

Conservation Officer – No Objection

The Old House is a Grade II Listed Building located in the St Peters Conservation Area. The property is detached and dates from circa 17th century.

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 design of the proposed timber barn garage is acceptable, utilising materials suited to the style and character of the listed building to avoid it being overly suburban. The roof profile has been designed in a traditional form which is capable of accommodating good quality tiles. From the material sample schedule provided it appears that good quality materials are to be used with black feather edged boarding and reclaimed clay peg tiles indicated. These materials are particularly characterful of the area and therefore deemed acceptable. No guttering details have currently been received. If the applicant wishes to avoid a condition I would suggest these details are provided upfront. As a minimum I would be looking for aluminium gutting in the style of cast iron.

Due to the position of the garage and its scale there will also be no impact on the Conservation Area. In terms of the Act I believe the scheme will preserve the character of the conservation area.

Therefore I have no objections to the proposal. If no details are received regarding the guttering then a condition will need to be added to request details prior to development.