

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr J Till	Roof alterations to include the insertion of 2 no. conservation rooflights. Partial removal of internal wall. Aldham House, Fish House Lane, Stoke Prior, Bromsgrove, B60 4JT	07.02.2023	22/01640/LBC

This application is being reported to the Planning Committee because the applicant is related to a Ward Councillor.

RECOMMENDATION: That **LISTED BUILDING CONSENT** be **GRANTED**

Consultations

Conservation Officer

No objection to the principle of this scheme. It is not considered that the proposed works will harm the significance of the listed building.

Recommend appropriate condition relating to:

- external roof materials
- rooflight installation
- detailed design of roof at eaves, valley gutter and abutment
- proposed thermal insulation and screed to floor and lime plaster to wall

Public Consultations

Site notice posted 24.01.2023 (17.02.2023)

Press notice published 20.01.2023 (06.02.2023)

No comments received

Relevant Policies

Bromsgrove District Plan

BDP20 Managing the Historic Environment

Others

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Relevant Planning History

11/0620	Proposed replacement double glazing units to 9 No existing single glazed windows and the replacement of 1 No existing door	Approved	13/09/2011
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11/0399	Proposed replacement double glazing units to 14 No existing single glazed windows and retention of existing window frames	Approved	12/07/2011
11/0004	Proposed replacement/Thermal upgrades to existing windows	Approved	23/03/2011
10/0444	Detached oak framed garage building including the demolition of existing garages and carport	Approved	20/07/2010
10/0302	Proposed Replacement/Thermal Upgrades To Existing Windows	Approved	28/07/2010
09/0579	Proposed internal alterations to form 1 No shared en-suite to the existing first floor bedroom accommodation and 1 No Bathroom to the existing second floor accommodation	Approved	17/09/2009

Assessment of Proposal

Aldham house was originally built in 1753 with later additions in 1853. It is located in the setting of the 12th Century, Grade I Listed St Michael's Church.

It is understood that the living accommodation for the church was, at one time, a vicarage lying to the northeast of the church, of brick construction with five bays, the windows with keystones. This description matches Aldham House very closely and so it is assumed to have originally been the vicarage.

The proposed rooflights are to opposite slopes of a later, single storey extension at the rear of the property. They will be largely hidden from view and have negligible impact upon the significance of Aldham House and the adjacent St Michael's Church. Internally, the ceiling of the roof will be removed to enable a vaulted space, with new steelwork introduced to support the roof. Again, the fabric here is of low significance and so the impact is considered to be negligible.

A section of internal wall is also to be removed, joining an existing and a former door opening into one, larger opening. This involves the removal of some fabric of slightly higher significance, being part of the 19th century wing, however a sense of the original plan form of the space will be retained through the provision of a ceiling level downstand and wall nibs at each end. I therefore consider the minor harm to be sufficiently mitigated, and also justified through the provision of enlarged kitchen accommodation more appropriate for a property of this size.

The Conservation Officer has assessed the scheme and is satisfied that the proposed works will not harm the significance of the listed building. An appropriate condition relating to external materials and design details has been recommended.

I therefore raise no objection to these proposals and consider they comply with the requirements of the Listed Buildings and Conservation Areas Act 1990, BDP20 of the Bromsgrove District Plan, and the NPPF.

RECOMMENDATION: That **LISTED BUILDING CONSENT** be **GRANTED**.

- 1) The works to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:
 - 4310-01; Survey as Existing
 - 4310-02D; Proposed Alterations
 - 4310-03; Location Plan

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, the details below shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
 - details, including samples, of the form, colour, and finish of the materials to be used externally on the roof
 - proposed rooflight installation details at scale 1:5
 - detailed design of roof at eaves, valley gutter and abutment at scale 1:10
 - detailed specification of proposed thermal insulation and screed to floor, and lime plaster to wall

Reason: To ensure that the character of the listed building is maintained as a result of the works, in accordance with Policy section 20 of the Bromsgrove District Plan and the NPPF

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