

55 Canon Street, Winchester

13/00214/LIS



Winchester
City Council



Legend

Scale: 1:469



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	03 July 2013
SLA Number	100019531

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 13/00214/LIS / W04071/03LB
Proposal Description: (AMENDED PLANS) Internal alterations, two storey rear extension with cellar, provision of rooms in new roof.
Address: 55 Canon Street Winchester Hampshire SO23 9JW
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr & Mrs Luke Wessely
Case Officer: Lisa Booth
Date Valid: 5 February 2013
Site Factors: Winchester Conservation Area
Special Advertisement Control areas
Civil Aviation
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received contrary to the officers' recommendation.

Amended plans were received to show changes to the design, size and materials for the single storey rear extension; the basement extension has been reduced in length by 1.45m, moved away from the existing dwelling by 1.6m and the internal layout simplified; proposed party wall acoustically and thermally insulated and provision of 50mm clear cavity abutting face of existing party wall; gutter detailing and design changed.

There is a concurrent planning application 13/00214/FUL included elsewhere on this agenda for consideration.

Site Description

55 Canon Street is a mid-terraced grade II listed building, located on the north side of the street, in the Winchester Conservation Area.

It is of two storeys plus attic, in painted brickwork, with a plain clay tiled roof. The building is believed to date from the 18th century, and on the front elevation has multi-paned sashes beneath cambered arches – one at ground floor level and two at first floor level. The two later dormers on the front roof slope are hipped and have 3-over-6 sashes, and glazed cheeks. There is a good doorcase with pilasters and a lead-covered cornice, to a wide early front door of seven panels beneath a rectangular fanlight divided by fine glazing bars.

The rear elevation comprises a two-storey rear wing of nineteenth century date, with a separate hipped roof covered in clay tiles, and a further single storey lean-to extension with a slate roof. The rear wall of the principal part of the building has been rebuilt in modern brickwork (stretcher bond), and a large dormer with a double hipped roof and one central window has been inserted on the rear roofslope. The rear part of the building adjoins the rear wing of 56 Canon Street, which is also a grade II listed building.

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There are brick and flint walls along the boundaries with the neighbouring properties.

Proposal

The proposal is for a two storey rear extension and single storey rear and side extension, with provision of an ensuite in the roof space of the two storey extension. A cellar is also proposed to provide a wine cellar, utility room and WC.

The two storey extension will abut the party wall with no. 56, allowing a 50mm gap between the walls. The single storey extension to the side will incorporate the boundary wall with no 54 as its side wall and will be rebuilt. Materials will predominantly match existing, with roof materials to be clay tiles, slate and lead.

The two storey extension will add an additional 2.6m in length from the existing two storey wing.

There are various internal alterations The upper part of the chimneystack in the existing rear extension (removed at some time in the past) is proposed to be reinstated, complete with clay pots.

It is proposed to remove the modern paint layers from the brickwork of the front elevation, subject to test panels to ascertain whether this is possible without damage to the historic fabric and whether the brickwork merits being revealed.

Relevant Planning History

78/01412/OLD - Construction of rooms in roof with dormers to provide bedroom and sitting room - Permitted 12th September 1978.

87/00519/OLD - Dormer windows – Permitted 19th May 1987.

87/00520/OLD - Dormer window, alterations to front elevation and internal alterations – Permitted 19th May 1987.

Consultations

Head of Historic Environment:

"The relevant historic environment considerations in this case are the effect of the proposals on the special interest of the listed building, the setting of nearby listed buildings and on the character and appearance of the Winchester Conservation Area. Policy advice is contained in the National Planning Policy Framework (2012) and the Historic Environment Practice Guide (2010) that accompanied the superceded PPS5, and the Winchester Local Plan Part 1 Joint Core Strategy (CP20) and retained policies in the Winchester District Local Plan Review.

55 Canon Street has been subject to several phases of sequential alteration, and its special interest today resides largely in the early part of the building fronting onto Canon Street which, although many of its internal finishes are modern, is substantially of eighteenth century date. The building's external appearance has been altered by the addition of dormer windows in the 20th century – the large one on the rear roofslope being rather disproportionate to the roofscape, and by the painting of the brickwork of the front elevation and re-skinning (in stretcher bond) of the remaining part of the rear wall

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that is exposed to the elements. The nineteenth century additions to the building are of interest as a record of its earlier modification, but it is unlikely that they would, of themselves, be listable if they were not attached to the earlier building.

The further modification and extension of the building at the rear would have a limited impact on the earliest parts of the fabric, except at roof level, where the removal of the over-large dormer (which is welcome in principle) and link into the new attic roofspace over the rear wing would entail the removal of a limited number of rafters and reinstatement of others. The application proposes the re-use of any timbers removed to create the link opening to make good the rear roofslope where the wide dormer is to be removed (either side of the smaller dormer to be built), and this is considered to be an acceptable mitigation in historic building terms.

The proposed extension would be of no greater length than that already existing at 56 Canon Street and its roof profile and height would follow that of the existing extension, with a fully hipped end. Brickwork would match the existing in colour, bond and pointing style and windows would be multi-pane sashes to match those already in the building. The canted bay proposed at ground floor level is characteristic of 19th century buildings and is considered to be proportionate and sympathetic to the character of the rear of the building.

The garden space adjoining the rear wing is to be infilled with a single storey extension roofed traditionally in lead laid to falls, to minimise its height. A lantern light of traditional proportions is included at the southern end of this extension. Beneath this extension a basement storey is proposed, directly beneath the infill extension and overlapping only with the existing building at the north-west corner of the present rear wing, which is proposed to be underpinned. The basement is separated from the front part of the existing building by 2 metres of retained ground, and it is not considered that its construction would be damaging to the listed building. Safeguarding conditions should, however, be imposed on any consent granted in respect of the limited underpinning of the corner of the nineteenth century extension.

The proposals as a whole, whilst enlarging the property to form additional accommodation, are considered to be proportionate, sympathetic to its character and to significantly improve the appearance of the rear elevation of the principal part of the building by the replacement of the over-sized dormer with one of a smaller scale, and the reinstatement of more sympathetic brickwork to the rear elevation. The removal of the modern paint layers from the front elevation – if this can be achieved without damage to the historic fabric, would also be a significant beneficial change to the building's appearance. Suitable safeguarding conditions should be imposed on any consent granted to secure an appropriate methodology and samples of cleaning before these works are undertaken.

The application building immediately adjoins 56 Canon Street, another grade II listed building, and the revised proposals include details of the party wall treatment at the location of the new extension, and of the proposed new valley gutter between the parallel rear wing roofs. The latter details include water shedding arrangements to accommodate the reinstated rear chimneystack, and have been carefully considered to ensure that the historic fabric of no.56 is also safeguarded.

The proposals are considered to comply with both local and national historic environment

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policies, and listed building consent could be granted, subject to safeguarding conditions (conditions 01 – 10).

Representations:

City of Winchester Trust:

Although some improvements – concerned results in overdevelopment of terraced dwelling – out of sympathy with listed building.

Biggest concern is new cellar – thought to be hazardous in a low-lying area with a high and fluctuating water table – possible impact (flooding) on neighbouring properties (no's 54 & 56).

Also concerns regarding the party wall, presence of archaeology, overlooking, single storey extension detrimental to the appearance of the dwelling/reduced amenity space.

8 letters received objecting to the application for the following reasons:

- Scale
- Increase in flood risk/displacement of ground water/drainage
- Stability of adjacent buildings/disturbance of ground
- Overlooking/impact on amenity
- Overdevelopment
- Impact on historic nature of building/street
- Impact on character of conservation area/can see it from St Swithun Street
- Use of materials not in keeping (zinc/lead roof of single storey extension)
- Loss of green space

No letters of support received.

Relevant Planning Policy:

Winchester District Local Plan Review
DP3, HE1, HE5, HE14

Winchester Local Plan Part 1 – Joint Core Strategy
CP20

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

The relevant historic environment considerations in this case are the effect of the proposals on the special interest of the listed building, the setting of nearby listed buildings and on the character and appearance of the Winchester Conservation Area. Policy advice is contained in the *National Planning Policy Framework* (2012) and the *Historic Environment Practice Guide* (2010) that accompanied the superseded *PPS5*, and the Winchester Local Plan Part 1 Joint Core Strategy (CP20) and retained policies in the Winchester District Local Plan Review.

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Design/layout

The proposal is for a two storey extension projecting to a similar footprint as the existing single storey extension with a basement area under, a single storey lead roof side extension (2.2m by 7.2m) and a bay window to the rear.

The design of the proposed extensions are considered to be in keeping with the historic nature of the listed building. The removal of the overlarge rear dormer is considered to be an improvement on the character of the historic building.

The proposed two storey extension would be of no greater length than that already existing at 56 Canon Street and its roof profile and height would follow that of the existing extension, with a fully hipped end. Brickwork would match the existing in colour, bond and pointing style and windows would be multi-pane sashes to match those already in the building. The canted bay proposed at ground floor level is characteristic of 19th century buildings and is considered to be proportionate and sympathetic to the character of the rear of the building.

The basement is separated from the front part of the existing building by 2 metres of retained ground, and it is not considered that its construction would be damaging to the listed building.

There is no established rear building line to the listed properties of this part of Canon Street, and it is not considered that the proposed extension would break a strongly established rhythm of rear elevations, or that it would extend the building line significantly further than already exists at other properties.

The design proposed is considered to be reflective of the historic nature of the building and its surroundings.

Impact on character of area and listed building

The proposals as a whole, whilst enlarging the property to form additional accommodation, are considered to be proportionate, sympathetic to its character and to significantly improve the appearance of the rear elevation of the principal part of the building by the replacement of the over-sized dormer with one of a smaller scale, and the reinstatement of more sympathetic brickwork to the rear elevation.

The application building immediately adjoins 56 Canon Street, another grade II listed building, and the revised proposals include details of the party wall treatment at the location of the new extension, and of the proposed new valley gutter between the parallel rear wing roofs. The latter details include water shedding arrangements to accommodate the reinstated rear chimneystack, and have been carefully considered to ensure that the historic fabric of no.56 is also safeguarded.

The removal of the modern paint layers from the front elevation – if this can be achieved without damage to the historic fabric, would also be a significant beneficial change to the building's appearance.

The application building immediately adjoins 56 Canon Street, another grade II listed building, and the revised proposals include details of the party wall treatment at the location of the new extension, and of the proposed new valley gutter between the parallel rear wing roofs. The latter details include water shedding arrangements to accommodate

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the reinstated rear chimneystack, and have been carefully considered to ensure that the historic fabric of no.56 is also safeguarded.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

1 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

2 Reason: To prevent harm to the character and appearance of the listed building.

3 The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

3 Reason: To prevent harm to the character and appearance of the listed building.

4 Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Local Planning Authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed.

4 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

5 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

5 Reason: To prevent harm to the character and appearance of the listed building.

6 Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) construction elevations and typical sections at 1:20 scale of the new rear extensions, to include their interfaces with the existing fabric of both 55 and 56 Canon Street;

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- (b) all new windows, to include profiles of frame members and glazing bars;
- (c) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant;
- (d) details of the new rear dormer window and reinstatement of roof timbers adjacent, in conjunction with the new door opening into the new attic;
- (e) details of the modified staircase at attic level;
- (f) details of the ground floor lantern light and the three conservation rooflights;
- (g) structural engineer's method statement for the underpinning of the north-west corner of the existing rear wing;
- (h) details of the reinstated chimney brickwork and pots;
- (i) samples of roof tiles and slates for the new extensions;
- (j) detailed specification and schedule of works for the removal of paint from the front elevation of the building.

6 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

7 No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

7 Reason: To prevent harm to the character and appearance of the listed building.

8 All new partitions shall be scribed around the existing ornamental or structural features of the interior.

8 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

9 All approved new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black unless previously otherwise approved.

9 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

10 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Local Planning Authority notified immediately. Provision shall be made for the retention and proper recording, as required by the Local Planning Authority.

10 Reason: To ensure that an appropriate record is made of any fabric of architectural, historic, artistic or archaeological significance which may be revealed or affected by the works hereby approved.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, HE1, HE5, HE14
Winchester District Local Plan Part 1 - Joint Core Strategy: CP20

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- the applicant was updated of any issues after the initial site visit.

4. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.