

DELEGATED

AGENDA NO  
PLANNING COMMITTEE

DATE 23 SEPTEMBER 2009

REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

09/1952/LBC

116 High Street, Yarm,

Listed building consent for internal alterations, formation of new external doorway in north elevation. Part repointing of south elevation.

Expiry Date 25 September 2009

#### SUMMARY

1. The application seeks listed building consent for internal alterations, formation of new external doorway in the north elevation and part re-pointing of the south elevation.
2. The property is a dwelling 116 High Street Yarm, known as Tom Browns House. The property is a grade II listed building and is situated in the Yarm Conservation area. The application is being reported to the Planning Committee as the applicant is an employee of the Council.
3. The main consideration of the application is the affect of the works on the character and appearance of the grade II listed property.
4. The works are considered acceptable and the application is recommended for approval.

#### RECOMMENDATION

Planning application 09/1952/LBC be Approved subject to the following conditions

- 01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
0933/014	31 July 2009
0933/010B	31 July 2009
0933/009B	31 July 2009
0933/006	31 July 2009

*Reason: To define the consent.*

- 02. The new pointing shall match the original historic adjacent pointing in respect of colour and texture unless shown otherwise on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.**

***Reason-To ensure materials compatible with the existing building.***

- 03. All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.**

***Reason: In order to safeguard the special architectural or historic interest of the building.***

- 04. Full construction details of the proposed en-suite in bedroom one shall be submitted in writing before this element of the development hereby approved is implemented.**

***Reason: In the interests of the character of the listed building***

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and Planning Policy Guidance Note 15.

It is considered that the scheme accords with the act and supplementary planning guidance and will not have an adverse impact on the character and appearance of the listed building and there are no other material planning considerations which indicate that a decision should be otherwise.

## **PROPOSAL**

6. The proposed works for Listed Building Consent consists of the following:

Ground Floor:

- a. form new entrance lobby at eastern kitchen door
- b. form new access into lobby from north side
- c. block up entrance from high street but retain door on street frontage as a feature
- d. form new en-suite facility in ground floor bedroom 1 (formerly the study)

First Floor:

- a. Reconfigure en-suite facilities and storage to bedroom 3
- b. Replace existing pair of doors to bathroom with single leaf door
- c. Install new shower, WC and wash basin in bathroom
- d. Fit extract fans in all en-suites, bathroom and "wardrobe shower" in bedroom 2
- e. Take out existing staircase to gallery in first floor lounge, increase size of gallery and spiral staircase

External

- a. Carry out repointing to the south elevation of the rear portion of the property

7. With the exception of the new external door on the north side and the repointing on the south elevation all works are internal. With the blocking off of the High Street entrance (leaving the existing door in situ) access to the property will now be from Tom Browns Yard.

## **PUBLICITY**

Neighbours were notified by means of site notice (expiry 4<sup>th</sup> September), press advert (expiry 28<sup>th</sup> August) and letter (expiry 31<sup>st</sup> August) the following comments were received:

Mr G Wilson  
2 Tom Browns Wynd, High Street  
No objections to the planning application

## **PLANNING POLICY**

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans is the Stockton on Tees Local Plan (STLP), Tees Valley Structure Plan (TVSP) and the Regional Spatial Strategy (RRS).

As the application relates to a proposal for Listed Building Consent the scheme has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and Planning Policy Guidance Note 15. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

## **SITE AND SURROUNDINGS**

8. Yarm High Street runs north to south with a number of Wynds running east to west connecting the High Street with the river and West Street.
9. There is no parking within the application site and there is a small garden area situated on the south elevation.
10. The area is a mix use of residential and commercial properties with the immediate neighbours all residential properties. The property is currently accessed from the High Street and from the south elevation with no access from the North elevation.

## **MATERIAL PLANNING CONSIDERATIONS**

11. The main consideration of the application is the affect of the proposal on the character and appearance of the grade II listed property.
12. The property is Mid-late C18 of local red and buff mottled brick. Two storeys in height it retains much of its original timber framing and has an extremely characterful interior. Much

of the interest in the property is in its surviving structural integrity and this exposed framework.

13. Tom Browns House has previously been divided into two separate dwellings, in a tasteful manner however modern insertions within the property do exist.
14. The applicant wishes to carry out the works to enable better functionality as a family home but to also ensure there is no impact on the original structure of the property.
15. The current changes proposed are not extensive and largely are constrained to previous alterations and sections of the property, which are not historic such as modern partitions.
16. The proposed changes to downstairs kitchen and creation of a small lobby area are at a later phase of extension of the property and the new external doorway will be largely in the position of an existing window to minimise any impact on historic fabric.
17. The sealing up of the existing front entrance door is also considered acceptable. The existing High Street door will be retained so that there is no impact visually on the High Street elevation of the property. This will enable the front two rooms currently used as a study and music/reading room better functionality and it is proposed to change the use of these rooms to a bedroom with en-suite and lounge area respectively.
18. The formation of an en-suite in this bedroom area will not adversely affect the character or appearance of the listed building. There is a small area of timber framing evident in this area but the en-suite pod as been designed so as not to impact on this.
19. Bedroom 3 consists largely of modern stud partitions, reconfiguring the existing layout will not have an impact on the structure of the listed building or adversely affect the character of this space, which has no architectural merit, or features that would be affected by the proposals.
20. Replacement of the existing bathroom doors is acceptable these are a set of double glazed doors which are not original or practical for bathroom use. The existing bathroom suite is a modern addition and replacement is acceptable as is the installation of the proposed extract fans. Although these will have a small visual impact on the exterior of the property sufficient ventilation in a property of this age is crucial to ensure no problems of damp penetration and the visual impact is considered negligible.
21. The internal gallery and access stair are much altered, as are the internal room layouts at first floor level. The extension of the gallery is in the most important area of the house historically, as this is where the bulk of timber framing survives and is exposed. The proposed extension to the existing gallery will not impact on this timber framing and has been designed to be sympathetic to the openness of the space in general.
22. None of the works proposed are considered to adversely affect the historic structure or unique historic character of the property.

## **CONCLUSION**

23. The application is considered acceptable in that it will not adversely affect the character and appearance of the grade II listed building and the application is recommended for **Approval with conditions** for the reasons outlined above.

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

**Financial Implications.**

None

**Environmental Implications.**

As report.

**Community Safety Implications.**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

As report

**Human Rights Implications.**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

**Background Papers.**

Stockton on Tees Local Plan

Tees Valley Structure Plan

**WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Yarm</b>
<b>Ward Councillor</b>	<b>Councillor J Earl</b>
<b>Ward</b>	<b>Yarm</b>
<b>Ward Councillor</b>	<b>Councillor Mrs J. Beaumont,</b>
<b>Ward</b>	<b>Yarm</b>
<b>Ward Councillor</b>	<b>Councillor A B L Sherris</b>