

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 February 2007

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	06/03406/LIS	Valid Date	22 November 2006
W No:	11880/52LB	Recommendation Date	
Case Officer:	Mrs Jane Rarok	8 Week Date	17 January 2007
		Committee date	1 February 2007
Recommendation:	Application Refused	Decision:	Committee Decision

Proposal:	External and internal alterations, including 2 rooflights and internal works to create additional living accommodation
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Site:	7 Archery Lane Winchester Hampshire SO23 8GG
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
NO	No	NO	YES	NO	Y/N	YES

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: Item 4
Case No: 06/03406/LIS / W11880/52LB
Proposal Description: External and internal alterations, including 2 rooflights and internal works to create additional living accommodation
Address: 7 Archery Lane Winchester Hampshire SO23 8GG
Parish/Ward: Winchester Town
Applicants Name: Dr P D And Dr I M Casson
Case Officer: Mrs Jane Rarok
Date Valid: 22 November 2006
Site Factors: Within 50m of Listed Building
Recommendation: Application Refused

General Comments

This application is reported to Committee at the request of Councillor Tait whose request is appended in full to this report.

Site Description

Site comprises a Grade II listed building, in the Georgian Revival style. It is a two storey brick dwelling and dates from 1901. The application site is the central pediment dwelling in a terrace of five, which were barracks and possibly officers' quarters. The building was listed in November 2000, and the listing description states this group "contributes to the considerable overall significance of the Peninsula barracks site".

Proposal

The proposal is for the insertion of two rooflights in the north and east roof slopes, and conversion of the attic space to form additional living accommodation annotated on the plans as a 'studio' with en-suite. This Listed Building Application is a resubmission of an identical scheme which was refused in May 2006 as it was considered that the proposal resulted (i.) in a form of development that is harmful to the architectural and historic importance of this listed building and the adjoining group; and (ii.) set an undesirable precedent which would make it difficult to control future developments of this kind, which would cumulatively further detract from the building's character. An earlier submission in December 2005 for the insertion of four roof lights was refused on the basis that the number of rooflights was considered harmful to the architectural and historic importance of the listed building and adjoining group.

Relevant Planning History

11880/10 - Conversion of Peninsula Barracks to residential accommodation – 6/3/1996
11880/50LB – External and internal alterations including four roof lights and internal works to add additional living accommodation in the loft with new staircase – refused 8/12/05.
11880/51LB - External and internal alterations including loft conversion and 2 no. roof lights (RESUBMISSION) – refused 18/5/06

Consultations

Conservation: The proposal detrimentally affects this listed building and the conservation area and is therefore contrary to PPG15, HE5 and HE14.

Representations:

City of Winchester Trust: comment that the new position is less visible than previously proposed and “therefore more acceptable”.

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

- Application does not differ from the previous submissions;
- Impact on integrity of the roofscape in the Barracks;
- Concerns about the precedent that the approval of this application would set;
- Detrimental to the external appearance of the listed building;
- Impact on the Barracks development as a whole;

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, E16, E19

Winchester District Local Plan Review Deposit and Revised Deposit:

DP1, DP3, HE14

National Planning Policy Guidance/Statements:

PPG 15 Planning and the historic environment

Other Planning guidance

Winchester City and its Setting

Planning Considerations

Impact on the character of the building

This application is a resubmission of a 2005 and a 2006 refusal of Listed Building Consent for internal alterations and the installation of roof-lights. The application site forms part of the Peninsula Barracks site, which was listed on 5 November 2000. This scheme is identical to that refused in 2006, both of which differ from the 2005 refusal which included four rather than 2 roof lights.

The main planning considerations relate to the impact this development will have on the listed building. Policy HE14 of the Local Plan stipulates that all changes affecting historic buildings are sympathetic to their character, historic form and structural integrity. Proposal should not result in the loss of architectural features which are important to a building's character.

Pertinent to this application, PPG15: Planning and the Historic Environment, states that applications for the insertion of rooflights must be carefully approached and historic roof structures must not be damaged by their insertion. Annex C, paragraph C33 deals specifically with rooflights and dormer windows on historic buildings and whilst it does not carte blanc rule out their insertion, it does indicate that “rooflights....may be acceptable, but not on prominent roof slopes.”

This national policy advice also states “some listed buildings are the subject of successive applications for alterations: in such cases it needs to be borne in mind that minor works of indifferent quality, which may seem individually of little importance, can cumulatively be very destructive of a building's special interest”. This is true not only of a single dwelling but also of an element within a group, such as this site within the Lower Barracks site.

On assessment the Conservation Officer has maintained that this application, and its predecessors, fail to respect the character of the listed building in particular by the insertion of roof-lights, contrary to policy HE14, which states that consent will not be granted for alterations which adversely affect the architectural character or integrity of a listed building.

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Based on this policy and the advice set out in PPG15: Planning and the Historic Environment, the roof-lights are considered to be visually harmful to the quality of the roofscape, harmful to the architectural and historic importance of this listed building and the adjoining group; and would set an undesirable precedent which would make it difficult to control future developments of this kind.

The neighbouring property, at No. 6 Archery Lane, inserted roof-lights prior to the building being listed, under permitted development rights, outside the control of the Local Planning Authority. As that development did not require consent a precedent has not been set and therefore has no bearing in terms of precedent.

This proposal seeks to make internal and external alterations to this listed building to provide additional accommodation in the roof space. It includes various internal alterations to provide a 'studio' and bathroom facilities in the roof space which it is proposed to access via a new staircase. The internal alterations element of the application is acceptable and not considered detrimental to the integrity or historic fabric of the building.

It is considered that the insertion of the roof-lights is out of character and unsympathetic to the listed building with its prominent roof slope. It is also considered that to grant listed building consent for this development would result in setting a precedent which would make it difficult to resist future piecemeal developments of this nature and would, individually and as a whole, result in the loss of an important roofscape, detrimental to the integrity and character of this listed building, and contrary to the advice set out in PPG15: Planning and the Historic Environment and Policy HE14 of the Local Plan.

In the submitted Design and Access Statement, the applicant uses examples of additions to the roof slope at the Barracks. In particular, the insertion of a flue and sun pipe at 11 Peninsula Square. These alterations were considered minor in nature, not visually intrusive and not likely to have an adverse impact on the listed building in question. Whilst each application is judged on its merit it is not considered that the insertion of flue and sun-pipe result in the same impacts associated with the insertion of rooflights, and in their own right they are unlikely to set a precedent.

Recommendation

Application refused for the following reason

1 The proposed development is contrary to policies UB3, E16, E19 of the Hampshire County Structure Plan Review; Policies DP1, DP3, and HE14 of the Winchester District Local Plan Review Deposit and Revised Deposit in that it would result in:

- i. a form of development that is harmful to the architectural and historic importance of this listed building and the adjoining group;
- ii. set an undesirable precedent which would make it difficult to control future developments of this kind, which would cumulatively further detract from the building's character.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16, E19
WDLP Review Deposit and Revised Deposit: DP1, DP3 and HE14