



Report to Planning Committee 7 September 2023

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Report Summary			
Application No.	23/01016/HOUSE		
Proposal	Installation of external wall insulation cladding		
Location	The Willows, Station Road, Bleasby, NG14 7GH		
Applicant	Mr Gurminder Mann	Agent	Mike Stripling
Web Link	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage		
Registered	07.06.2023	Target Date	02.08.2023
Recommendation	That planning permission is refused subject to the reasons for refusal outlined at the section 10.0 of this report		

This application is being presented to the Planning Committee in line with the Council’s Scheme of Delegation as Bleasby Parish Council have supported the application which differs to the professional officer recommendation. –Councillor Melton has referred it to Committee due to the need to weigh up climate change policies against the impact on a non-designated heritage asset.

1.0 The Site

The site is located in the village of Bleasby on Station Road, east of the local train tracks and primary school. The dwelling is a two storey Victorian property built originally in red brick with slate roofing. The site has historical significance but is not within a conservation area. The dwelling has been subject to various alterations and extensions over time. The site has also been identified as a potential Non-Designated Heritage Asset by the Conservation team.

The dwelling is orientated with its principal elevation facing east with its northern side elevation fronting Station Road set behind a mature hedgerow. Parts of the property are

rendered in a neutral white colour with parts of the property, including its principal elevation retaining its brick origins.

The site lies in flood zone 2 according to the Environment Agency maps.

2.0 Relevant Planning History

00/01109/FUL – Erection of a single storey extension and conservatory – Permitted.

02/00054/FUL - Proposed single storey extension to the existing dwelling – Permitted.

04/01110/FUL - Proposed two storey extension to the rear – Permitted.

10/00279/FUL - Householder application for the erection of a two-storey side extension – Permitted.

3.0 The Proposal

The proposal seeks planning permission to insulate and render a number of elevations comprising the northern most, eastern and western elevations. The proposal excludes the two-storey extension of the property previously constructed which already features render.

The proposed render and insulation material is detailed as bonded 60mm, K5 Kooltherm, polymer modified cement, mesh reinforcement and sealed weather trims with 1.5mm coat of textured render in an off-white on the grey shade; RAL 9010 to match the existing render. Brick slips would be used on the eaves to replicate the existing dentilated eaves detail. No other works are proposed to be undertaken. Due to the insulation resulting in the external walls being brought forwards of the principal elevation of the dwelling, the proposal does not benefit from permitted development rights.

Documents assessed in this appraisal:

Application form – Submitted 13th June 2023

Existing Elevations – Submitted 13th June 2023

Existing floorplans – Submitted 13th June 2023

External Wallboard – Submitted 13th June 2023

Proposed Elevations – Submitted 13th June 2023

Proposed Floor Plans – Submitted 13th June 2023

Site Location Plan – Submitted 13th June 2023

4.0 Departure/Public Advertisement Procedure

Occupiers of 6 properties have been individually notified by letter.

Site visit undertaken on 21st July 2023

5.0 Planning Policy Framework

Newark and Sherwood Amended Core Strategy Development Plan Document (DPD) (adopted March 2019)

Core Policy 9 -Sustainable Design
Core Policy 10 Climate Change
Core Policy 14 – Historic Environment

Allocations & Development Management DPD

DM4 – Renewable and Low Carbon Energy Generation
DM5 – Design
DM6 – Householder Development
DM9 -Protecting and Enhancing the Historic Environment
DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

National Planning Policy Framework 2021
Adopted Householder Development SPD (2014)
Planning Practice Guidance (online resource)
National Design Guide – Planning practice guidance for beautiful, enduring and successful places September 2019

6.0 Consultations and Representations

NB: Comments below are provided in summary - for comments in full please see the online planning file.

(a) Town/Parish Council

Bleasby Parish Council - Support the application.

(b) Representations/Non-Statutory Consultation

NSDC Conservation – Externally insulated render can subsume the features and detailing of historic and traditionally constructed buildings, so would likely harm the visual appearance of a historic Victorian property. Render on an extension does not set a precedent for the main dwelling to be rendered, particularly if it erodes the architectural features. We've refused this type of feature on other historic buildings, mostly in Conservation Areas. See appeal decision on refused application – 21/00208/HOUSE

Assessment of Non-designated Heritage Asset “The building is a nice example of a late Victorian villa-style residential development, combining local brick and higher status slate, along with deliberate fashionable and high-status architectural elements which make an attractive composition.

To be regarded as a Non-Designated Heritage Asset (NDHA), a building should have an element of interest and an element of significance. Following the designation criteria for

NDHA the building has primarily got architectural interest and significance in terms of aesthetic appeal. There is an additional element of historic interest in terms of development of Bleasby as a village and an element of representativeness in terms of this being a nice example of a later Victoria villa-style residential development. The Council has identified this building as a potential NDHA.

Harm would be caused to the potential NDHA. The significance of this potential NDHA is such that if the proposal is approved and implemented it is unlikely to then meet the threshold to remain a NDHA, if confirmed.

7.0 Appraisal

The key issues in assessing this proposal relate to the:

- 1) Principle of development
- 2) The impact upon the character and appearance.
- 3) Thermal efficiency
- 4) Other matters

These are discussed in turn below.

Principle of Development

The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 (Presumption in Favour of Sustainable Development) of the Allocations and Development Management DPD.

Householder developments are acceptable in principle subject to an assessment of a number of criteria outlined in Policy DM6 (Householder Development). These criteria include the provisions that the proposal should respect the character of the surrounding area and that the overall shape, size and proportion of an extension must not dominate the existing house or the character of the surrounding area. Also stated is that there must be no loss or impact on the amenities of neighbours including loss of privacy, light and overbearing impact. These aspects are also reflected in Policy DM5 (Design).

Point 6 of Policy DM6 of the adopted Allocations & Development Management DPD states planning permission will be granted if it meets criteria including “The proposal respects the character of the surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape, character and the open character of the surrounding countryside.” Policy DM6, point 5 also requires that ‘The proposal respects the design, materials and detailing of the host dwelling.’

Impact on Heritage assets and Non-designated Heritage assessment

The site has been assessed by the Conservation team against their Non-Designated Heritage criteria and have identified it as a potential Non-Designated asset. In accordance with adopted procedures, when assets are identified as meeting the criteria to be regarded as a NDHA, they must each be formally adopted by Cabinet, following consultation with the asset's owner. As such, it is at present a potential NDHA, which therefore carries a limited amount of weight. However, consideration must still be given to the impact of the development on this potential heritage asset. The rationale for why this is considered to be a NDHA is detailed below.

The Willows is an example of a late Victorian villa constructed post 1875 (according to historic maps) it is unclear what the site would have been, but by its design and style it appears to have been designed with status in mind. The site appears to have been built around the same time as neighbouring properties such as The Elms and other unnamed buildings on historical maps. These properties are visibly away from the central village and the station, and their original use remains unknown. The site first appears on historical maps in around 1887 and postdates the opening of the nearby rail station by over 40 years. The historical architecture therefore dates back to the late Victorian period and appears to pre-date further expansion of the village in the direction of the station as historical maps show fields and limited urban development until at least 1919.

With this in mind, the property has the potential to be a non-designated heritage asset in line with the Council's published criteria as it consists of historical interest as a remaining part of the village's history with the aesthetically appealing Victorian architecture still being prominent from the street scene and in good condition.

The proposal is to add external wall insulation to the perimeter of all the historic portion of the building, to have a textured rendered finish. The proposal also includes the modification and re-installation of window cills etc., where required, alongside the replication of eaves detail from applied brick slips with additional recreation work as required. This is considered by the Conservation team would harm the historic architecture of the building and in turn, the non-designated heritage status, which is agreed with.

The proposal puts forwards attempts to recreate the lost architectural features of the building, however, these will inevitably be faux features and not retain the integrity and authenticity of the original dwelling. The other issue is the difficulty in recreating the lost features in both design, style and material meaning any replicated works will considerably reduce the visual authenticity of the heritage asset.

As such, the loss of the historical architecture is a concern, the impact would be such that the NDHA status criteria would be difficult to maintain.

Impact on the Visual Amenities of the Area

The key consideration here is the impact of the proposed insulation and render on the character and appearance of the dwelling and the wider area.

Section 7.23 of the adopted Householder Development SPD (2014) states that careful consideration should be given to the selection of external materials for all householder development proposals. Assessing materials is also a key part of Policy DM6 and consideration must be given to the impact the materials may have on the character of the property and the area as whole.

It is acknowledged that there are many examples of dwellings that are rendered in the area. Indeed the dwelling, as extended, already features render as a material choice. The existing render was undertaken as part of the previous extension permitted in 2010 and notwithstanding concerns raised, it was considered render would offer a visual distinction between the traditional and original features of property and the more contemporary features of the newer development. It is considered that the use of render on the contemporary elements of the dwelling allows the history of the building to still be read with a clear distinction between the old and the new. Removing this distinction, by permitting render to all external elevations, would remove this and thus be detrimental to the character of the dwelling and erode the historical significance of the building.

Further to this, the unrendered side elevation facing the road (labelled the rear elevation on the submitted plans), shows obvious signs of being the original entrance to the property, it features two bay windows, an entranceway covered with a porch and it likely to be the original principal elevation containing the most (attractive) architectural features. The design of this elevation also includes traditional styles including brick corbelling and Victorian design of brick work. The proposal seeks to render and insulate this elevation and replace the existing brickwork with a brick slip design. Although it is appreciated that the intention is to try and replicate a similar design, it is considered that the proposed works would result in an unacceptable loss of attractive traditional styles that cannot be sympathetically replaced or replicated.

Despite the building not being located within a conservation area, the development would still erode the attractive character of the building, diminishing, and subsuming the traditional architecture of the property and it is considered would be a detrimental loss overall.

Therefore, the proposal contravenes Policies DM5, DM9, CP14 and is contrary to the Adopted Householder SPD (2014) and is considered detrimental, for the reasons given above, to both the property and consequently to the surrounding character.

Thermal efficiency

It is noted that the intention is to improve thermal efficiency. However, information has not been submitted as part of this application to be able to make an assessment on either the short or long-term effectiveness of this, nor indication of poor thermal efficiency at present. However, it is known that dwellings of this age can often be more difficult to heat.

It is acknowledged that energy efficiency is supported by Core Policy 10 (Climate Change) and DM4 (Renewable and Low Carbon Energy Generation) of the Development Plan. However, it is considered that there might be other options that could be considered such as internal insulation to avoid detrimentally impacting heritage assets.

In conclusion, it is considered there are likely to be alternative ways to deliver benefits to reduce carbon emissions and improve energy efficiency that would have a lesser impact on the character and appearance of the dwelling which should be explored in this case. On balance, the benefits do not outweigh the harm identified.

Other Matters

The proposal is for render insulation on the host dwelling and will not involve any other works outside of the property. Therefore, it can be deemed that the proposed would not result in any loss of residential amenities for either neighbour in accordance with Policies DM5 & DM6 of Allocations & Development Management DPD.

8.0 Implications

In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

9.0 Conclusion

The proposal would erode the historic integrity of the Victorian dwelling by subsuming its features and detailing to its detriment that would consequently impact on the wider character of the area through the loss of traditional features that cannot be easily replicated, as well as the erosion of a potential non-designated heritage asset. Whilst the benefits of the scheme from a thermal efficiency aspect would ordinarily be welcomed, in this case they would cause harm which is not outweighed by the benefits.

10.0 Reason for Refusal

01

In the opinion of the Local Planning Authority, the proposal would cause an unacceptable visual alteration to this historical and aesthetically appealing Victorian property resulting in a loss of integrity and the erosion of the traditional features of this dwelling and potential non-designated heritage asset to its detriment and the wider character and appearance of the area. The proposed recreation of lost architectural features will fail to retain the integrity and authenticity of the original building.

The proposal therefore is contrary to Core Policy 9 (Sustainable Design) of the Newark and Sherwood Amended Core Strategy 2019 and Policies DM5 (Design), DM6 (Householder Development) of the Allocations and Development Management Development Plan Document 2013 as well as being contrary to the Householder Development Supplementary Planning Document 2014 and the National Planning Policy Framework, which are a material planning consideration.

Informatives

01

You are advised that as of 1st December 2011, the Newark and Sherwood Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.newark-sherwooddc.gov.uk/cil/

02

The application is clearly contrary to the Development Plan and other material planning considerations, as detailed in the above reason(s) for refusal. Working positively and proactively with the applicants would not have afforded the opportunity to overcome these problems, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.

03

Plans refused:

Proposed Elevations – Submitted 13th June 2023
Proposed Floor Plans – Submitted 13th June 2023
Site Location Plan – Submitted 13th June 2023

BACKGROUND PAPERS

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

Committee Plan - 23/01016/HOUSE

