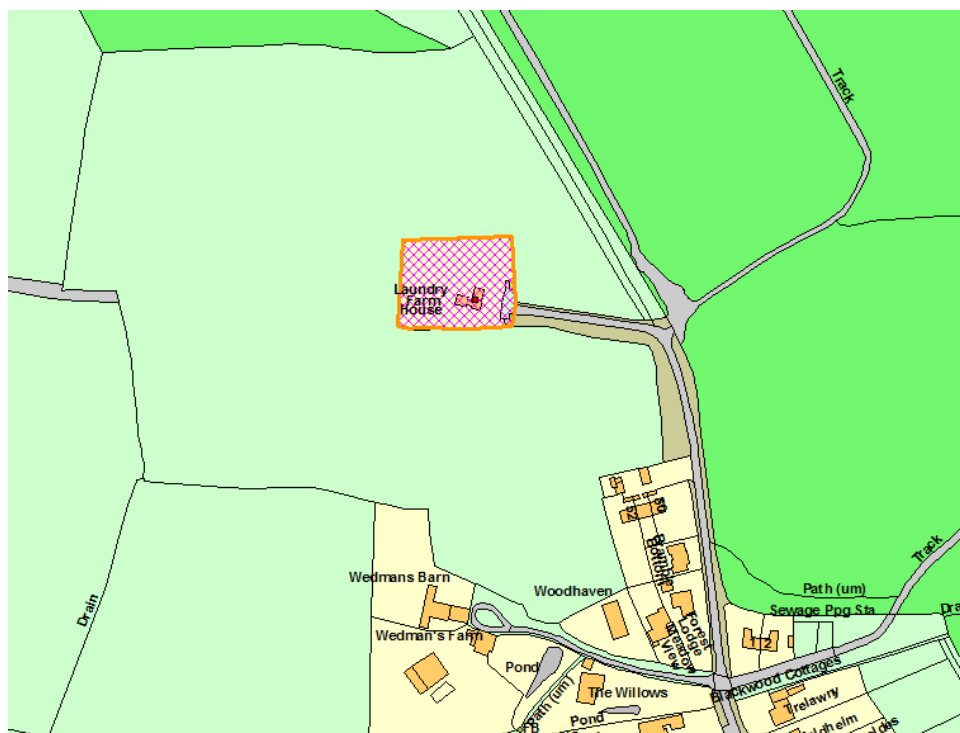


COMMITTEE REPORT

APPLICATION NO.	20/03140/HOU
LOCATION	Laundry Farm House Wedmans Lane Rotherwick Hook RG27 9BX
PROPOSAL	Erection of a two storey rear extension following demolition of existing single storey extension, insertion of a set of double doors to ground floor rear and a window to ground floor side and internal alterations
APPLICANT	Mr and Mrs G Denovan
CONSULTATIONS EXPIRY	10 February 2021
APPLICATION EXPIRY	9 March 2021
WARD	Hook
RECOMMENDATION	Refuse



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SITE

Laundry Farm House is a detached two-storey Grade II Listed dwellinghouse, which has origins from the 17th Century. It is situated within a generous garden, which has a pasture appearance and is a fitting backdrop to the rustic simplicity of the dwelling. The property is a vernacular, lobby-entry house with timber framing and brick infilling.

The dwelling is a Listed Building with a high degree of 'intactness' as it displays many original features. There are limited services within the building, the wet services are all provided in a single storey linked extension positioned to the rear of the building.

The site is accessed from Wedmans Lane and can be viewed from a public right of way to the north (byway no.13) which extends northwards from the end of Wedmans Lane. The site is close to the settlement policy boundary of Rotherwick but it is located in the countryside, in a rural setting.

PROPOSAL

The application seeks the demolition of the existing rear extension, erection of a replacement rear extension, internal and external alterations and creation of a French drain.

RELEVANT PLANNING HISTORY

20/01344/PREAPP : Proposed Extension and Alterations to Dwelling and New Outbuilding. Opinion issued.

63/05181/H : Erection of a garage. No Objection.

Listing Description

"First listed : 26-June-1987, SU 75 NW ROTHERWICK WEDMANS LANE, 4/71 Laundry Farmhouse, - II

C17. 2 storeys, 2 windows. Red tile roof, 1/2-hipped; tile-hung south gable. Upper walling has exposed timber frame with red brick infill and other walling (in Monk bond). Casements. Plain door. Weather-boarded outshot at north end.
Listing NGR: SU7173256692."

It should be noted that a listing description is not an exhaustive record of all significance within a property, it is simply a description sufficient to identify the building.

CONSULTEES RESPONSES

Ecology Consult (Internal)

The property appears to be a historic timber framed house with traditional tiled roof with a modern link and a 20th century building. It is in a rural area surrounded by open fields with woodland (much of which is ancient in origin) and Sites of Importance for Nature Conservation nearby (The closest Black Wood SINC approximately 50m east of the boundary). The documents and comments suggest it is currently unoccupied.

I have reviewed and accept the findings of the 'Bat Hibernation & Bat Roost Survey Report' (enims, Sept 2020). This reports that the dwelling supports a hibernation roost of brown long-eared bats and occasional summer roosts of brown long-eared bats and both common and soprano pipistrelle bats. In addition, there was evidence of a historic maternity roost of brown

long-eared bats. The report provides a summary of the required mitigation (section 4.3) which should be undertaken under a European Protected Species License (EPSL), I support this approach particularly as there is the opportunity to restore the formerly suitable conditions for the historic maternity bat roost.

The proposals also include a slight change of footprint and the instillation of a gravel driveway. Due to the lack of occupancy, I would advise a precautionary approach with all areas of grass to be impacted to be cut short prior to works and vegetation clearance should ideally take place outside of the bird breeding season (march - September inclusive). If this cannot be done that a check to ensure there are no active nests should be carried out immediately before work is carried out.

Subject to the above precautionary approach and the proposed bat mitigation being implemented under a EPSL I have no objection to this application on the grounds of biodiversity.

Rotherwick Parish Council

'Laundry Farm House has been allowed to run down over many years such that it is now in a poor state for habitation. The proposal takes a positive approach to design which emphasises the heritage value of the original 17th century building whilst proposing a replacement rear extension which is subservient to the host structure and respects the setting of the property and the character of Rotherwick.

Though of modern construction, the proposed barn-style hipped roof design of the rear extension with oak weatherboards is typical of several local properties, e.g. Wedmans Barn nearby in Wedmans Lane. Generally, RPC considers the development proposed would establish a good standard of amenity for existing and future occupants of the property to enable the listed building to be viable for many years to come.

However, RPC notes that the Design & Access Statement mentions PV solar panels as one of the proposed energy efficiency measures. These are not shown on the plans. If a PV solar installation is to be included in the scheme, further clarity is needed about the location and size of panels being proposed for the site. In the absence of such clarity, RPC is not able to assess this aspect of the proposed development.'

Officer note: the solar panels were subsequently removed from the proposal

Conservation/Listed Buildings Officer (Internal)

The works and development proposed would cause harm to the character, appearance and significance of the listed building. The level of harm caused would be within the spectrum of the 'less than substantial' level of harm according to the NPPF.

The development proposed to demolish the single storey curtilage listed building and link building would cause harm to the curtilage listed buildings through their loss. The level of harm caused would be within the spectrum of the 'substantial harm' level of harm according to the NPPF.

Rationale for Objection:

The removal of the single storey extension would eliminate the contribution it currently makes to an understanding of how the principal listed building has evolved and was furnished with domestic facilities and services through the provision a late C19th/early C20th single storey service wing.

Demolition of this building would erase both the aesthetic and the (illustrative) historic value that it contributes to our understanding of this context and the occupation of the listed building.

By virtue of its scale and design, the proposed replacement extension would have a detrimental impact on the character and appearance of the listed building and would cause harm to its setting.

Removal of the existing single storey element and link without a securing an appropriate replacement would also cause harm to the principal building, through loss of facilities which maintain its viability in a residential use.

The information submitted to support the case for elements of the proposal is insufficient to allow for an informed decision to be made as to whether the works and development proposed would cause harm to elements which contribute to the character, appearance and defined special interest or significance of the listed building, or to allow for an accurate assessment of the level of harm that might be caused, given the level of information submitted.

NEIGHBOUR COMMENTS

6 public support comments, from 5 separate addresses have been received, summarised as follows:

- The proposal would involve minimal development in keeping with the character of the building and neighbourhood
- Restoration with little change to appearance of the cottage
- Improvements to 'liveability'
- No traffic impacts to Wedmans Lane
- Climate change benefits
- Design appropriate and does not detract from original cottage and would not affect surrounding views

No public objection comments were received.

CONSIDERATIONS

RELEVANT PLANNING POLICY

The relevant plan for Hart District is the Hart Local Plan: Strategy and Sites 2016-2032 (HLP32), the saved policies of the Hart District Local Plan (Replacement) 1996-2006 (DLP06) and adopted neighbourhood plans. The adopted and saved policies are up-to-date and consistent with the NPPF (2021).

Hart Local Plan (Strategy & Sites) 2016-2032 (HLP32)

Policy SD1 Sustainable Development
Policy NBE1 Development in the Countryside
Policy NBE4 Biodiversity
Policy NBE8 Historic Environment
Policy NBE9 Design
Policy INF3 Transport

Hart District Local Plan (Replacement) 1996-2006 'saved' policies (HLP06)

Policy GEN1 General Policy for Development

Policy RUR1 Definition of areas covered by RUR policies

Rotherwick Neighbourhood Plan 2016-2032 (Rotherwick NP)

Policy SP01 - Sense of Place

Policy SP02 - Location and nature of development

Policy SP03 - Countryside features

Policy NE03 - Biodiversity and nature conservation

Policy BE01 - Design

Policy BE02 - Conservation Area (refers to listed buildings)

Policy BE03 - Dwellings in the countryside

National Planning Policy Framework (NPPF) 2021

Section 2 - Achieving sustainable development

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

Other Material Considerations

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Practice Guidance (PPG) on Climate Change - last update of 15 March 2019

PPG on Consultation and pre-decision matters - last update of 19 July 2021

PPG on Determining a planning application - last update of 24 June 2021

PPG on Historic environment- last update of 23 July 2019

PPG on Natural environment - last update of 21 July 2019

PPG on Neighbourhood planning - last update of 25 September 2020

PPG on Use of planning conditions - last update of 23 July 2019

Adopted Parking Provision Interim Guidance (2008)

Hart's Climate Change Action Plan

Hart's Equality Objectives for 2021 - 2023

CONSIDERATIONS

Principle

Sections 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The 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.

As set out above, the starting point for determining planning applications is the Development Plan. There is no in-principle objection to making the property more suitable for modern living and refurbishing existing facilities.

In this regard, the updating of the existing rear extension would be in principle acceptable and could bring conservation benefits from retaining wet services in a less sensitive part of the property. The careful use of appropriate forms of insulation may also bring with it modest climate change betterment.

The application site is located without a settlement boundary and is therefore in the countryside as defined by the HLP32.

Policy SD1 is a general policy that states that when considering planning applications, the Council will apply the presumption in favour of sustainable development; this policy mirrors the requirements of the NPPF. Under SD1, planning applications that accord with the policies in the Development Plan will be approved unless material considerations indicate otherwise.

Policy NBE1 of the HLP32 applies to proposals for development in the countryside. This policy seeks to ensure that only appropriate development is permitted in the countryside. The policy allows exceptions which are set out in criteria within the policy. Relevant to this application, NBE1 (g) supports development which provides either a replacement dwelling, an extension to an existing dwelling or the subdivision of an existing residential dwelling.

HLP32 Policy NBE8 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 meet the relevant tests and assessment factors specified in the NPPF.

Rotherwick NP Policy BE01 supports development which secures high quality design and reflects and enhances its immediate setting and the local character. Policy BE03 supports extensions to dwellings in the countryside if the extension does not materially change the impact of the dwelling on the countryside.

Rotherwick NP Policy BE02 confirms that proposals that would have a detrimental impact on, or result in the loss of, listed buildings will not be supported, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, as appropriate to the significance of the heritage asset.

The NPPF instructs local planning authorities to approach decisions on proposed development in a positive and creative way. Section 12 establishes that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

In determining applications which would affect the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. If harm is identified, the approach by lpa is guided by the level of harm identified:

- Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the impact is necessary to achieve substantial overriding public benefits or the heritage asset prevents all reasonable uses of the site, no viable use can be found, conservation by not for profit ownership/funding is demonstrably not possible and the impact is outweighed by the benefit of bringing the site back into use.

- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Whilst the size of the existing rear single storey extension is acknowledged and the applicants' desire to provide 21st Century living accommodation is noted, the modest property has limited capability for development of the nature proposed without harming its significance. As confirmed by the Conservation Officer, the current arrangement of accommodation and services is in line with good conservation practice, where invasive facilities are provided in less sensitive areas of the property.

Significance

The listed building is a remarkably intact example of a historic vernacular building typically known as a 'lobby entry' dwelling, with origins in the 17th century. Its key features are still immediately appreciable, owing to the limited disturbance of the historic plan form and fabric that the building has undergone since construction. A noteworthy contribution to the intactness of the building is made by the 'service wing' extension to the rear. This single storey element provides the essential kitchen and sanitary facilities that have allowed the building to continue to be used as a dwelling into the without the need to alter or adapt the more historic elements present within the main house.

Paragraph 195 of the NPPF 2021 sets out the duty for LPAs to identify and assess significance of any Heritage Asset which would be affected by the proposal and take available evidence and necessary expertise into account. In this instance, the significance is set out in the Historic England listing, the Conservation Officer's response, and additional conservation comments. The necessary expertise provided by the Conservation Officer has been considered (as required by the NPPF).

Impact of the proposals

The proposed development is for the demolition of the existing rear extension and link and the replacement with a proposed rear extension with link, the upgrading of a retained outshut, internal alterations and the installation of a french drain and soakaway.

The extension would measure 5.3m in width, 8m in depth and 6.4m in height. The link would be 2.6m in width, 2m in depth and 2.6m in height.

The new extension would have a larger footprint than the existing structure by some 8 square metres and would have a ridge height 0.6m below the main house ridge. It would provide accommodation over two floors; the ground floor would contain the kitchen and dining area, and a WC and the first floor would provide a bedroom with en-suite shower room. A second set of stairs would allow both storeys to be accessible from the ground floor link. The exterior of the extension would be covered with oak weatherboarding and the roof would be clay tile. The link would be oak framed, with glazed panels and a glazed door.

A concurrent householder planning application (20/03140/HOU) has been submitted alongside this application which considers impacts in addition to the effect of the proposal on the special interest of the listed building.

The proposed extension would replace a smaller building in a similar location. The size increase and external appearance of this extension would not have a materially greater impact on the countryside setting than the existing structure.

The works to install a French drain and soakaway would not have a detrimental impact on the countryside setting.

Design and appearance, impact on the listed building

The setting is rural, and the un-landscaped character of the site befits and enhances the setting of the vernacular charm of the historic building. Sitting to the rear of the building is a single storey brick and tile building.

The outbuilding / extension

This is a single storey brick building dating from the early 20th Century. Once a detached outbuilding, it has been linked via a short passage to the back of the host. It is a functional, plain brick building with a pitched clay tile roof, the ridge of which sits some 1.3m below the level of the main house ridge.

The building is equipped with plumbing and pipe runs and provides the sanitary and kitchen facilities for the property.

This is a single storey brick building dating from the early 20th Century. Once a detached outbuilding, it has been linked via a short passage to the back of the host. It is a functional, plain brick building with a pitched clay tile roof, the ridge of which sits some 1.3m below the level of the main house ridge.

The building is equipped with plumbing and pipe runs and provides the sanitary and kitchen facilities for the property.

The proposal involves removing this structure and link and constructing a larger, one and a half storey extension, which would be linked with a short passage to the main house, in a slightly different position from the existing link. The new extension would have a larger footprint than the existing structure by some 8 square metres and would have a ridge height 0.6m below the main house ridge. It would provide accommodation over two floors; the ground floor would contain the kitchen and dining area, and a WC and the first floor would provide a bedroom with en-suite shower room. A second set of stairs would allow both storeys to be accessible from the ground floor link. The exterior of the extension would be covered with oak weatherboarding and the roof would be clay tile. The link would be oak framed, with glazed panels and a glazed door.

The existing rear extension has a visually benign impact on the setting of the listed building. This is due to its subservient physical presence and relationship to the host building; it sits quietly alongside the principal building and does not challenge the dominance of its host. It contains the kitchen and sanitary services of the property and in doing so, these facilities do not interfere with the fabric of the listed building for the provision of pipe runs, water tanks, drainage etc.

Impact of the proposal on the existing rear structure.

The Conservation Officer has explained how the existing rear extension benefits the main building by relieving it of wet services, and they further describe how the provision of a structure to provide these facilities is an example of good conservation principles and practice. In this situation, the provision of facilities in less sensitive locations has allowed the house to retain a high level of intactness, which enhances the overall heritage value of the building.

The presence of the rear addition informs the historic development of this property and contributes to the aesthetic and (illustrative) historic value of it. Of itself, the extension is an unpretentious structure, clearly subordinate to the host building. It presents as a building designed and constructed for a purpose, to sustain and aid the occupation of the main dwelling. It has not been erected as a low-rate building which has subsequently been encumbered with domestic wet service paraphernalia, rather it contains features which show that it was built with intent and with polite deference to the host, such as exposed rafter feet, brick flooring with a flagstone threshold, and tiled window cills.

The Conservation Officer describes the structure as a good quality example of an early 20th Century 'service' addition and explains how its form and function accommodates kitchen and sanitary facilities, thereby allowing the property to continue in viable use as a residential dwelling. The removal of the existing extension would take with it this evidential and illustrative historic value which is encapsulated in this structure and consequently its removal would negatively impact the setting of the listed building.

As a curtilage listed structure, the extension has undertaken a role in shaping the setting of the heritage asset and has a positive role in preserving its significance. The presence of this later addition tells a story about historic changes that have been made to the building. The buildings rare degree of survival, its high level of intactness and its lack of inappropriate alteration, made possible by the service addition, contributes to its enhanced heritage value.

In deciding if the works to demolish the rear building and link, and to construct a larger replacement extension and link would preserve the setting of the listed building, considerable importance and weight should be given to the desirability of preserving the setting of the listed building in the planning balancing exercise.

The conservation officer has identified that the removal of the existing historic extension and its replacement by the structure proposed would cause 'substantial harm' to a curtilage listed building by its complete demolition and removal and would result in 'less than substantial' of harm to the setting of the listed building.

The removal of the single storey element without securing an appropriate replacement would also cause harm to the principal listed building as it would remove those services which it currently accommodates and are essential for its continued viable use as a residential building.

Where harm to statutory designated heritage assets is identified, the requirements of planning legislation, set out in Sections 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the planning policy contained in Section 16 the NPPF requires the decision maker to 'have special regard to' and to 'give great weight to the conservation of the heritage asset'. This requirement is necessary 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Paragraph 200 of the NPPF 2021 then goes on to state that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Paragraphs 201 and 202 set out the parameters in which harm may be supported. In such cases importantly the proposal must deliver a level of discernible public, not merely private, benefit that balanced against the weight of harm caused by the proposal, it must outweigh not just be equal to it. These are the policy tests which must be applied to planning balance judgement applicable to this case.

The proposed extension

The proposal includes the construction of a replacement structure for the demolished outbuilding, located on the rear of the property but slightly more to the north of the existing extension. This would provide wet services inasmuch as it would have the kitchen, a WC and shower room, but the main bathroom would be in the principal building.

The extension would therefore mostly continue to meet the good conservation principle of keeping intrusive services away from the most sensitive part of the heritage asset. The installation of a bathroom in the main house is discussed later in this report. The use of a glazed link to attach the extension to the host would keep intrusion of the physical fabric of the house to a minimum and would make use of a bricked up previous opening. The existing opening would be retained and slightly widened to accommodate a pair of French doors.

The use of a glazed link would serve to provide a light-weight, functional solution to the proposal to extend the property with minimal physical impact. However, the design solution is larger than it needs to be in order to provide a passageway between the two areas of the house. The footprint of the link would echo the dimensions of the proposed bathroom, giving it the appearance of a room rather than a corridor.

The scale of the proposed extension is larger than the structure it would replace and more equivalent in size to the host building. The ridge height would be 0.6 lower than the main ridge and the footprint of the extension would be marginally shorter than that of the main house, while the width would be the same as the width of the house. The roof form would echo the form of the house but would feature a dormer of which there are none on the main house. This would add to the bulk of the structure. The scale, design and external features of the extension would give it the appearance of a second dwelling on the site, rather than being read as a subservient addition.

Whilst the scale and appearance of the existing addition is modest and benign, the proposed extension would have a greater visual presence than the existing extension. Even if there were no existing extension to compare the structure to, the proposed extension would not appear as deferential to the host building; by virtue of its scale and design it would challenge and compete with the vernacular form of the host. This combined effect would not be lessened by the position of the extension to the rear, since, as demonstrated by the applicant's heritage statement, the building would be visible from public vantage points.

The proposal would result in an appreciable change to the character and appearance of the building, the effect of this would be to create an appreciable level of harm to the character and setting of the listed building. Whilst the harm to be caused would be in the less than substantial end of the spectrum, it would nonetheless be present. Harm of this nature can only be considered acceptable where it is outweighed by public benefits. This will be considered further in the planning balance.

Doors

The rear elevation of the dwelling is balanced and consistent. The proposed installation of French doors into the rear elevation of the house are not considered appropriate in the context of the appearance of the host property and the opening would appear to require widening by 0.5m to receive these doors. Their installation would dilute the unassuming, vernacular appearance of the building as well as causing unnecessary anticipated loss of some historic fabric. No explanation or justification for this element of the proposal has been submitted.

The application further proposes replacement of the existing front door. No justification or explanation has been submitted to clarify why the loss of the existing historic door is necessary. Further justification in relation to this element of the proposal is required as in principle, loss of historic fabric is resisted.

The side lean-to

The existing side lean-to addition is proposed to be retained and upgraded. The Conservation Officer has acknowledged that replacing the existing boarding and lining the structure would be appropriate. They have raised no objection to the principle of inserting a window but have queried the dimensions of this in relation to the timber uprights which frame the structure. If permission is granted, such matters could be conditioned. Unfortunately, insufficient information has been submitted to enable a complete assessment of the works to this part of the building.

Details of how the wet services for the utility room will be installed have not been provided. In the absence of details, it is not possible to determine how the works would affect the fabric of the building and accordingly, if harm would arise. Whilst a condition requiring further information might be imposed on the grant of any permission, work to the fabric of the building to accommodate wet services would not fall within the scope of this permission.

Similarly, the Conservation Officer has further noted that the works do not include reference to treatment of the existing earthen floor and as such, any works to this would require separate consent.

The roof

Works proposed to the roof of the house and lean-to would consist of removing the existing roof coverings and re-laying the salvaged and re-claimed tiles with sarking felt. The supporting documentation for these works is silent on the reason for necessity of these works. . In the absence of a rationale for the works or details of how the re-roofing works would be achieved, the lpa cannot agree the principle.

An aspect of the proposed works to the roof that has been sufficiently described for the Conservation Officer to comment on is the proposed lead flashing to the chimney. This is not considered to be a sympathetic way of treating the junction of the chimney with the roof and this alteration has been identified as unacceptable as it would diminish the aesthetic contribution that this element makes to the special interest of the building. As such, they have identified that the proposed works to the chimney would constitute harm. The level of harm is less than substantial.

The installation of a French drain & soakaway

The proposals include the creation of a French drain to the perimeter of the original building, which will drain to a soakaway to be created within the curtilage. This arrangement is acceptable in principle as it would be a beneficial intervention to help alleviate damp caused by high ground levels abutting the building. Details of how and where the drain and soakaway would be constructed have not been submitted so would be necessary to be submitted prior to commencement of the work and agreed in writing through a condition if permission were granted.

Internal works

Internally, the building is proposed to be lined with lath and plaster and thermally insulated

with a breathable insulation. Conservation benefits from upgrading the thermal efficiency of older buildings can in some instances outweigh harm, however, a sufficient level of information needs to be provided to enable a balanced judgement.

Details of how the internal work will be achieved and what impact the works would have on the dimensions of the rooms and how the boarding would relate to architraves, windows and other architectural features and other concerns has not been submitted. In the absence of this information, it is not possible to weigh the benefits of the work against any potential harm that would result.

The principle of replacing the first floor ceiling is acceptable however this element of the works is again lacking in sufficient detail for a comprehensive assessment of the benefits versus potential harm to be made. There appear to have been no investigative works undertaken to discover whether an older ceiling exists above the modern ceiling boards and why the boarding was installed. Whilst the details of proposed ceilings could be controlled by condition, there needs to be some investigation of the space above the modern boarding, and of the roof space, to inform how the treatment of the ceilings of the upstairs rooms will be achieved, as this may reveal hitherto hidden features which could change the proposed treatment of the ceilings here.

Installation of a bathroom

Whilst most of the intrusive services are proposed to be contained within the new extension, the works also include the conversion of the small bedroom on the north side of the house to a family bathroom.

The Conservation Officer has stated that "the fitting of sanitaryware, pipework runs, installation of vents, installation of waterproof coverings on walls and floors and so forth would need to be accomplished without having an adverse impact on the character and fabric of the building for it to be acceptable".

No detailed information has been submitted to clarify the impact of this element of the proposals on the character and fabric of the building. In this respect the Conservation Officer has expressed misgivings regarding the suitability of the structure of the house to receive the additional loading that would be an inevitable part of the installation and subsequent use of a full bathroom.

No structural assessment has been supplied to the lpa to assist with the consideration of how the structure would react to this or whether it would prompt structural improvements which do not form part of the submission and which, therefore, have not been appraised.

In the absence of fundamental information, such as whether the building can structurally accommodate the proposed works, it is not possible to make a full assessment of the impact of the works. However, given the extra-ordinary level of intactness of the building and a realistic option to locate bathroom facilities elsewhere, there would need to be clear and convincing, and fully informed, reasons for the proposed bathroom installation and this is currently missing from the proposal.

Impact on Neighbour Amenities

By virtue of the scale and design, and distance to neighbouring properties, the proposal would not be anticipated to result in unacceptable impacts on the amenities of neighbouring occupants. As such, it would be policy compliant.

Parking and highway safety

The proposal would not result in a change to the number of bedrooms at the property, so the proposal would not alter the parking provision at the property. The parking plan supplied identifies that a permeable parking area would be provided, which would supply parking for in excess of 2 vehicles, plus a turning area.

Highway safety is not anticipated to be reduced by the proposal and parking provision is considered acceptable.

Impact on the Natural Environment

• Biodiversity

The application was supported by a bat assessment by a professional ecologist. The survey confirmed that the property supports bats.

The Council's Ecology Officer commented and raised no objections to the proposal, subject to works being implemented under an EPS licence and in full compliance with the mitigation measures set out in the 'Bat Hibernation & Bat Roost Survey Report' (enims, Sept 2020) and a precautionary approach to be undertaken.

By conditioning the recommended mitigation measures and adding an informative with regards to site works, the LPA can be reasonably assured that the works would not have an adverse impact on biodiversity.

• Climate Change

Hart has announced a climate change emergency and is committed to reducing carbon emissions. By virtue of the scale of the development, the proposal would not be anticipated to have a significant impact on carbon emissions. If permission is granted, an informative regarding climate change would be added to the decision.

Other Matters

Equality Issues: The proposal raises no concerns in respect of equality issues.

CONCLUSION

PLANNING BALANCE and CONCLUSIONS

Both individually and cumulatively, the changes proposed would impact negatively on the significance and heritage values of the statutorily protected Heritage Asset.

The proposed removal of the single storey element would inhibit future understanding of how the use of building evolved and how its layout and accommodation functioned historically. It would also remove an element that is more appropriate in this context in terms of its scale and design than its proposed replacement. The replacement extension by virtue of its scale, design and relationship with the host would cause harm to its character and have an adverse impact on its setting.

Some of the proposals are likely to result in loss and erosion of both character and historic fabric, and there is a lack of sufficient information with regards to the impact of some of the proposed works on the setting and fabric of the building.

Except for the demolition of the single storey building and existing link the cumulative level of harm would lie within the spectrum of 'less than substantial harm'. Where 'less than substantial harm' is identified this requires the harm must be balanced against the provisions of either paragraph 196 or paragraph 202 of the NPPF 2021.

Regarding the demolition of the curtilage listed building the harm that would result could not be anything other than 'substantial harm' requiring a consideration of paragraph 196 in conjunction with paragraph 201 of the NPPF 2021.

On this basis, under the provisions of paragraphs 201 and 202, any harm identified needs to be able to deliver discernible 'public benefits' which would outweigh the level of harm that would be caused.

There are no identified significant conservation public benefits which arise from the scheme currently before the LPA from the demolition of the existing rear extension.

The alterations to the main house by and large require additional information to be supplied to enable the decision maker to make a fully informed assessment of any harm that the works may cause and whether the harm would be justified.

Whilst the alterations and extensions proposed are desirous of the applicant these have not been demonstrated in the submission as being reasonably necessary for the building's continued viable use.

Whilst the introduction of lining/insulation might improve the energy efficiency of the dwelling, little weight can be attributed to this element of the proposals given the lack of certainty or information provided within the submission, however, I do attribute limited weight to the public benefit associated with this improved efficiency and its resultant impact on climate change.

As such, on balance, little weight is attributed to the modest public benefits associated with the work. The public benefits of the proposal would not outweigh the harm resulting from the proposed works.

RECOMMENDATION - Refuse

REASONS FOR REFUSAL

- 1 The proposed works would result in harm at both the substantial level of harm and the less than substantial level of harm on the spectrum of harm set out in the National Planning Policy Framework. The limited public benefits deriving from the proposal would not outweigh the harm to the heritage asset.

The proposal would therefore fail the national policy tests of 16 of the 2021 NPPF and would conflict with Development Plan policies NBE8 and NBE9 of the Hart Local Plan 2032 and saved policy GEN1 of the Hart Local Plan 2006. Policy BE02 of the Rotherwick Neighbourhood Plan (made 2016). It would further fail the legislative requirements of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:

The applicant was provided with pre-application advice. However, the application did not follow the recommendations of that advice and the proposal is unacceptable for the reasons given above.