

**ITEM NO.****COMMITTEE DATE:**

24/04/2017

**APPLICATION NO:**

16/1523/03

FULL PLANNING PERMISSION

**APPLICANT:**

Mr Harvey

**PROPOSAL:**

Loft conversion with rooflights

**LOCATION:**1 Harringcourt House, 18 Harrington Lane, Exeter, EX4  
8PG**REGISTRATION DATE:**

07/03/2017

**EXPIRY DATE:**

02/05/2017

**HISTORY OF SITE**

16/1524/07 - Loft conversion with rooflights

16/1523/03 - Loft conversion with rooflights

15/1254/07 - Replacement windows

UNK

**DESCRIPTION OF SITE/PROPOSAL**

The proposal relates to a Grade II listed building - a former farmhouse that has been subdivided into two separate dwellings. No. 1 Harringcourt House is the closest property to Harrington Lane and is a two storey rendered building of mixed stone and timber construction. It lies at a right-angle to Harrington Lane with a hipped gable facing the road. Internally, surviving fireplaces date the core of the building to the 16th century although there have been many later alterations from the 17th century onwards. Applications for planning permission and listed building consent have been submitted to convert the loft area into additional living space. The rooms would be lit by 4 new rooflights located on the rear roof slope.

**REPRESENTATIONS**

None received.

**CONSULTATIONS**

None received.

**PLANNING POLICIES/POLICY GUIDANCE**

Central Government Guidance

Core Planning Principle 10

Exeter Local Development Framework Core Strategy

Objectives 8 and 9

Exeter Local Plan First Review 1995-2011

C2 - Listed Buildings

C5 - Archaeology

DG1 - Objectives of Urban Design

**OBSERVATIONS**

The key considerations in assessing this scheme are the impacts of the proposals on historic fabric and the character and appearance of a Grade II listed building.

In respect of the former, an expert in historic building recording and interpretation was appointed to inspect the building and identify any important fabric that would be affected by the development. His report, which forms part of the submission, provides a detailed analysis

of the roof space. The most noteworthy feature is the remains of a hipped gable at the northern end of the property, which indicates that the first floor at No.2 Harringcourt House is a later addition to the farmhouse. In order to ensure that this fabric can be retained, it is not intended that the loft conversion will extend into this part of the roof space.

The report indicates that the loft conversion would not result in any significant harm to the historic interest of the building. It concludes:-

*"The impact of these works would principally affect the roof space, necessitating the removal of at least some of the present horizontal ties and stiffening structures to create unencumbered floor space. As these timbers all appear to be secondary or even tertiary, and as the removal of the ties would not involve the dismantling of historic carpentry joints contemporary with the original roof, this alteration may be considered of relatively low impact. The insertion of new tie rods or timbers at a lower level, to secure the roof and reinforce the ceilings might well disturb the present 19th century ceilings, but might also expose the remains of earlier tie beams at the foot of each truss. The provision of rooflights within the late 19th century roof structure may necessitate the moving or repositioning of earlier common rafters, but this is unlikely to impact seriously upon the historic structure as many of these timbers are already loose, or have been truncated, and no early battens remain on the eastern and western sides of the roof."*

It also notes that the staircase would only impact on a part of a 19th century ceiling currently enclosed by cupboards and would therefore be unlikely to have any serious impact on significant historic fabric or the existing character of the interiors. On this basis, no objections are raised to the impact of the proposals on the interior of the listed building.

Externally, four rooflights are proposed on the rear roof slope of the building. Initially, it had been proposed to locate the rooflights on the front elevation. However, in order to protect the appearance of the front facade, the Case Officer requested that the rooflights be moved to the rear, where there are already several modern interventions including windows and a conservatory. The applicant and agent agreed to this and subsequently amended the scheme. In order to minimise their visual impact, the proposed rooflights would be conservation type, have recessed flashings and constructed from aluminium painted black. Overall, it is considered that the rooflights would not be harmful to the character of the building.

In conclusion, for the reasons given above, it is recommended that the scheme be granted planning permission and listed building consent.

## **RECOMMENDATION**

**APPROVE** subject to the following conditions:

- 1) A01 - Time Limit - full
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 31 January 2017 (dwg. nos. 1607-03A, 1607-04A and 1607-05) and 7 March 2017 (Page 27 of Velux Product Brochure dated 4 April 2016), as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3) Unless otherwise agreed with the Local Planning Authority, the proposed rooflights shall have recessed flashings and be constructed from aluminium, painted black with a white painted timber internal finish.  
**Reason:** In order to protect the character of a Grade II listed building.

Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre,  
Civic Centre, Paris Street, Exeter: Telephone 01392 265223