DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0308-19**	**Applicant:**	**Mr M Dunnett**
Proposal:	Ground floor extension to enlarge kitchen - approved under H16-0875-17. Amendment to reduce size of the extension		
Location:	19 London Road Spalding		
Terminal Date:	16th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

National Planning Policy framework (NPPF) February 2019

The NPPF constitutes guidance for Local Planning Authorities and decision takers both in drawing up plans and as a material consideration in determining applications.

Section 16- Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Description of proposals and site context as approved under the original permission - H16-0874-17

The above planning application was approved for the part demolition of the existing single storey kitchen to the rear of the dwellings and to be replaced with a flat roof modern extension to create a new kitchen and living space. The extension will be flanked with brickwork that ties in with the dwelling but the rear elevation will be finished in zinc/lead, with the majority of the facade being glazed.

The proposed brickwork will be 'toothed' into the existing, to give the appearance of continuation of the existing. When viewed from the neighbour's property, the extension will therefore, look original.

The proposed glazing and zinc/lead finish will look like a modern addition. However, the height, scale and proportions, allows the extension to be considered as a subordinate yet quality feature for the dwelling and makes a positive contribution to the host building.

The Grade 2 Listed dwelling is typically Georgian in style and dates from around 1780-1820. Built predominantly in Flemish bond, although there are small areas of repaired brickwork and a couple of extensions to the lower ground floor and first floors to the rear elevation that do not conform with this traditional pattern.

In order to make way for the proposed kitchen extension, a proportion of the existing single storey element of the dwelling will have to be demolished. This existing single storey building with a hipped roof, stands amongst a cluster of extensions and appears at odds with the main building due to its design.

The new proposal aims to create an extension of a modern and quality appearance that is fit for functional purposes. The impact of which has a positive affect on the Conservation Area and does not result in a detrimental impact upon the setting and character of the listed building.

Proposed amendments under the NMA application

The NMA seeks consent for the extension to be smaller in size with amendments to materials including in terms of colours and finishes.

Assessment

The main considerations in relation to this Listed Building application are:

- Effect on the character/appearance of the building;

The amendments applied for under this NMA are considered to comply with the definition of being 'non-material' and would have, in absolute terms, no material or adverse impact upon the listed building in terms of setting, integrity and fabric; and would have no impacts upon neighbours or the wider area above that already approved under permission H16-0874-17.

It is recommended that the application be approved under delegated powers.