

Development Control Committee

8 December 2015

15/00369/DPA	Replacement roof covering of barn Greystones 12 Corby Road, Cottingham
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Background

12 Corby Road is a grade II listed building located within the Cottingham Conservation Area. The building is described within the national list as;

House. Probably mid and late C18. Squared coursed ironstone with C20 plain tile roof. Originally 2-unit plan. 2 storeys. 4-window range of C19 casements under wood lintels. Central C19 glazed door under wood lintel and brick gable parapets with brick stacks at ends. Late C18 single-storey, one-unit extension to right has attic over and large C19 square bay window. Rear has C20 extensions. Interior: hall has staircase with broad stick balustrade. Room to right of entrance has remains of open fireplace with bressumer and room to far right also has remains of open fireplace with winder stair to left. Ground floor rooms have high ceilings with spine beams.

This application relates to a detached outbuilding located within the garden of the property and planning permission is required as the barn is within the curtilage of a listed building.

This application is being presented to Committee as the Parish Council has objected to the application.

Description

This application seeks consent to change the existing corrugated metal roof on the barn to a coated metal sheeting.

Site History

02/00006/LBC Replacement of six windows which are beyond repair, repairs to sash window and replacement of two aluminium windows with period style wooden ones **permitted** 10 June 2002.

14/00429/LBC: Internal works to deal with damp issues including injecting & plastering **permitted** 21 January 2015.

Policies

Policy 13 of the North Northamptonshire Core Spatial Strategy

National Planning Policy Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

Consultation

Cottingham Parish Council: oppose the application on the grounds that the proposed materials were not in keeping with those of the surrounding area.

Advertisement/Representations

Neighbour Letters were sent on 30 September 2015 to;

8, 10, 10a and 12a Corby Road and 7, 9, 11 & 11a Water Lane

Site Notice was posted on 16 October 2015

Notice was printed in the Evening Telegraph on 8 October 2015

No representations were received

Report

This application seeks consent to replace the roof covering of the barn. The barn roof is currently sheet metal which has some asbestos within it that is reaching the end of its life and it is proposed to replace this with polyester coated metal sheet of a dark green colour.

The current roofing material is no longer water tight and needs to be replaced. The proposed new roofing material is considered to be an enhancement from the existing material used on the building's roof and will ensure that the barn building will be retained as allows it to be used as a storage building in association with the house.

The proposed roofing material is a lightweight material that can be installed on to the existing roof structure without significant alterations.

The barn currently has sheeting as the top part of the north east gable which is proposed to be replaced with stone to match into the main building which would be an enhancement to the appearance of the building.

The proposed works are considered to be an enhancement from the current situation and preserve the setting of the listed building and the character and appearance of the Cottingham Conservation Area.

The Parish Council has objected to the application on the basis that they consider that the proposed roofing material is not in keeping with the area.

It is acknowledged that the building would have originally had a slate roof and whilst the use of slate roofing may be considered to be more aesthetically desirable, the building is an agricultural outbuilding that would have originally been used for keeping of animals. The proposed roofing material is agricultural in style and given the building's usage its colouring and appearance represents an appropriate material.

The use of the barn is only for agricultural use or storage in association with the house and not for residential accommodation. If the barn were to be used for such activities then it may be considered that an alternative material such as slate may be more appropriate.

Due to the nature of the application there are no impacts on the residential amenity of the nearby properties.

Recommendation:

Approve subject to conditions

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Any new stone to be used on the external elevations shall match the original in colour, texture, block size and coursing. All stonework shall be joined & laid to courses in the local manner. Prior to commencement of the development hereby permitted samples of the matching stone shall be provided on site and details including photos submitted to and approved in writing by the Local Planning Authority and thereafter only the approved materials shall be used.

Reason: In order to preserve the character and appearance of the building and the wider conservation area and preserve the setting of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy, guidance within the National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The roof shall be covered with the dark green metal sheeting to match the sample received by Corby Borough Council on Wednesday 11 October 2015 unless alternative materials are submitted and approved in writing in advance of any works being undertaken.

Reason: In order to preserve the character and appearance of the building and the wider conservation area and preserve the setting of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy, guidance within the National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The barn shall only be used for the purposes of agriculture or as storage in association with the residential occupation of 12 Corby Road, Cottingham and for no other purpose.

Reason: The roofing material for the barn is of an agricultural nature and the replacement material is acceptable on the basis of the use of the building for agriculture or storage in associated within the main listed building and has not been considered for other purposes including associated residential occupation. This condition is imposed in order to preserve the character and appearance of the building and the wider conservation area and preserve the setting of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy, guidance within the National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative

Prior to commencement of works to the building the applicant is advised to contact the Council's Environmental Services department on 01536 464175 due to the asbestos within the current roof.

Reason for Approval:

Subject to conditions above the proposal is considered to enhance the appearance of the building and help ensure its continued use. The proposal is considered to preserve the setting of the listed building and the character and appearance of the Cottingham and Middleton Conservation Area. The proposal is therefore considered to comply with guidance within the National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Statement of Applicant Involvement:

Discussions with the agent lead to the submission of the roof material sample for consideration in advance of determination.

Officer to contact:

Gavin Ferries