

Principal Conservation Officer – No Objection

8-10 Lower Road is 24hr residential care home which is located within the Old Bedhampton Conservation Area. The property neighbours The Elms which is a particularly significant Grade II* listed building.

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.

Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The location and distance of the extension from the listed building means that the proposed extensions would not have an adverse impact on the setting of the listed building. Its construction will also not over develop the plot or the setting in which it is set. I therefore have no objection as it appears the impact on the setting of the listed building is negligible. The following conditions should be attached to any permission given.

In terms of the conservation area the building to be demolished is considered to be of little architectural merit and as such I have no objections to the demolition proposed.

The proposed extension would not generally be visible from the public realm as it is set to the rear and well set back from the highway. It would also not appear unduly large and is of an acceptable design. Taking all these considerations into account, the scale and bulk of the proposals are considered to be in keeping with the existing property and surrounding buildings and would not appear overly dominant in the street scene or wider area. The proposal would thus preserve the character and appearance of the Old Bedhampton Conservation Area.

Conditions:

- 1) Material samples to be submitted
- 2) Window, door and roof lantern details