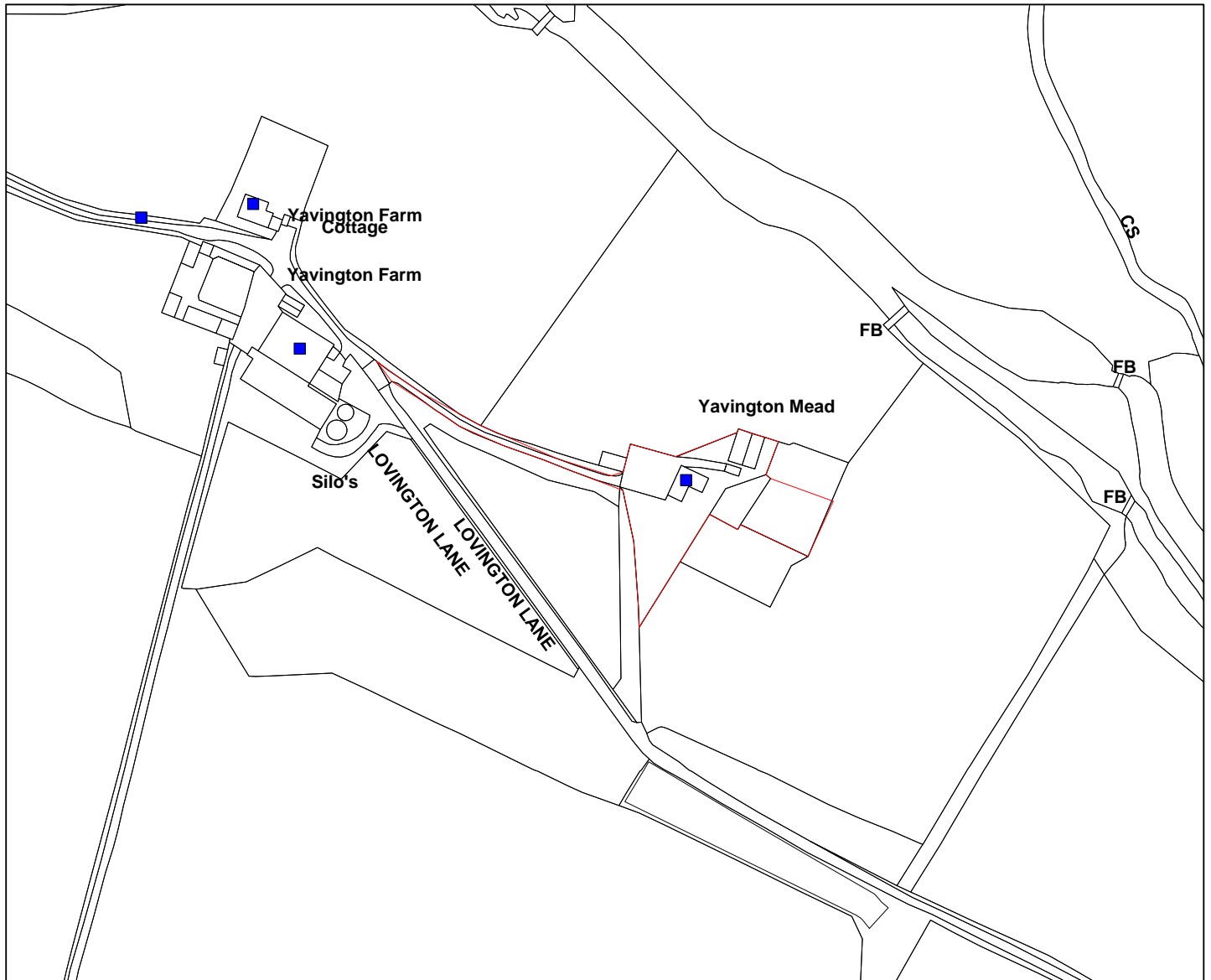


Black Farm, Avington

09/02290/LIS



Winchester
City Council



Legend

Km 0.05 0.1 0.15 0.2

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	07 April 2010
SLA Number	00018301

Scale:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 7
Case No: 09/02290/LIS / W13229/07LB
Proposal Description: Proposed new dormer windows to north and south elevations
Address: Black Farm Avington Winchester Hampshire SO21 1DA
Parish, or Ward if within Winchester City: Itchen Valley
Applicants Name: Mr & Mrs Gottlieb
Case Officer: Mr Andrew Rushmer
Date Valid: 6 November 2009
Site Factors: Grade II* listed building
County Heritage Site

Recommendation: Application Refused

General Comments

This application is reported to the Committee because of the number of letters of support received.

The Conservation Officer's original comments on the proposal have been revised in line with Planning Policy Statement 5, which replaces Planning Policy Guidance Note 15.

Site Description

The listing description states that the house is late 17th century, although it has been subject to numerous subsequent alterations. The house is single pile, one room deep, and has no internal roof slopes. The hipped roof is noted on the listing description, as are the two existing hipped dormers on the front (west) elevation.

Black Farm was formerly a farmhouse, and there is some evidence that it was previously divided into two cottages. The original 17th century part is rectangular in plan, with a simple, steeply pitched, hipped roof. The plainness and simplicity of the roof form is emphasized by the location of chimneys on the rear (east) side of the building, where they are least prominent in views from the main approach.

The roof is clad in plain clay tiles, and the roof slopes are interrupted only by two existing, modest sized, two-light dormers on the west elevation. The simple roof form is otherwise uninterrupted by rooflights, dormers or other features. Its simple, uninterrupted roof planes are an important part of its historic form, history and architectural character.

Proposal

Dormer windows on the north and south elevation. The roof over each window would be hipped and finished in plain clay tiles to match the existing roof materials. The windows would be timber casements and contain single glazing.

Relevant Planning History

07/02529/FUL: Partial removal of existing rear extension and erection of two storey rear extension - Permitted - 09/01/2008.

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07/02551/LIS: Partial removal of existing rear extension and erection of two storey rear extension - Permitted - 09/01/2008.

08/02038/FUL: Demolition of single storey extension; erection of new two storey extension with new structural openings through to extension from existing listed building - Permitted - 29/10/2008.

08/02076/LIS: Demolition of single storey extension; erection of two storey extension with new structural openings through to extension, from existing listed building - Permitted - 04/12/2008.

09/00881/FUL: Demolition of single storey steel framed ancillary barns and erection of replacement green oak framed ancillary outbuildings. In addition, the proposal involves landscaping works to re-orientate the tennis court, walled garden and new garden areas. (Amended description to include landscape works, 10/07/2009) - Permitted -13/08/2009.

Consultations

Historic Environment Team:

Strongly objects to the proposal.

The current proposals are not considered to be either minor or of little importance, and they would alter prominent elevations. It is considered that the proposal would harm the architectural and historic character interest of the Grade II* listed building, without adequate justification, contrary to Local Plan Policy HE.14 and PPS 5.

More specifically, the Conservation Officer stated that the roof of the existing building is clad in plain clay tiles, and the roof slopes are interrupted only by two existing, modest sized, two-light dormers on the west elevation. The simple roof form is otherwise uninterrupted by rooflights, dormers or other features. Its simple, uninterrupted roof planes are an important part of its historic form, history and architectural character.

The Officer's assessment of the proposal was that it would result in alterations to the building's simple and historic roofscape, which is a prominent feature of this listed building. The alterations would erode the particular character of this historic 17th century former farmhouse, by adding features that would aggrandize the dwelling, and further confuse its historic identity and significance. The addition of dormers to the hipped ends would result in a particularly cramped and inappropriate appearance, given the relatively small area of roof available. There is no historic evidence that there were ever dormers in these positions, and the proposal would also be likely to result in the loss of historic roof structure.

The Officer considered that the proposal is unnecessary, and is not required by any building or other regulations. He stated that both of the existing rooms in the roofspace are already provided with natural light and outlook. The only justification given for the alterations is that they would provide the current occupants with improved light and views. However, he considered that the particular preferences of the current owner do not provide sufficient justification for the harm that would be caused to the listed building.

Finally, he noted that the house has recently been renovated, and it is a highly valuable country dwelling, in a beautiful landscape setting, with a large garden. It has the benefit of

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a number of recent consents for the addition of a large extension, which doubles the size of the house. It also has the benefit of consent for the erection of very substantial outbuildings. Therefore, he considered that there is no risk whatsoever of the listed building becoming unviable if the proposal is refused consent.

English Heritage:

Objected to the proposal.

English Heritage stated that single piles of this kind rarely have dormers in their ends unless they are of much larger dimensions than this one. Furthermore, English Heritage considered that side dormers appear awkward at the best of times and, in this instance, would be out of line with the openings beneath and would spoil the lines of the hipped roof. The lines of the roof are one of the surviving features of the original building and this work would detract from its character. As the dormers could not be made without losing part of four historic rafters, English Heritage considered that there are grounds to refuse this application on the basis of the effect on both the fabric and the appearance of the building.

Representations:

Itchen Valley Parish Council:

Stated that it had no objection to the proposal.

6 letters of support received, stating the following reasons:

- The proposal would improve the property and in no way undermine its historic character;
- The proposal would be as successful as the extension currently being built;
- Permitting the proposal will enhance the long-term viability of the building.

Relevant Planning Policy:

South East Plan 2009:

BE6.

Winchester District Local Plan Review 2006:

HE14.

National Planning Policy Guidance/Statements:

PPS 5 Planning and the Historic Environment

Impact on the Architectural and Historic Character of the Listed Building

As has been explained in the above consultation responses from the Council's Conservation Officer and English Heritage above, the proposal would result in alterations to the building's simple and historic roofscape, which is a prominent feature of this listed building. The alterations would erode the particular character of this historic 17th century former farmhouse, by adding features that would aggrandize the dwelling, and further confuse its historic identity and significance. The addition of dormers to the hipped ends would result in a particularly cramped and inappropriate appearance. As such, it is considered that the proposal would have a detrimental impact on the character of this

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Grade II* listed building, and hence it is contrary to Policy HE14 of the Winchester District Local Plan Review 2006.

Planning Policy Statement 5 states that, where a proposal would harm the character of a listed building, then this harm needs to be justified and weighed against any potential public benefit which would stem from permitting the proposal. It is clear from the consultation responses from English Heritage and the Conservation Officer that the proposal would have a significantly detrimental impact on the character of this Grade II* listed building and, as such, would require a robust justification. However, as the Conservation Officer has pointed out, the additional dormer windows are not required by any building regulations legislation, or any other legislation for that matter, and both attic rooms benefit from natural daylight from the existing dormer windows. Furthermore, the Conservation Officer has stated that there is no reason whatsoever to be concerned that refusing the application would undermine the long-term viability of the building. Therefore, it is considered that there is no satisfactory justification for permitting the proposal and no significant public benefit accruing from permitting the proposed alterations.

In conclusion, it is therefore considered that the proposal will harm the character of the listed building, and that this cannot be justified and hence the proposal is contrary to the requirements of Planning Policy Statement 5.

Recommendation

Application Refused, for the following reason:

Reason

The proposal will adversely affect the architectural and historic character of this Grade II* listed building. Therefore, the proposal is contrary to the provisions of Policy HE14 of the Winchester District Local Plan Review 2006, Policy BE6 of the South East Plan and Planning Policy Statement 5.

Informative

The Local Planning Authority has taken account of the following Development Plan policies and proposals:

Winchester District Local Plan Review 2006:
HE14.

South East Plan 2009:
BE6.

Planning Policy Statement 5