

Heritage Team Response

APP/20/00358 – 11 Lexden Gardens

The application site comprises a modern, chalet style bungalow located in the corner of a cul-de-sac in Lexden Gardens. To the south of the site lies a Grade II listed thatched cottage – ‘Deep Thatch’. The site is separated by a close boarded fence.

Legislative and Policy Context

Given the location of the listed building, the following legislation and policy context is taken in consideration when assessing this application.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Proposal / Assessment:

The proposal is for a new single storey extension and detached garage. The extension would be in place of the existing garage which is to be removed. The new detached garage would be adjacent to the shared boundary with the adjacent, listed building. It would be constructed from matching materials to the main dwelling – brick and tile. It would have a low pitch (22degrees) and would be softened by planting on the west and south elevations.

Given that the land to the north of the listed building has already been developed with housing and that the new structure would be of a low height and softened with planting, the impact on the listed building would be negligible.

Conclusion – No objection subject to matching materials being used.

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