

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	CL/5/12/L and CL/4/12/
Address	172 The Street, Clapham
Description	Alterations and extension to form garage
Case Officer	Peter Cleveland
Site Visit	14 March 2012

Objection

The listed building is a modest semi-detached cottage of modest scale, but of good distinctive character with a half-hipped roof to front, a small gable and porch to side and lattice windows. As a pair, the buildings appear complete and cohesive with a strong amenity value that is seen from the road and as such is of importance to the conservation area and the SDNP more generally.

The subject building has already witnessed growth to the rear, which includes a large kitchen extension to the side. This appears overly high as viewed from the road, its eaves level matching that of the heritage asset. To the rear there is a store room with a (rather inappropriate) crown roof. Whilst the main addition is quite large and clearly visible, it is set back and does not overly interfere with the appreciation of the heritage asset. This is partly due to the simplicity of its primary elevation.

The proposed single storey addition to the front of this building is problematic on a number of levels. Its design is particularly harmful as it does not harmonize well with the existing addition and therefore looks incongruous. The new building appears merely 'attached' in this respect when it should really read as being integral with the extension and sit comfortably within its siting. As such it would be considered a distraction to the appreciation of the listed building. Para 178 of English Heritage guidance for PPS5 is quite clear about such design requirements:

178. The main issues to consider in proposals for additions to heritage assets ,..., are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting... .. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.

Related to this, is the scope of the proposal which is also an issue as the listed building (and its plan) would begin to sprawl within the site. Single storey extensions to both the south and north would confuse the simple relationship of the two principal building elements. This would result in an overly complex group which is detrimental to the simple form of the listed building, but also its setting. This is not acceptable. Para 121 of English Heritage guidance for PPS5 comments on design and setting:

121. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials. This does not mean that new buildings have to copy their older neighbours in detail, but rather that they should together form a harmonious group.

The other main issue with this scheme is justification. The building has already been extended to provide a garage and whilst this may not have been used for its purpose, under the terms of PPS5 this does not justify further growth that would prove damaging to the heritage asset and its setting.

Ian Wightman
Historic Buildings Adviser