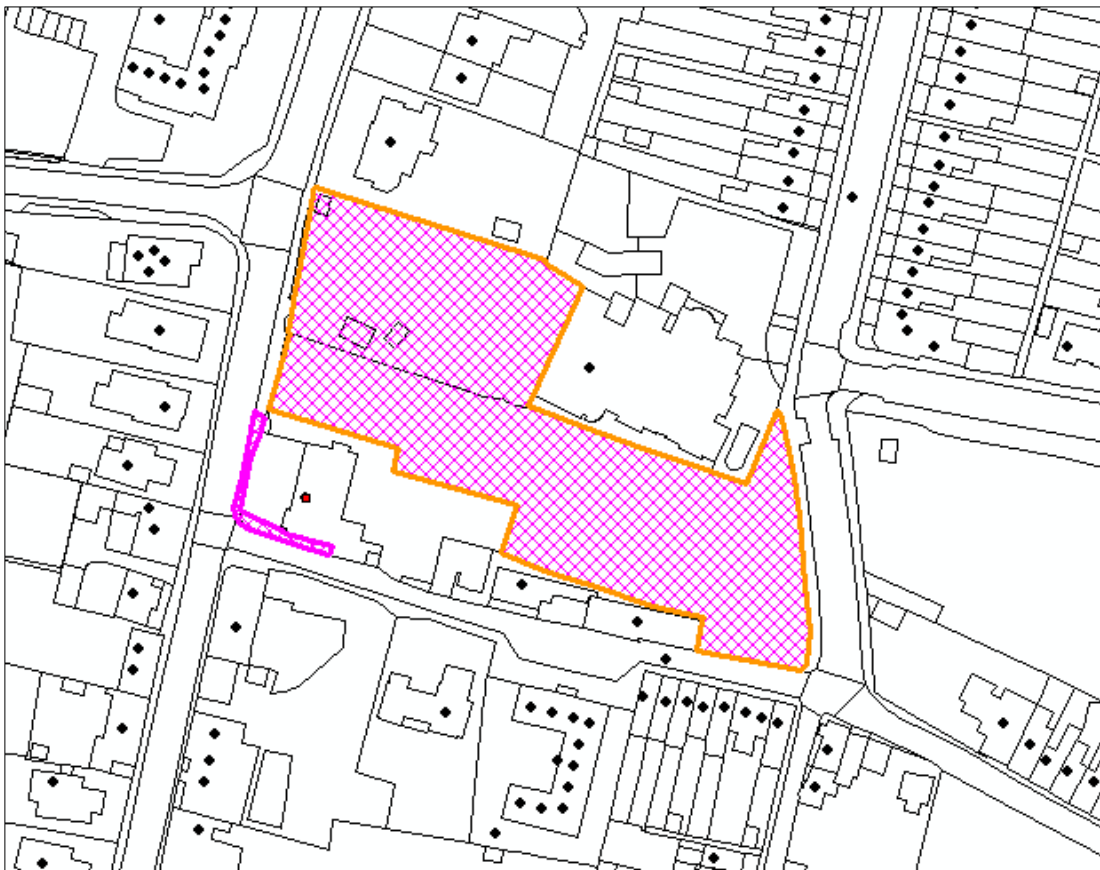


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/02819/LIS
Proposal Description: The alteration and demolition of existing walls and the erection of new boundary walls within the setting of the listed building.
Address: Goodworth House 53 St Cross Road Winchester SO23 9RE
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr Chris Rees
Case Officer: Catherine Watson
Date Valid: 18 December 2020
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Pre Application Advice: No



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General Comments

Councillor Mather's request for application to be determined by Planning Committee, see Appendix 1

This application and the concurrent planning application (20/02818/FUL) were submitted prior to the determination of the previous proposals (19/00762/FUL and 19/00763/LIS), as they presented a significantly amended scheme. The 2019 applications were subsequently withdrawn on 25.02.2021. In brief, the withdrawn 2019 applications sought the erection of nine houses and associated development and the applications now in front of the committee seek the erection of seven houses and associated development.

Site Description

The site is currently in use as a residential garden, within the ownership and use of the occupants of Goodworth House in the St Cross area of Winchester. The size of the site is approx. 0.38 hectares and it is situated immediately to the east of St Cross Road. The application is bounded to the east by St Faith's Road, to the south by the existing Goodworth House, a Grade II listed building, as well as by a vehicle maintenance garage, and then by Cripstead Lane. To the north, the land is bounded by St Faith's Primary School and 51 St Cross Road, which is a large residential property.

The land is predominantly laid to grass and there is a belt of trees along the western boundary which form an important feature within the overall character of the area.

Proposal

The listed building proposal is for the alteration and demolition of existing walls and the erection of new boundary walls within the setting of the listed building. These works are to facilitate the proposed scheme for the construction of seven dwellings with associated access, landscaping and parking.

Relevant Planning History

19/00762/FUL - Erection of nine dwelling houses consisting of two 2-bedroom, three 3-bedroom, three 4-bedroom and one 5-bedroom dwellings, with associated vehicle and pedestrian access, garages, parking, landscaping and the relocation of frontage wall at Goodworth House. (AMENDED PLANS) (AMENDED DESCRIPTION). APPLICATION WITHDRAWN BY APPLICANT 25.02.2021

19/00763/LIS - Works requiring listed building consent to facilitate the development of the wider site for housing. (AMENDED PLANS). APPLICATION WITHDRAWN BY APPLICANT 25.02.2021

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Consultations:

Service Lead for the Built Environment: Historic Environment:

Listed building consent is sought for the partial demolition of the existing boundary wall to the front (west) of Goodworth house and to build a new wall 1.8m back from the original. To the rear (east) a solid pedestrian gate is to be constructed. The walls form part of the listing by being physically attached to Goodworth House or by being curtilage-listed (present prior to 1948). Evidence provided by the applicant's heritage consultant demonstrates that the front wall is seen as a patchwork of various phases of alteration and repair which results in the wall being of limited historic significance and little architectural interest. It does make a positive contribution to the significance of the host building in defining its historic curtilage and distinguishing between private and public space. Its demolition is acceptable provided a suitable boundary treatment to St Cross is maintained. The proposed wall and railings match the existing but are set back by 1.8m.

The eastern wall makes an important contribution to the street scene and conservation area and its retention is welcome. The introduction of a modest, traditionally detailed door is considered to be appropriate to this context. The introduction of a new traditionally detailed brick wall with swan neck to replace the existing corrugated iron fence on Cripstead Lane is welcome.

Representations:

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

- The removal of the existing historic walls will be detrimental to the character of St Cross
- The construction of new walls where they have not historically been situated will impact on the character of St Cross.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (March 2013)
CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2 – Development Management and Site Allocations (July 2017)

DM27 – Development in Conservation Areas
DM28 – Demolition in Conservation Areas
DM29 – Heritage Assets

National Planning Policy Guidance/Statements:
National Planning Policy Framework – Section 16

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Considerations

Principle of development

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The application is for works to listed and curtilage-listed structures associated with Goodworth House, forming a part of the wider development of the site for residential housing. Alterations to listed buildings and structures are acceptable in principle, subject to compliance with relevant local and national policy.

The impacts of the residential development on the setting of Goodworth House, is set out in full in the concurrent planning application at this site (20/02818/FUL).

Design/layout

Listed building consent is sought for the partial demolition of the existing boundary wall to the front (west) of Goodworth house and to build a new wall 1.8m back from the original. To the rear (east) a solid pedestrian gate is to be constructed and a new brick wall to Cripstead Lane is proposed to adjoin this boundary wall at its southern end, to replace the existing corrugated iron fence. The walls form part of the listing by being physically attached to Goodworth House or by being curtilage-listed (present prior to 1948).

Detailed analysis has been carried out by the applicant's heritage consultants in respect of the historic development and significance of the front wall. As a result of this, the wall can be seen to be a patchwork of various phases of alteration and repair. This has resulted in a structure of little architectural or historic significance in its own right. The wall does, however, make a positive contribution to the significance of the host building in defining its curtilage and distinguishing between public and private space. The principle of demolishing the existing wall is acceptable, provided that an appropriate boundary treatment is maintained to St Cross Road. The proposed wall and railings are to match the existing however, they will be set back by 1.8m from the original location. This setback is in order to allow for a wider visibility splay for vehicles emerging from Cripstead Lane onto St Cross Road as the junction here is very narrow. The revised siting of the wall would still allow for the appreciation of the listed building, its appearance and significance. The new bricks, bonding and mortar will be controlled by condition.

In terms of impact of the new wall on the setting of the listed building, for the above reasons it is not considered to be significantly harmful and would therefore accord with policy DM29 of LPP1, Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF.

Impact on character of area and neighbouring property

The site is situated within the St Cross area of the Winchester Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area". Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with regards to listed buildings, "special regard should be given to the desirability of preserving the (building's) setting...". Section 16 of the NPPF confirms the above statements.

All of the affected walls have a visual impact on the character of the wider area but other than the front wall, they do not have a significant impact on the listed building of Goodworth House but rather, the wider site. The existing brick wall on the eastern boundary is considered to make an important contribution to the street scene of St Faiths Road and the conservation area. Its historic relationship with Goodworth House is not apparent from the public domain due to the distance and lack of visual and physical

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relationship with the house, it is visible in plan form and therefore its retention is welcome. It is proposed to construct a modest, traditionally detailed simple ledged and braced door into this wall. This will allow for pedestrian access from St Faiths Road, through the site and onto St Cross Road. The door will be unobtrusive and would have the appearance of a door to a walled garden. It would not harm the appearance of the wall, or impact upon the significance or setting of Goodworth House.

It is proposed to erect a new, traditionally detailed brick wall with a swan neck, to replace the existing corrugated iron fence along the boundary with Cripstead Lane. This would significantly enhance the visual quality of this corner and would reinforce and enhance the traditional and historic appearance of the wall.

Finally, the existing flint and brick boundary wall is to be retained and repaired in a like for like basis. It is probably the oldest of the walls in the site, contemporary with Goodworth House, and denotes its former northern boundary. Like for like repairs do not require listed building consent however, works of repointing can be controlled by condition.

The proposals are therefore considered to comply with policies CP20 of LPP1, DM27, DM28 and DM29 of LPP2, as well as Sections 66 and 72 of Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

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.

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

2. The development hereby approved shall be constructed in accordance with the following plans:

Location Plan Dwg No GWH-PSL-00 received 18.12.2020

Site Plan Dwg No GWH-PSL-01 Rev 3 received 11.03.2021

Front Boundary Wall Dwg No FBW/01 received 18.12.2020

Wall Designs Dwg No GWH-PSL-03 Rev 2 received 18.12.2020

Wall Designs Dwg No GWH-PSL-04 Rev 2 received 18.12.2020

Reason: In the interests of proper planning and for the avoidance of doubt.

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3. No works to erect the new wall along the western boundary shall commence until a sample panel has been erected within the parking area to the west of Goodworth House, or in an alternative location agreed with the Local Planning Authority prior to its erection, to show the proposed bricks, pattern of brick bond, mortar colour, joint thickness and finish, and coping detail, and has been inspected and approved in writing by the Local Planning Authority.

Reason: To ensure the materials and detail of the new wall would preserve the significance and setting of the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16.

4. No works to the flint wall retained within the site shall commence until a schedule of repairs for this wall has been submitted to and approved in writing by the Local Planning Authority. Works shall proceed in accordance with the approved schedule unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure works of repair are appropriate to and would preserve the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16.

Informatives:

1. In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

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

Local Plan Part 1 - Joint Core Strategy: CP20

Local Plan Part 2 – Development Management and Site Allocations: DM27, DM28, DM29 Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NPPF Section 16

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the

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Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

5. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

<https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

6. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7. 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.