



Committee Report

Planning Committee South – 23 April 2024

Application no DC/24/0457/LBC

Location

Stones Throw Cottage
19 Station Road
Woodbridge
Suffolk
IP12 4AU

Expiry date 2 April 2024

Application type Listed Building Consent

Applicant Mrs K Yule

Parish Woodbridge

Proposal Listed Building Consent - Single storey rear extension

Case Officer Isabella Taylor
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1. Summary

- 1.1 Listed building consent is sought for the construction of a single storey extension at Stones Throw Cottage. This application has been made in conjunction with an application for Planning Permission (DC/24/0456/FUL) .
- 1.2 The application is presented to the Planning Committee (South) as the applicant is an elected member of the Council.
- 1.3 The proposed development accords with the Development Plan and National Planning Policy Framework and, therefore, is recommended for approval.

Consultees

Consultee	Date consulted	Date reply received
Woodbridge Town Council	19 February 2024	8 March 2024
Summary of comments: WTC have no objection.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Heritage	19 February 2024	23 February 2024
Summary of comments: Support the application subject to the requested condition.		

Publicity

The application has been the subject of the following press advertisement:

Publication	Published date	Expiry date	Reason
East Anglian Daily Times	29 February 2024	21 March 2024	Conservation Area Listed Building

Site notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	21 February 2024	13 March 2024	Conservation Area Listed Building

Planning policy

National Planning Policy Framework 2023 (NPPF)

Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

2. Site Description

- 2.1 Stones Throw Cottage (No.19) is an end terrace, two-storey, dwelling located within the settlement boundary of Woodbridge. It lies on the north side of the road on a long, narrow plot, backing onto the properties which front Cumberland Street.
- 2.2 The dwelling is a Grade II Listed Building located within the Cumberland Street Character Area of the Woodbridge Conservation Area. It is listed alongside nos. 21 and 23 which form the terrace. The listing description identifies the structure as early-eighteenth century, which contributes to its historic value and its significance. The building represents the type of modest timber-framed dwellings found in this period, especially if it was originally weatherboarded. Its modest vernacular character also contributes to its aesthetic value, and the steep pitch of the roof indicates it may have been originally thatched.
- 2.3 Planning permission and listed building consent for a single storey extension was recently granted and these permissions/consents remain extant, see references DC/23/2979/FUL and DC/23/2980/LBC. These new applications under consideration propose a different design.

3. Proposal

- 3.1 The proposed development is for the construction of a single storey rear extension. The extension would accommodate a lobby, toilet and extra space in the open plan dining sitting area.

4. Third Party Representations

- 4.1 No third party comments received.

5. Planning Considerations

- 5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses in considering whether to grant listed building consent for works. The NPPF at paragraphs 207 to 208 requires planning authorities to place great weight on the conservation of designated heritage assets, and states that the more important the asset the greater the weight should be. Any harm to or loss of the significance of a designated heritage asset should require clear and convincing justification.
- 5.2 The statutory duty of The Act and heritage objectives of the NPPF are also reflected in the Built and Historic Environment section of the Local Plan - policies SCLP11.3 (Historic Environment) and SCLP11.4 (Listed Buildings) - and the Historic Environment SPD (June 2021). Policy SCLP11.4. states that proposals to alter, extend or change the use of a listed building (including curtilage listed structures) or development affecting its setting will be supported where they:
 - a) Demonstrate a clear understanding of the significance of the building and its setting alongside an assessment of the potential impact of the proposal on that significance;

- b) Do not harm the character of the building or any architectural, artistic, historic, or archaeological features that contribute towards its special interest;
- c) Are of an appropriate design, scale, form, height, massing, and position which complement the existing building;
- d) Use high quality materials and methods of construction which complement the character of the building;
- e) Retain the historic internal layout of the building; and
- f) Remove existing features that detract from the building to enhance or better reveal its significance.

- 5.3 A new opening will be required for the proposed side extension to permit internal access, but this will be into the existing modern extension, avoiding the removal of historic fabric. The lobby addition will not be visible from the street, mitigating any visual impact, and will also be a modest structure. In light of the cumulative impact upon the building's significance arising from the existing extension, the proposed lobby and WC will have a neutral impact on the listed building's significance. Further details will be required by condition prior to commencement in terms of proposed services, proposed render, and the proposed glazing, timber doors and window.
- 5.4 The regularisation of the plan form of the extension maximises the space available and the opportunity of a narrow plot to provide additional floor space – and this is a reasonable approach to take to the design intent. When compared to the existing historic footprint, the quantum of proposed new accommodation is not disproportionate. Further, the elongated plot is well able to accommodate this addition without appearing cramped or leaving too little amenity space. The building line of the addition maintains that established by the existing consent which is in line with the neighbouring rear extension. This is respectful and appropriate.
- 5.5 The design of the addition is straightforward. It is flat roofed which ensures that the scale is as reduced as possible with a low-key and minor effect, only. The glazed doors will be multi-paned to reflect the fenestration on the house and the use of cream render will tie the appearance back to the existing rear of the building. A flat roof lantern will provide light into the dining/sitting area and its flat profile will mitigate its visual impact. On these bases, therefore, there will be no adverse impacts arising, with a neutral effect, only, on the significance of the listed building.
- 5.6 The application is therefore judged to meet the requirement under sections 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and to comply with the relevant provisions of the NPPF and the local plan policies listed above in terms of design and heritage considerations.

6. Conclusion

- 6.1 On this basis, it is considered that the proposed development complies with the historic environment objectives of the Development Plan and the NPPF.

7. Recommendation

- 7.1 Grant Listed Building Consent.

8. Conditions:

1. The works to which this consent relates must be begun not later than three years from the date of this notice.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be completed in all respects strictly in accordance with the following approved plans and documents:

- The proposed plans and location plan- 631-03- received 06.02.24

Reason: For the avoidance of doubt as to what has been considered and approved

3. Prior to commencement of any works, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

(i) Details of the external materials to be used for the extensions.

(ii) Details of roof/wall junctions of the extensions with the existing building to show method of attachment and flashings.

(iii) Details of all new windows to include: appearance; position within opening; method of opening; materials and finish; heads and cills; type of glazing; glazing bar profiles; and ironmongery.

(iv) Details of all new external and internal doors to include: appearance; materials and finish; frame and architrave; type of glazing; panel profiles; and ironmongery.

(v) Details of proposed services, including new openings. The work shall be carried out in accordance with the approved details.

(vi) Details of the exact size and specification of the roof light

Development must then be undertaken in accordance with the approved details.

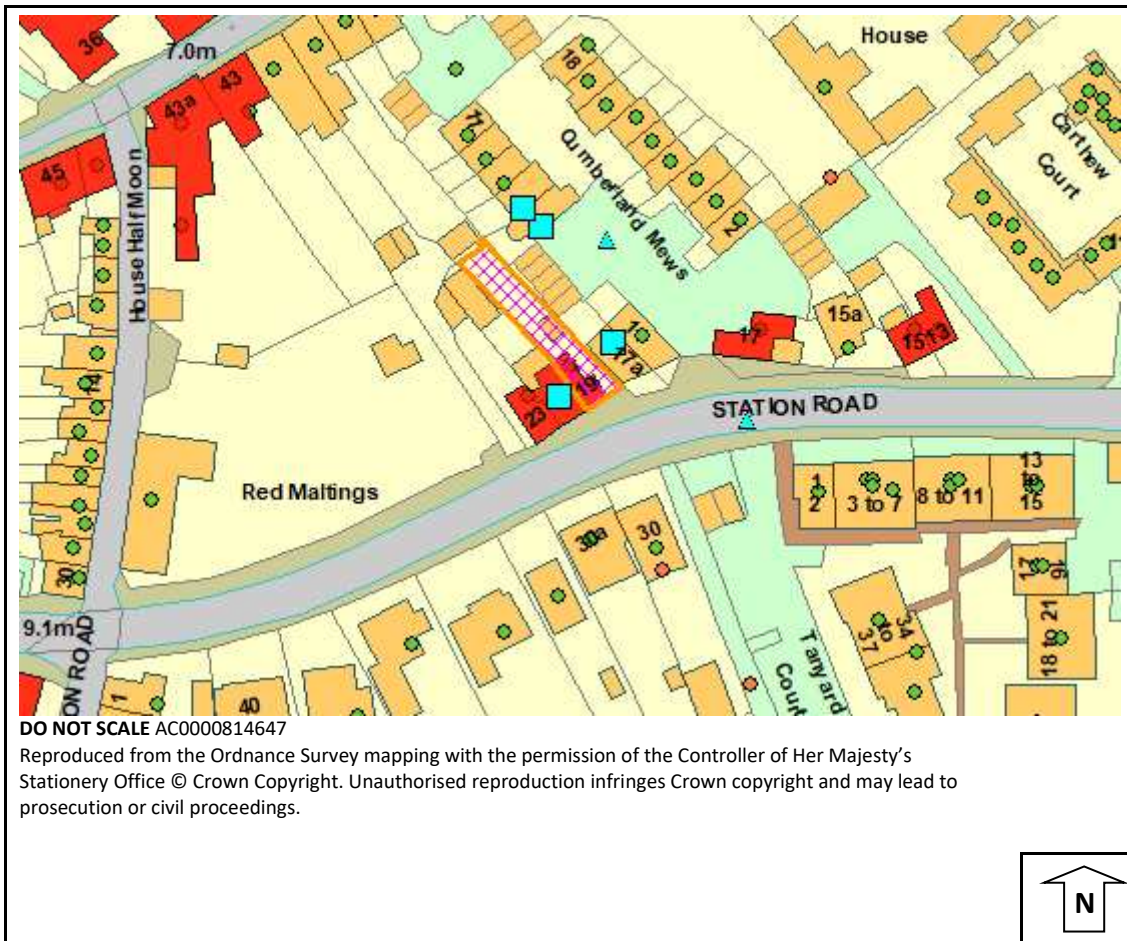
Reason: In order to safeguard the special architectural or historic interest of the building.

9. Background information





See application reference DC/24/0457/LBC on [Public Access](#)

Map

***Officer Note: the properties shaded red are listed buildings. There have been no neighbour comments on this application.**



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support