

Item Number: 13
Application No: 21/01060/LBC
Parish: Norton Town Council
Appn. Type: Listed Building Consent
Applicant: Mrs Sally Drake
Proposal: Internal and external alterations to include single-storey extension with roof lantern to rear of dwelling, canopy above rear door and re-roofing of the dwelling house
Location: 6 Langton Road Norton Malton North Yorkshire YO17 9AD
Registration Date: 19 July 2021
8/13 Wk Expiry Date: 13 September 2021
Overall Expiry Date: 25 August 2021
Case Officer: Emma Woodland **Ext:** 43324

CONSULTATIONS:

Norton Town Council Recommend approval, subject to a sloped roof on the single storey extension more in keeping with the neighbouring property and Listed status of the building, and with the extension to the garage.

Representations: None received

Site:

6 Langton Road is a Grade II listed Building and as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed building. The modern detached garage is not considered to be listed by virtue of its late construction date.

The property forms part of a substantial terrace of 4 listed dwellings dating from 1855 with later extensions to the rear. The handsome house is of 3 storeys, of 2 bays wide and is constructed from brick with an overhanging slate roof. It is located towards the southern end of the terrace with attached neighbours to either side behind a long enclosed front garden. The front of the terrace forms a visually cohesive row which strongly contributes to the significance of the listed buildings. Rear outside space, formed from 2 areas, consists of a small enclosed yard located immediately to the rear of the house and a detached garden to the western side of a communal rear access passage. The rear of the Number 6 is visible through low permeable railings achieved from the semi-public rear access passage. It is apparent that two of the four houses in the terrace have been extended to the rear with relatively lightweight garden rooms. Due to the length of the terrace, enclosed rear yards and existing historic rear cross wing extensions only marginal glimpsed views are available of the ground floor of the properties. In addition, for the same reasons, clear ground floor inter-visibility between the rear of the terrace is not achieved and the rear ground floor of the properties are experienced as individual dwellings.

Proposal:

The application proposes the erection of a flat roofed single-storey extension to the rear of the house and minor internal works. The application has been revised to address officer concerns regarding loss of original historic house features. The primary consideration is whether the proposal preserves the listed building.

Relevant Property History:

11/00064/LBC-External alterations to include replacement of windows and blocking up of doorway to west elevation and replacement of window with door and window on north elevation

Policies:

Local Plan Strategy - Policy SP12 Heritage
National Planning Policy Framework

Appraisal:

The extension proposed to the listed building is of a lightweight flat roofed design with a glazed lantern. It will infill much of the rear yard and proposes the removal of much of the flank wall of the later extension and the removal of the original rear window and its lower brickwork. The flank wall of the house is later in date and has been heavily altered and it is considered that there will be no harm proposed to the listed building in the removal of a large area of the flank wall. The window of the original back wall is proposed for removal. It appears that the window is likely to be the original window featuring handmade glass. It is considered that there will be harm caused to the listed building by virtue of the removal of an original feature of the property in an external elevation. The degree of harm is considered to be on the mid range of less than substantial. The harm however is considered to be balanced by the beneficial re-roofing of the listed building which is proposed to be secured by condition prior to the erection of the extension.

First floor works have been revised to retain original historic features to include retaining landing panelling and an original cupboard.

It is considered that the flat roofed design of the extension is of a sympathetic scale, design and materials and will relate well to the listed building. The flat roofed design will maintain the visible form of the existing window lintel and better reveal the listed building. It is considered in this case that due to visible separation from its neighbours that variation in the design of rear extensions is not highly significant.

Other Matters Raised Including Consultation Responses:

Norton Town Council have no objections to the principle of the proposal however they are of the opinion that the roof of the rear extension should have a pitched form.

It is considered that the scale, design and materials of the proposal relate to the listed building and that the listed building will be preserved. The proposal therefore complies with Policy SP12 of the Ryedale Plan and the NPPF and Members are asked to approve the application.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: D420016: 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Before the erection of the proposed house extension, the re-roofing of the house with either reclaimed slate or slate to match the existing roof covering shall be completed.

Reason: To comply with the requirements of the NPPF and Policy SP12 in the Ryedale Plan

- 4 The previously external (now internal) rear brick wall shall remain unplastered and shall be left unplastered unless explicit written consent is given for those works by the Local Planning Authority.

Reason: To preserve the special interest of the Listed Building and comply with Policy SP12 of the Ryedale Plan

- 5 The timber window architrave in the existing dining room shall remain in situ and shall do so unless explicit written consent is given for those works by the Local Planning Authority.

Reason: To preserve the special interest of the Listed Building and comply with Policy SP12 of the Ryedale Plan