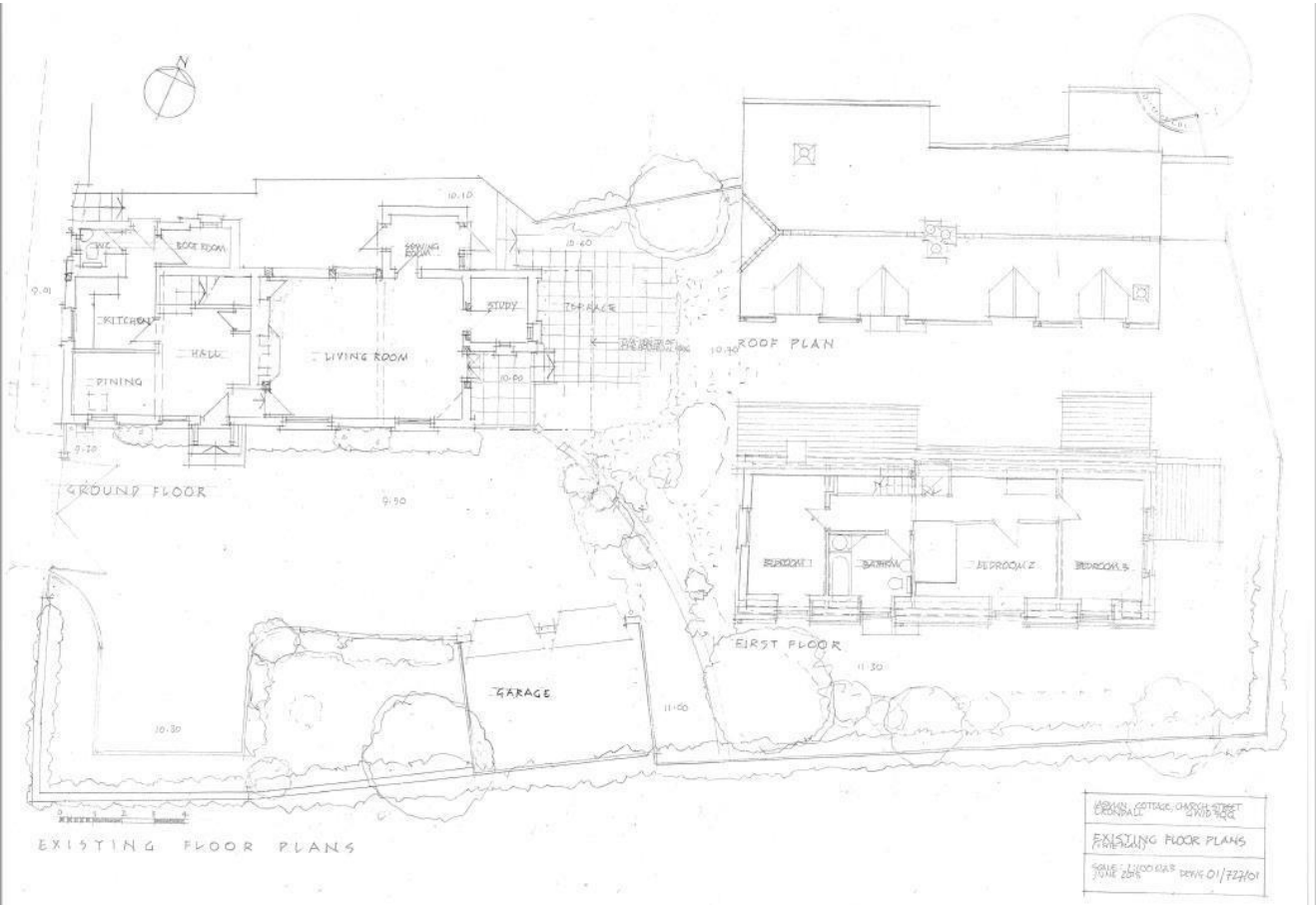


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Site Plan



# Existing Floor Plans



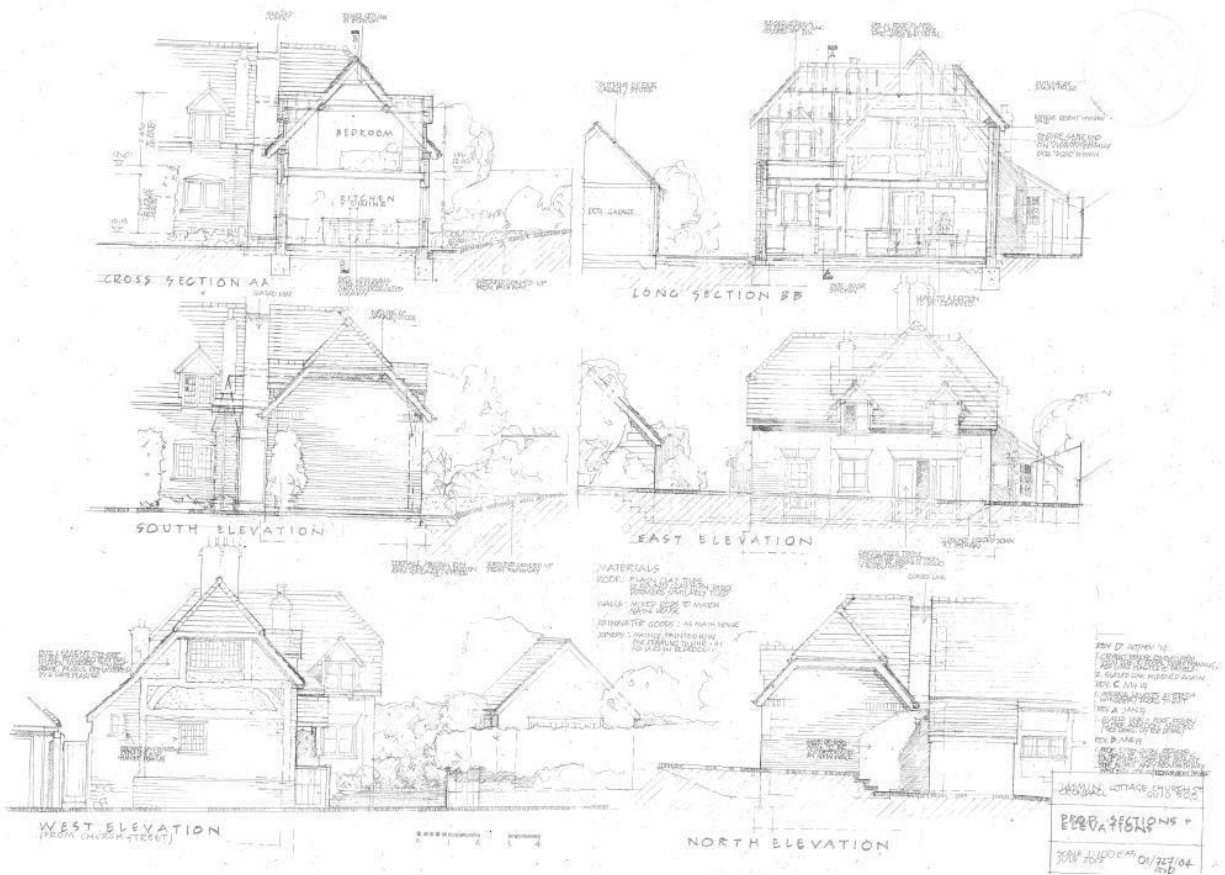
EXISTING FLOOR PLANS

COTTAGE, CAROL STREET 2010 1001
EXISTING FLOOR PLANS
10/11/2010 10:00 AM 01/22/10





# Proposed Sections and Elevations









## Background

The application is being presented at Planning Committee by the request of Councillor Dorn for the following reasons:

- fully assess the extent of the glazed link which has been made longer to better shown the mixed aged features on that end;
- to undertake the balancing exercise between the benefit and the harm of the proposed works.

## The Site

The application site is located within the rural settlement of Crondall and is a detached two story dwelling which is located within the Crondall Conservation Area, which is further subject to Article 4 Directions.

The application property is a four bay C15 timber framed two storey house which is designated as a Grade II Statutorily Listed Building (2018). The property sits sideways onto the road, with the front (south) side facing the drive. From the public highway, the Western elevation (side) faces the road.

The site has a reasonably sized private garden/amenity area, driveway and a double garage.

The timber frame is only visible externally on the east elevation, and in the centre section of the rear (north) elevation. Both these elevations have had small ground floor extensions, two on the north, and one on the east elevation. They appear to date from C18 or C19 to 1950's.

The site is visible from and contributes to the significance of the Conservation Area.

## Listing Description

The application property was designated as Grade II Listed on 29th March 2018 and the list description describes the property as:

*"Cottage, probably originating as a timber -framed hall house in the C15. First floor and central stack inserted, probably in the C17. Largely re-clad in brick in late C18 or early C19. C19 and C20 outshuts added."*

The listing description has been appended at Appendix A.

## Proposal

The application proposal seeks planning permission and listed building consent for the erection of a two storey side/rear extension. The extension would provide an open plan dining/kitchen and utility room at ground floor. At first floor an additional bedroom would be created with a shower room. The works proposed also include internal alterations, removal of external render and replacement of windows, kitchen door and garage doors.

The proposed extension would comprise of a two story glazed link between the existing dwelling and the new accommodation. The footprint of the development would be an L shaped form off the east (side) elevation. The design of the proposed extension will incorporate a contemporary element (the glazed link) but the accommodation itself will be contained within a more traditionally finished building.

Due to the siting of the extension it would be readily visible from the public realm and from the Conservation Area within which the site is located.

## Planning History

17/01300/HOU - Two storey side and rear extension. Refused 23.10.2017.

18/02137/PREAPP - Follow up pre-app to 17/01300/HOU Two storey side and rear extension. Opinion Issued 23.11.2018.

19/01666/HOU + 19/01669/LBC - Erection of a two storey rear extension with glazed link. Withdrawn 25.10.2019.

## **Consultee Responses**

### **Conservation/Listed Buildings Officer (Internal)**

Objection.

The Conservation Officer comments have been appended at Appendix B.

### **Neighbour Comments**

None received.

## **Considerations**

### **Planning Policy**

The Development Plan locates the application site within the rural settlement boundary of Crondall.

National Planning Policy Framework (NPPF) (February 2019)

Section 16 (Conserving and enhancing the historic environment).

Hart Local Plan (Strategy & Sites) 2032

NBE8 - Historic Environment

Crondall Neighbourhood Plan 2017 - 2032

The Crondall Neighbourhood plan is to proceed to referendum and can therefore be given significant weight in the decision making process.

### Other Guidance

Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 - works and development affecting statutory listed buildings (structures)

Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

Historic England (2015) Managing Significance in Decision Taking in the Historic Environment

## **Assessment**

### Principle and Policy Matters

The acceptability of the current proposals will depend upon their impact on the Listed Building. The impact of the proposal on the character and appearance of the conservation area is intrinsically linked to its impact on the Listed Building.

The legislative tests set out in Section 16(2) and 66(1) of the Listed Buildings and Conservation Areas Act (1990) that 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. Section 16 of the NPPF (2019) is relevant for the determination of this application. Specifically the test in Paragraph 196 of the NPPF is relevant. This states that "where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal".

Local Plan Policy NBE8 (historic environment) requires proposals to conserve or enhance heritage assets and their settings, taking account of their significance. The policy states that proposals that lead to harm to the significance of a heritage asset will not be permitted unless they meeting the relevant tests and assessment factors specified in the NPPF

Policy 7 of the Crondall Neighbourhood Plan (conservation) states that proposals that would have a detrimental impact on, or result in the loss of either historic parks and gardens, listed buildings, locally listed buildings or positive buildings of merit will not be supported, unless it can be demonstrated that the harm or loss results in substantial public benefits that outweigh that harm or loss, as appropriate to the significance of the heritage asset.

In line with the above, it is firstly necessary to consider what the significance of the heritage asset is and then establish if the proposed works and/or development would cause harm to its significance. If it is concluded that the proposals would not cause harm then consent should be granted. If however harm is established then it is necessary to consider if any public benefits weigh in favour of the proposals despite the harm. It is worth noting that in performing this "balance" the NPPF requires that "great weight" is given to the preservation or conservation of the heritage asset (paragraph 193).

### Significance of the Heritage Asset

Jasmin Cottage was recently listed so benefits from a detailed listing report that is available to assist in the consideration of the heritage asset and its significance.

Jasmin Cottage derives its significance primarily from its evidential value as an historic building, originally constructed in the 15<sup>th</sup> century as a timber-framed hall house and with later additions in the 16<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> Centuries. Historic fabric survives from these periods. Of particular interest from an architectural perspective is the timber frame and roof of this medieval hall house which is clearly legible. The timber frame is therefore part of the significance of the building and whilst is readily visible internally, it has limited visibility externally. The timber frame is currently exposed on the Eastern elevation (rear) and on the northern elevation. The significance of the building also lies in its medieval origins and subsequent evolution over time. A copy of the listing report is appended.

There is an existing 20<sup>th</sup> century extension on the eastern elevation which is out of character with the rest of the building as it is constructed from modern materials (apart from the northern wall which is historic). This was in situ when the building was Grade II listed in 2018, at that point the listing inspector did not consider that the special interest of the original building had been sufficiently eroded by the previous extension to preclude the inclusion of the building on the statutory list. On that basis, as a listed building, the building possesses heritage significance which should be preserved or if possible, enhanced.

In terms of the Crondall Conservation Area, the Appraisal and Management Proposals (December 2016) divides the conservation area into five specific character areas and the application site lies within Character Area 4 - Church Street, All Saints' Church and Croft Lane.

The description of the Church Street, All Saints' Church and Croft Lane Character Area states:

*"This part of the village has a more rural character due to the important green open spaces, namely The Old Parsonage Meadow, the churchyard, Hook Meadow and the gardens to The Court, all of which contain a large number of mature trees. This Character Area also provides some of the best views in Crondall (and was chosen to feature in the "Foyle's War" TV series). This series of positive open spaces reinforce the transition from the close knit pattern of development at the centre of the village to the rural margins to the south-west. There are glimpsed views across Hook Meadow and into The Old Parsonage Meadow from the junction between Croft Lane and Church Street. The views westwards along Croft Lane are framed by a short, irregular row of historic buildings to the north and the treed boundary of All Saints Church to the south. This area is also the focus of community facilities, with the church, Church Rooms, Village Hall and sports facilities all within it. Crondall Primary School, a relatively unaltered late 19<sup>th</sup> Century school, also makes an important contribution. It is now included in the Conservation Area.*

*Church Street connects the church and the core of the village around The Borough. Most of the buildings along the northern part of the lane are listed, the oldest being Jasmine Cottage and The Dormers. The Dormers is a recently listed late 15th Century timber frame hall house which was floored over and converted into a lobby entry house in the late 16th or early 17th Century - a common enhancement of the older-style layout. The Old Vicarage, a five bay mid-18th Century house, is the highest status building in the street, and is also listed grade II."*

There are a number of aspects that form the significance of the Crondall Conservation Area, however those that relate to Jasmin Cottage are that it is a well preserved historic rural village located between Odiham and Farnham in North Hampshire, has a medieval street plan in the centre of the village with the narrow streets (principally The Borough and Church Street) lined with mainly listed buildings dating to the 16th Century or later, the village contains a number of impressive houses as well as more vernacular cottages and the use of timber frame, red brick, and steeply pitched clay tiled roofs, usually with substantial red brick chimney stacks are prevalent. The application site displays a number of these features.

### Design and Impact on the Significance of the Heritage Assets

The submission proposes the erection of a two storey extension along with a number of internal and external alterations. For ease these have been split up into sub-headings and discussed in turn.

- Two storey extension

The proposed extension is sympathetically designed in general, and the scale has been reduced, when compared to previous proposals. However, the overriding concerns are that the proposed extension would cover the whole of the timber frame on the eastern elevation which forms part of the buildings significance. Covering the eastern elevation which result in a change to the character of the building which would affect its appreciation and context, diminishing its significance.

It is proposed to attach the extension to the main house by way of a two storey glazed link. The extension itself will result in the formation an L -shaped footprint, which would be out-of-keeping with the form of the existing house and to its surroundings in a Conservation Area which is of a more traditional in its character and appearance. When viewing the house from the rear, the visual change would be substantial, and whilst it is noted that the timber framed wall is intended to remain visible inside the extension proposed, the resultant change would seriously alter the character, form, layout and appearance of the heritage asset. Although a glazed link between the host and the extension is proposed, this would not avoid the harm which would be caused because the ability to appreciate the fact that this is a timber framed building externally would be significantly diminished and this causes harm to the significance of the heritage asset.

It is noted that the applicant has reference other properties in the vicinity of the site where extensions have been permitted, some of which are on buildings that have exposed timber frames. However each application has to be assessed on its own merits and each listed building will have its own significance. What may be acceptable on one listed building may not be acceptable on another. Other extensions on different properties are therefore not material to this application.

- Replacement of unauthorised windows in western elevation.

The replacement of these unauthorised upvc windows with timber windows would not result in any loss of historic fabric and would be positive to the character of the heritage asset. Further details regarding the replacement windows could be achieved through the imposition of a suitably worded condition. This change could take place independently of the extension proposal.

- Removal of cement render

The removal of the cement render could be acceptable, however further information would be required before a decision could be taken in this respect. No information has been submitted to clarify whether this element of the proposal would result in harm or be beneficial. It is usual practice to carry out a small patch test and submit the results with an application for listed building consent. The patch test would inform the Council (and the applicant) as to the likely condition of the frame and wall underneath and therefore whether or not the proposed works are acceptable.

This information cannot be secured by way of a condition because understanding the condition of the surfaces and frame beneath the cement render is fundamental to the decision regarding the acceptability of the works. It would also inform the decision as to whether or not the timber frame could be exposed on this elevation or whether it would need to be re-covered. This work could take place independently of the extension proposal, however, insufficient information has been submitted with this application to enable assessment of this element of the proposed work.

- Changes to garage doors

There are no objections to the change of garage doors or point of entry position as this would not result in any harm to the heritage asset or to its significance. Further details regarding the garage doors could be achieved through the imposition of a suitably worded condition.

- Removal/replacement of kitchen door

The existing kitchen door appears to be proposed to be removed and replaced. In order for the LPA to make a fully informed decision, clarification on the age of the existing door would be required to ensure that this would not result in the loss of historic fabric. Further details could be achieved through the imposition of an appropriately worded condition.

- Installation of internal partition in bedroom

This alteration would divide up the end bay at first floor level, however, the original bays and floorplan of the property would remain legible, and as such its significance would still be able to be appreciated. The proposed partition would have a minimal impact on the historic fabric and as such would result in a low level of harm.

- Removal of eastern and northern walls in study

The removal of the eastern and northern walls in the study is welcomed as these are modern walls and not of any significance. However, the study appears to retain one of the oldest windows in the house indicating that it has been re-used from elsewhere. Further clarification is required for this aspect as its removal would result in harm by virtue of the loss of historic fabric.

- Making good with lime plaster

The making good of openings or panels with lime plaster would be appropriate to the heritage asset. Details regarding the precise plaster to be used can be achieved through the imposition of a suitably worded condition.

In summary, the proposed extension by virtue of its footprint, design, scale and location would result in covering over of the eastern elevation. Notwithstanding the proposed use of a glazed link between the host and the extension, this would detract from the ability to appreciate the significance of the listed building. This element of the proposals would therefore be harmful to the significance of the listed building, albeit at the 'less than substantial' category set out in the NPPF.

### Public benefit

As set out above the harm to the significance of the listed building in this instance would be at the less than substantial scale, within the meaning of the term in paragraphs 196 of the National Planning Policy Framework (2019). Any harm to such a designated heritage asset must require clear and convincing justification and be weighed against its public benefits. The Council is also required to give "great weight" to the conservation of the Heritage Asset.

Public benefits can deliver economic, social or environmental objectives as outlined in paragraph 8 of the NPPF. Public benefits should be a result of the proposed development and of a nature or scale to the public and not just be a private benefit. Public benefits do not have to be visible or accessible to the public in order to be a public benefit. For example, works to a listed private dwelling which secures its future as a designated heritage asset would be a public benefit. Examples of heritage benefits include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

The submitted heritage statement states that where possible, opportunities have been taken to enhance the listed building, by way of the replacement upvc windows on the western elevation and that the extension proposed would ensure the long term conservation of the eastern elevation by protecting the timber frame from the weather and that it would be fully exposed to view internally and visible through the glazed link. It is also suggested by the applicant that the removal of the render on the front elevation is a public benefit which needs to be weighed against the harm.

As set out above the proposed two storey extension would result in the loss of appreciation and significance of the heritage asset. The works to expand the property do not fall within the definition of a public benefit as there is no suggestion that the property cannot continue in its current form as a single dwelling. The work proposed may provide personal benefits to the applicants, however, in this respect they cannot be given any weight in the balance required to be made between harm and public benefits.

The replacement of the upvc windows is positive and would be an improvement over the existing situation. Additionally, the removal of the render might be acceptable however the Council has insufficient information to establish whether this would be successful or appropriate. In any case, both of these elements of the proposal are not directly linked to the rear extension and could be delivered independently. In that regard they cannot be given any weight as benefits of the scheme.

Given the above, whilst there are elements of the scheme that are or could be acceptable, they are not public benefits that should be given any weight in the balance required to be undertaken under paragraph 196 of the NPPF. As such the proposals would be in direct conflict with the requirements the NPPF and with Policy NBE8 of the Local Plan.

## **Conclusion**

In considering all the above, the proposals, by virtue of the two storey extension which would introduce a contemporary link, resulting in the loss of appreciation of the original built form and covering over of the eastern elevation which would result in harm to the significance of the designated heritage assets, in conflict with the requirements of Section 16 of the National Planning Policy Framework (February 2019) and Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032. Such harm would be within the 'less than substantial' category, and would not be outweighed by any public benefit arising from the proposals.

The application is therefore recommended for refusal.

## **Recommendation - Refuse**

- I The proposals would, by virtue of the form and scale of the two storey extension result in harm to the significance of the Grade II listed building. There is no clear and convincing justification for such harm. Such harm would be 'less than substantial' and would not be outweighed by public benefits. As a consequence, the proposals would be in conflict with the requirements of Section 16 of the National Planning Policy Framework (February 2019) and Policy NBE8 of the Hart Local Plan (Strategy & Sites) 2032.

## **Informatives**

- I The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the National Planning Policy Framework. In this instance, the proposed development was deemed to be unacceptable and the scheme could not be amended to address the Council's specific concerns without altering the fundamentals of the proposal. The development was therefore determined on the basis of the information provided.

- 2 Insufficient information has been provided within the application to illustrate that the proposed removal of the rendering on the North elevation would be appropriate. Additional information in this respect was not sought within this application as an in-principle objection to the proposed works would not have been overcome as no public benefits have been demonstrated to outweigh the harm which would be caused to the heritage asset. Should the applicants wish to pursue these works independently it is recommended that additional information as mentioned earlier in this report is provided with any application for listed building consent.
  
- 3 In addition, insufficient information has been provided within the application to illustrate whether the historic window in the study is to be retained and re-used elsewhere in the property. Additional information in this respect was not sought within this application as an in-principle objection to the proposed works would not have been overcome as no public benefits have been demonstrated to outweigh the harm which would be caused to the heritage asset. Should the applicants wish to pursue these works independently it is recommended that additional information as mentioned earlier in this report is provided with any application for listed building consent.



## **Appendix A – Conservation Officer Comments**

**20/00142/HOU and 20/00143/LBC**

**Jasmin Cottage, Church Street, Crondall.**

**Proposal** : Erection of a two storey rear extension with a glazed link (amended version), minor internal alterations, replacement of the two ground floor UPVC framed windows with timber framed windows and removing this cement render on west elevation to reveal the original timber frame, re plastering the panels in between in a lime plaster.

### **Background**

#### **Context and Significance**

Jasmin Cottage is a C15 cottage which started life as a simple medieval hall house. A second floor was added later, possible around the same time the chimney stack was built circa C17. The building was reclad externally on the south and west elevations in the late C18. Although this house is documented in the Conservation Area appraisal as one of the oldest houses in Crondall, it was only added to the statutory list in 2018, primarily because a significant proportion of pre C17 fabric survives.

This house had a two story extension attached to the east elevation at some point in its history, making the house longer. The doorway at first floor level to access this extension has cut through a tie beam. It is unclear when the extension was added or when it was removed, but this appears to have taken place some time ago. The doorway has reverted back to a window. A later C20th study has since been attached to the east elevation, the northern wall of this structure is historic, however, the other walls are out of character with the rest of the building as they are constructed from modern materials which is causing significant damp issues to the historic building. The building nevertheless retains its original form and line of development.

Although the building has been subject to alterations since it was first built, this is not unusual and many of these alterations are of special interest and consequently they add to the special interest of the building. The building is unusual given it retains its original form and scale, and this is part of its special character.

### **Considerations**

#### **Policy Context**

Section 16 of the NPPF 2019  
Sections 16(2) of the P(LBCA) Act 1990  
Hart Local Plan (2032) Policy NEB8

#### **Considerations LBC**

- Impact of proposed works on the significance of a statutory Grade II listed building.
- Impact of works proposed on the Crondall Conservation Area (with Article 4 Direction).
- Impact of change of works proposed on the setting of nearby listed buildings.

#### **Assessment of the Works Proposed:**

The plans have been difficult to decipher, however they appear to indicate the following works are proposed:

- **Erection of two storey extension to form an L shape, extending towards the garage with a glazed link**
- **Replacement of the unauthorised upvc windows in west elevation**

- **Removal of cement render**
- **Changes to garage doors and point of entry**
- **Removal/replacement of kitchen door**
- **Alterations to bedroom through installation of partition**
- **Removal of study east and north walls**
- **Making good with lime plaster**

Erection of two storey extension to form an L shape, extending towards the garage with a glazed link  
 The proposed extension is a sympathetic design in general and the scale of the proposal has been reduced in comparison with previous proposals. My overriding concern is that the proposed extension will cover or conceal the whole of the timber frames on the east elevation of the house. This calls into question whether the principle of the extension as proposed would be acceptable. This is because when viewing the east elevation, the change in character of the building as proposed neither conserves nor enhances the building, in fact the extension will seriously affect its appreciation and context.

The glazed link as proposed is also a feature of concern as it will introduce a contemporary element within this setting, which will be out of character to its surroundings in a Conservation Area which is notably of more traditional construction, character and appearance. The glazed link will also create a more defined two-house effect, and it wouldn't actually address my concerns with covering over a whole timber framed elevation of the building.

When viewing the house from the rear, the visual change proposed would appear total in terms of character and appearance of the host dwelling. Whilst I acknowledge the timber framed wall is intended to remain visible inside the new extension, it will still be a substantial change to the character, form, layout and appearance of this heritage asset.

I acknowledge that overall there are benefits associated with the scheme, however, I consider the proposed extension will result in harm to the significance of the heritage asset, and the benefits proposed will not outweigh the harm proposed. The proposed extension (including the glazed link) is likely to lead to harm, albeit at the less than substantial scale, and, the benefits proposed will not outweigh that harm.

Replacement of the unauthorised upvc windows in west elevation

The removal and replacement of these unauthorised upvc windows with timber windows would be positive to both the character of the listed building and the wider Conservation Area. Unfortunately I am unable to read all notations on the plans, as a result details relating to the windows can be required through imposition of a suitably worded condition.

Removal of cement render

The removal of cement render is likely to be acceptable, however, a test patch may be required to ensure that the underlying bricks or fabric are not going to be damaged. If too much damage is caused, removing the cement may need to be reconsidered.

Changes to garage doors and point of entry

I have no objection to the proposed change of garage doors or point of entry position. Details of the proposed garage doors can be clarified through imposition of a suitably worded condition.

Removal/replacement of kitchen door

The existing kitchen door appears to be proposed to be removed and replaced. I am unable to read all notations of the plans, as a result would appreciate clarification of the age of the door.

Alterations to bedroom through installation of partition

The proposed alteration to the bedroom will divide up the end bay at first floor level, however, the original bays and floorplan of the property should remain legible. The partition proposed is likely to have a minimal impact on historic fabric and would as a result cause a relatively low level of harm.

#### Removal of study east and north walls

The proposed removal of the study east and north walls is welcomed as this is not significant and appears to be causing damp in the older walls. This study appears to retain one of the oldest windows in the house indicating this may have been re-used from elsewhere. I would suggest this window be retained.

#### Making good with lime plaster

The making good of openings or panels with lime plaster would be appropriate. Details of the precise plaster could be clarified and agreed through imposition of a suitably worded condition.

### **Conclusion**

The applicant has not provided evidence to make the case that the works set out are works necessary in that they are the most appropriate or only means of securing the conservation of the heritage value of the building or that the work proposed is the most appropriate, or only way to secure the future use of the building. I am concerned that the proposed extension will remove appreciation of the original built form of the heritage asset and would introduce a contemporary link. The proposed extension will result in a two-building appearance also changing the building line of the property by taking the built form of the dwelling towards the garage.

Whilst the harm that would result is likely to be within the 'less than substantial' harm spectrum according to the NPPF/NPPG the identification of harm (falling within this definition) requires the decision maker to balance the provisions of paragraph 196 against that of 193. In this case whilst a number of positives are acknowledged, there would appear to be limited public (conservation/heritage) benefits to be secured by supporting the work proposed, nor would there appear to be other public benefit that might be secured that might outweigh the harm identified.

Works that would harm or devalue the building's heritage value would in turn, because of the intimate relationship between the buildings and other listed buildings, also cause further harm by diminishing the significance of the Conservation Area.

The harm caused whilst again would be on the 'less than substantial' spectrum according to the NPPF/NPPG definition, it would not in my opinion be harm that is negligible or harm that would be reasonably positioned at the lower end of 'the less than substantial' harm spectrum.

As above, the applicant has not provided evidence to make the case that the works set out are works reasonably necessary in that they are the most appropriate or only means of securing the public benefit to be gained from both the repairs proposed and the most appropriate or only way to secure the future use of the building.

### **Comment – Objection – recommend refusal of Listed Building Consent and planning permission.**

#### **Reason:**

These are works which, on the evidence provided, would not conserve or enhance the significance of the heritage asset in a manner that accorded with that significance. They would cause it harm albeit the work proposed would be within 'the less than substantial' harm spectrum and therefore I object to it on heritage grounds.

## **Appendix B – Listing description**

### Summary

Cottage, probably originating as a timber-framed hall house in the C15. First floor and central stack inserted, probably in the C17. Largely re-clad in brick in late C18 or early C19. C19 and C20 outshuts added.

### Reasons for Designation

Jasmin Cottage, Church Street, Crondall, probably originating in the C15, remodelled in the C17 and re-clad in the late-C18, is listed at Grade II for the following principal reasons:

#### Architectural interest:

\* the structure of the medieval hall house is clearly legible with the original timber frame and roof largely intact, as are the floor frames and chimneystack from the C17 phase of development.

#### Historical interest:

\* for its medieval origins and subsequent phases of its evolution which demonstrate the development of vernacular building traditions and modes of domestic occupation.

#### Group value:

\* with a number of nearby Grade II listed buildings including The Dormers, which, along with a large number of other buildings in Crondall, also has C15 origins.

### History

Jasmin Cottage is likely to have been built in the C15 as a timber-framed hall house of four bays. Evidence of this is provided by smoke blackened roof timbers and wattle and daub panels. Truncated tie beams point to the later insertion of a first floor when a central brick chimney stack was added, probably in the C17. The building was faced in brick, with the exception of part of the north elevation, possibly in the late C18 or early C19 with a small outshot at the north-west corner added (largely rebuilt in the C20) and four dormers inserted into the southern roof slope. Other outshuts were added on the north and east sides of the house, and are shown on the 1871, and more clearly on the 1896, Ordnance Survey maps.

The eastern outshut, which extended along the whole of elevation, was taken down at some point between 1911 and 1979 although the sloping northern wall was incorporated in a new smaller outshut to the northern part of the elevation. The main roof was probably re-tiled at this time.

It stands in the core of the historic village and is referenced in the Conservation Area Appraisal as one of 23 houses of C15 date that survive (p 14).

### Details

Cottage, probably originating as a timber-framed hall house in the C15. First floor and central stack inserted, probably in the C17. Largely re-clad in brick in late C18 or early C19. C19 and C20 outshuts added.

**MATERIALS:** timber frame with later red brick re-facing. Flint and clunch lower walls of the north-west extension. Rendering to the upper storey of the west elevation and central section of the north elevation. Brick chimney stacks. Brick, sandstone, flint and clunch cellar. Clay tile roofs.

**PLAN:** rectangular in plan, internally of four bays, orientated east-west at right angles to Church Street. One-and-a-half storeys with a low cellar at the west end. With the medieval hall formerly occupying the central bays, the C15 plan with two service rooms at the west end of the building is preserved on the ground floor, with the northern half of the wall dividing the western bay from the central bays and the spine wall dividing the two service rooms remaining. The southern half of the wall has been lost but is marked by a beam. There is a central, double-flue chimney stack with a modern stair to the north. To the west it the smoke blackened roof and wattle and daub panel denote the former open hall. There are secondary chimneys at the east end of the south wall and west end of the north wall. There are two single-storey outshuts on the north side of the building and one at the east end. The entrance is on the south side with a C20 porch. The upper floor has a room to each bay with a landing on the north side.

**EXTERIOR:** the building consists of a long narrow range with a half-hipped gable at the west end and straight gable at the east. The walling is of red brick laid in various bonds. The principal, south, elevation is of Flemish bond. The west elevation, onto Church Street is in English bond with a plinth. The brickwork extends to the top of the ground floor window, apart from a narrow full-height section on the south-west corner. The rest of the gable end is rendered, probably over wattle and daub. On the east elevation the exposed timber frame is infilled with differing bonds, including stretcher bond at the apex of the gable. Some of the timber frame on this elevation is probably of C20 date and some minor members of the original frame were lost with the insertion of C20 windows. On the north elevation the timber framing is also exposed with rendered panels of brick, or wattle and daub.

Fenestration is generally of C20 timber casements with multi-pane leaded glazing. The south elevation has four windows on the ground floor. Three of these are set in round-arched openings with brick voussoirs and tile sills with the other, western, window in a square-headed opening. The centrally placed entrance has a C20 plank door with moulded fillets and a C20 gabled porch with tile roof, hanging tiles to the gable, low brick side walls and timber posts. The first floor has four gabled dormers with stretcher bond brick gables and rendered sides. The west elevation has a centrally placed replacement modern uPVC window on the ground floor and another to the outshut. A triple timber casement window was inserted at the top of the gable in the C20. The east elevation has a C20 French door with a paired, double-height, timber casement and small casement window to the first floor, also probably of C20 date.

The single-storey outshut to the north-west corner is of brick of several periods, with a catslide roof and side entrance. It has a uPVC window on the west elevation. The other northern extension is rendered with a sloping tiled roof and entrance in the western return. The eastern outshut is of modern brick in stretcher bond apart from the higher northern abutment wall, topped with a tile capping, which is probably of C19 date.

**INTERIOR:** much of the timber frame is exposed internally. On the ground floor the cross beam defining the western bay survives although that to the eastern bay appears to have been replaced with a modern beam. Most of the axial ceiling joists survive intact as do some of the posts and the timber framing around the central fireplace, including both bressumers. The fireplace itself has been altered by the insertion on C20 brick fireplaces on either side, but given the scale and form the original structure may remain essentially intact beneath C20 plasterwork. Other elements of the framing including posts and braces survive in the north wall. Joinery and doors are of C20 date.

On the upper floor, the roof trusses are evident and are of queen post form. The tie beams, apart from that in the west gable, have been cut through to provide head room as was often the case when a floor was added.

Otherwise queen posts, collars, arch braces, wind braces in the roof slope and wall plates are all in evidence. The wall plate on the south elevation has been cut through to incorporate the dormer windows. Some of the rafters have been replaced with machine-sawn softwood but others are original and show signs of smoke blackening, in the only area accessible, to the west of the chimney, where there is also a smoke-blackened wattle and daub panel forming a closed truss. There is some modern plasterwork but most of the finishes are of lathe and plaster. Again the joinery and doors are of C20 date.

The cellar occupies the western bay and is accessed by a trapdoor at its southern end. It has walling of modern and historic brick, sandstone, flint and clunch. The lower stone courses of the western wall are of a greater thickness than the walling above.