

<b>Parish:</b>	<b>Ringstead</b>	
<b>Proposal:</b>	<b>Listed building application for single and half storey side extension</b>	
<b>Location:</b>	<b>The Gin Trap 6 High Street Ringstead Hunstanton</b>	
<b>Applicant:</b>	<b>Astley Period Homes Ltd</b>	
<b>Case No:</b>	<b>17/00145/LB (Listed Building Application)</b>	
<b>Case Officer:</b>	<b>Mrs P Lynn</b>	<b>Date for Determination: 27 March 2017</b>

**Reason for Referral to Planning Committee:** The views of the Parish Council are contrary to the Officer recommendation and corresponding Planning Application.

### **Case Summary**

The Gin Trap is a public house listed under the Planning (Listed Buildings & conservation Areas) Act 1990 as amended for its special architectural or historic interest in September 1984 and noted as being c.1700 with C19 details. It is a two storey building constructed of whitewashed clunch with brick dressings and a dentil eaves cornice. The red pantiled roof has coped parapet gables, one axial and south end gable stack. There are lean-to single storey outshots to north and south, and a two storey outshot rear.

This application seeks listed building consent to demolish the existing outshot to the southern end of the building and replace it with a larger a single and half storey extension. It is essentially a revised proposal following the withdrawal of an earlier application in 2016.

A corresponding planning application is also before this Committee for consideration.

### **Key Issues**

The impact of the proposal on the significance of the building which is a designated heritage asset.

### **Recommendation**

**APPROVE**

### **THE APPLICATION**

It is unclear as to whether the Gin Trap is a mid C17 farmhouse which became a public house in 1668 or whether it was built as a pub c.1700 but in any event, Fadens map of 1979 shows a building on this site and the later Tithe Map of 1841 shows an L-shaped structure comprising the northern part of the existing pub and former stables to the west. The building clearly saw much change during next 60 or so years and the 1905 OS map shows the pub having been split from the stables at the northern end and extended southern end. It is likely that the rear and two single storey side outshots were added during this period.

In August 2004 consents were granted for the addition of a conservatory to the rear of the pub, substantial alterations to the southern lean-to to increase the cellar/storage space and the construction of a detached block along the western boundary of the site to provide seven bedrooms. The conservatory and side wing were built but the rear wing was not. Additional bedrooms have since been provided by conversion of the gallery to the front of the Pub and an extant consent for conversion/extension of an existing cottage to the rear. (Application details below)

## **SUPPORTING CASE**

A Heritage Statement in support of the application may be read in full on the application file. Briefly, it lists current legislation planning guidance, details the history of the site and describes its significance commenting that it is of high significance having “evidential, historical, architectural and communal values”.

It comments that the C19 alterations are of significance in understanding the development of the building. It particularly notes that in 2004 the south lean-to was largely rebuilt and extended both forwards (west) and to the south.

The document goes on to give the reasons why the work is necessary and the explains the changes which have been made to address concerns with the original (2016) proposal concluding that “the loss of historic fabric is minimal and the effect on the significance of the heritage asset is similarly so. The minimal level of harm caused is clearly outweighed by the public benefits which accrue”.

## **PLANNING HISTORY**

17/00144/F: Single and half storey side extension – Corresponding planning application under consideration

16/01973/F & 16/01974/LB: Single storey lean-to extension – Withdrawn December 2016

16/1374/F & 16/1375/LB: Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap – Approved October 2016

16/00398/CU & 16/00677/LB: Change of use from former gallery and store to Bed and Breakfast accommodation with an extension forming new disabled WC at ground floor and new external access to first floor –Approved May 2016

10/00403/F & 10/00404/LB: Retrospective application to retain air intake and extract flues to kitchen – Approved May 2010

09/01038/F & 09/01039/LB: Retrospective consent for the extraction flue and air inlet to be retained – Withdrawn September 2009

04/01113/F: Extension to public house and provision of detached wing of 7 letting bedrooms – Approved August 2004

04/01286/LB: Extensions and alterations to public house including demolition of outbuilding - Approved August 2004

2/03/0215/F & 2/03/0216/LB: Store room extension new external rear doorway and refurbishment works/internal alterations – Approved March 2003

17/00145/LB

2/97/0673/CA: Incidental demolition in connection with insertion of roof-lights – Withdrawn March 1998

2/97/0358/CU: Conversion of barn to self-contained residential accommodation – Approved March 1998

2/95/0630/F: Construction of double garage – Approved July 1995

2/94/0485/A: Non-illuminated projecting sign – Approved May 1994

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** siting the following reasons/concerns;

- It is too high and the double doors do not improve the look of the Pub.
- Why does there appear to be a kink in the south facing wall
- The upstairs area (labelled as a store) has a gable window, 2 skylights and a height of 2.0 to 2.3m so would lend itself to future development as this is effectively a two storey extension.
- The PC questions the need for this extra area and would prefer to see a lower ridge line.
- This extension would take the new builds to a point where they would seem to considerably outweigh the original building.
- The PC recognise the need to improve the cellar facilities but question why the small front restaurant area which is quaint and in keeping with the bar area is being lost to office space and the replacement area will be of new build further losing the character of the original building.
- There is still some concern that the proximity of the required foundations to the old boundary wall to the south of the property (which is described in the Conservation statement) may cause it to be undermined.

Reiterated concerns regarding car parking which are considerations of the corresponding planning application.

**REPRESENTATIONS** NONE received

## **NATIONAL GUIDANCE**

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

## **LDF CORE STRATEGY POLICIES**

**CS12** - Environmental Assets

## PLANNING CONSIDERATIONS

The NPPF identifies protection and enhancement of the historic environment as an important element of sustainable development. It requires that in determining applications relating to designated heritage assets, local planning authorities should take account of the desirability of sustaining and enhancing their significance and putting them to viable use consistent with their conservation, but also bear in mind that the significance of listed buildings can be harmed by alteration to them. Where a proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

An earlier proposal to replace the existing lean-to with a new larger version was considered unacceptable because of its height, the prominence of the roof when viewed from Pound Lane to the south and the large garage style doors in the front elevation. Following advice from Officers the applications were withdrawn and a revised proposal submitted.

This shows an extension which sits parallel to the road (rather than a lean-to) and set back slightly from the front of the main building. It has a simple asymmetrical pitched roof following the lines of the existing two storey pub and with a lower level gabled roof over the rear extension. On the front elevation the doors to cellar have been reduced in size and a window has been added which matches the existing ground floor windows. Materials will match existing – painted brickwork with brick quoins and a clay pantile roof.

Impact on historic fabric is minimal – the existing lean-to was largely rebuilt in 2004 and internally the only structural change is the formation of two new doorways - so the principal consideration is the impact of the proposal on the appearance of the listed building. The proposal has been designed to appear subservient to the original building and whilst the front elevation will no longer have the balanced appearance created by a lean-to at each end this proposal has been designed to appear subservient to the original structure and the massing is such that it will not be unduly prominent when viewed from the south.

With regard to the Parish Councils comments – the height of the roof has been reduced from the original proposal and the eaves sit well below those of the original building. How the internal spaces are used is a matter for the owners so long as it does not affect historic fabric and Building Control will have regard for the impact of the new build on the foundations of the existing boundary wall.

In summary then, it is considered that this proposal will provide the additional space and improved operational matters required without causing substantial harm to the significance of the designated heritage asset. Any modest harm which may be thought to be caused to the appearance of the front elevation is outweighed by the benefits provided in terms of keeping the building in viable use which also allows public access, and the contribution the business makes to the local economy. It is therefore recommend that listed building consent be granted.

## RECOMMENDATION:

**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.

- 1 Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: This Listed Building Consent relates only to works specifically shown and detailed on the approved drawing listed below. Any others works, the need for which becomes apparent, are not covered by this consent and details must be submitted to the Council as Local Planning Authority and approved before work continues.  
  
160658/10/12 Rev. A - Proposed Elevations & Sections + Roof Plan  
160658/10/13 Rev. A - Plans as Proposed  
160658/10/14 Rev. A - Floor Plan Showing Areas.
- 2 Reason: To ensure a satisfactory standard of works in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.
- 3 Condition: Samples of both the bricks and the clay pantiles to be used for the external surfaces of the building hereby approved shall be provided on site for the inspection and written approval of the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 3 Reason: To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 4 Condition: The brick bond, mortar mix and pointing techniques for the works hereby approved shall precisely match the existing details.
- 4 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 5 Condition: 1:20 drawings of all new and/or replacement windows shall be submitted to and approved in writing by the Local Planning Authority. The plans shall provide for the use of timber slim glazed windows, puttied and not beaded and shall include joinery details, cross-sections and the opening arrangements. The development shall be implemented in accordance with the approved details.
- 5 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 6 Condition: Prior to the commencement of development 1:20 drawings showing the precise size position and design of the proposed roof-lights shall be submitted to and approved in writing by the Local Planning Authority. The roof-lights shall be constructed in accordance with the approved details.
- 6 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 7 Condition: All external paintwork forming part of the approved scheme shall be in accordance with a colour scheme to be approved in writing by the Local Planning Authority prior to its application.
- 7 Reason: To ensure that such finishes are in keeping with the Listed Building in accordance with the principles of the NPPF.