

Parish:	Grimston	
Proposal:	Listed Building Consent: Replacement Garden Room.	
Location:	Ivy Farm House 37 Congham Road Grimston King's Lynn	
Applicant:	Client of Holt Architectural Ltd	
Case No:	23/00855/LB (Listed Building Application)	
Case Officer:	Mrs J Forder	Date for Determination: 10 July 2023 Extension of Time Expiry Date: 8 September 2023

Reason for Referral to Planning Committee - Called in by Councillor de Whalley due to inappropriate design for a listed building.

Neighbourhood Plan: No

Case Summary

The application seeks permission for a replacement single storey extension, of modern design and construction, to the rear of the grade II listed Ivy Farm House, Grimston

Key Issues

Design

Recommendation

APPROVE

THE APPLICATION

The application seeks Listed Building Consent for a single storey, modern style extension to Ivy Farm House, Congham Road, Grimston.

Ivy Farm House was listed Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest in 1960 with the following list description:

Farmhouse, C17 with extension dated 1733; coursed galletted carstone with brick dressings and eaves course; pantiles, gable, parapets. 3 bays, 2 storeys, plus 2-bay 2-storeyed extension to right with lean-to, added range to rear. Principal facade to east: large 4-light casements under flat arches to bays 1 and 3, doorway to bay 2 renewed with 2-light casement above to first floor, small inserted window to chimney bay to right. 2-bay 2-storeyed extension to right with cast iron plaque having monogram? YP and date May 28 1733; ground floor with 2 casements. Left return to south of C17 carstone rubble with brick

23/00855/LB

quoins, external stack of galletted carstone blocks; gable raised from 1 1/2 to 2 storeys, inserted doorway to left with blocked first floor window above. Rear: 1-bay 2-storeyed C19 range to rear of bay 2 having facing of small carstone with brick dressings; 2 large openings to south and west, those to ground floor under flat arches. Rear facade of varied materials, C17 and C18 brick, galletted and ungalleted carstone rubble, upper courses in brick, vertical joint; varied scattered and inserted fenestration including semi-circular headed fixed stair light with glazing bars.

Ivy Farm House is a two storey building of traditional carstone and brick construction. It has a number of outbuildings associated with it which is to be expected for a building of this age and historic use. The outbuildings are also of historic interest being constructed of traditional materials.

The initial scheme proposed the joining of the farmhouse to the outbuilding through an orangery style extension. As a previous application for a similar scheme had been refused on harm to the character and significance of the building (see reference 22/01354/LB), the agent was asked to submit amended plans for an extension that did not link the buildings. The amended plans are now the subject of this application.

SUPPORTING CASE

NONE submitted.

PLANNING HISTORY

22/01354/LB: Listed building application for removal of existing rear lean-to conservatory and construction of new orangery style rear single storey extension. Refused. 20.04.23.

22/01353/F: Removal of existing rear lean-to conservatory and construction of new orangery style rear single storey extension. Withdrawn 15.05.23.

20/01495/F: Proposed triple cart shed to rear of main house. Permitted 16/12/20.

09/01589/F: Construction of open fronted 3 bay car port. Permitted 28.10.2009.

2/00/0472/F: extension of conservatory extension to dwelling. Permitted 20.06.2000.

2/00/00251/LB: Retention of conservatory extension to dwelling. Permitted 20.06.2000.

RESPONSE TO CONSULTATION

Parish Council:

NONE received

REPRESENTATIONS

12 June - Councillor de Whalley – Call into committee. A previous application cited harm to the listed building through the joining of the outbuilding to the farmhouse. This application proposes the same form of extension.

Councillor de Whalley – maintain call in following revised plans. The design of the extension would not be appropriate for a listed building.

Two objections from neighbours with relevant concerns relating to the following:

- Design – how is more glazing appropriate for this listed building?

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

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

PLANNING CONSIDERATIONS

The main considerations are:

- Planning History
- Design

Planning History

The existing extension proposed to be demolished is of no architectural interest. It has a modern red brick plinth with a standard design white, chunky upvc frame dividing the glazing. The materials and the design are detrimental to the character and significance of the grade II listed building as a result.

A previous application, reference 22/01354/LB sought permission for a lean-to extension which covered the rear elevation and obscured the semi-circular window while linking the house to the outbuilding. This scheme would have been traditional in appearance with brickwork walls and minimal glazing. While the form was traditional, the scale of the proposal meant that historic fabric such as windows and walls would be obscured and, the link would of meant the historic plan form and historic separation between the house and its outbuildings serving more functional uses would be lost. It was refused because of the harm to historic appearance and fabric due to the design, mass and appearance of the extension.

The proposed new extension would replace this older, harmful extension with a larger footprint. There is evidence in the rear wall of former openings and rebuilt upper sections which indicate that some of the fabric in this wall may not be as historic as might be expected. While the northern part of the proposed extension would obscure from view some historic fabric, this would not be removed from the property as no new openings are proposed as part of this scheme. As the proposed extension sits under the existing windows, they are able to be retained without alteration. The scheme no longer proposes a link to the outbuilding which retains the separation of form and function between the house and the outbuilding. The proposed scheme is smaller in mass and scale than that proposed in the refused application due to the loss of the link.

Design

The design proposed for the new extension is a modern, lightweight design which contrasts with the historic fabric of the listed building. The agent has made clear in his submitted design and access statement that the indicative image provided, showing a more yellow brick would not be the final material. It would therefore be constructed from red brick which would match some of the details on the existing dwelling and be consistent with the materials used in the construction of the outbuildings.

While the large glazed panels are different to the smaller glazed panels of the house, they would allow a view of the historic wall behind to be appreciated from the outside. It creates an illusion of a lightweight addition which would not impact upon the fabric of the building. The proposal would therefore be in accordance with policies CS08 and CS12 of the Local Plan and paragraphs 126 and 199 of the NPPF.

Using a modern design or materials to contrast against historic fabric is an accepted conservation approach first developed by the Society for the Protection of Ancient Buildings (SPAB) in the 19th century. It is a way of differentiating between each generations alterations without creating a pastiche of what might have been there. An orangery style garden room with more traditional glazing panels, would dominate the rear elevation and would not be able to sit under the semi-circular window successfully. The proposed design, with its flat roof and large amounts of glazing avoids the dominance of a more traditional scheme while maintaining visibility of historic features.

Concerns expressed by the neighbours, which are relevant to this Listed Building Consent application, have primarily been around the modern design of the extension. As expressed above, the modern design contrasts with the historic material of the house to allow more visibility and retention of historic fabric and form which would not be able to be successfully achieved using more traditional design. It is therefore considered that the design is appropriate in this instance.

CONCLUSION

The application proposes a single storey extension of modern design to the rear of Ivy Farm, Grimston, a grade II listed building. The modern design of the proposal, although contrasting with the historic material of the house, is well designed and detailed and, as shown in this report, has been designed to ensure that the materials and historic fabric of the building remain visibly a part of the story of the building. The large panels of glazing would give the extension a lightweight appearance and allow permeability of vision between the outside and the historic fabric of the rear wall. The windows would be able to be retained in their existing locations with no alterations and no further openings would be required in the rear wall.

The extension is therefore in accordance with local plan policy CS12 and CS08 and NPPF paragraphs 126 and 199 for the reasons given above.

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 the works specifically shown on the approved drawings and documents listed below. Any other 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 works continue.

HAL23-IF-700 Rev B: Proposed site plan
HAL23-IF-400 Rev B: Proposed elevations and section
HAL23-IF-200 Rev B: Proposed floor plan
HAL23-IF-300 Rev B: Proposed elevations

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: All works shall be carried out in such manner that no unnecessary damage is caused to the fabric or decorative features of the building, and any damage so caused shall be rectified to the satisfaction of the Local Planning Authority.

3 Reason: To ensure that the fabric of the Listed Building is properly protected during the works in accordance with the principles of the NPPF.

4 Condition: Notwithstanding the approved plans, details of the following items at a scale of 1:20, or as otherwise specified, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development:

- (i) A detailed schedule of works with drawings that accurately show how the extension will be fixed to the historic walls.
- (ii) Drawings and cross sections of the proposed glazed roof lights.
- (iii) Drawings of all new or replacement joinery works involving windows and doors (with cross sections).
- (iv) Drawings which provide siting, material and colour of all rainwater goods and statutory undertakers equipment to be installed.

4 Reason: To ensure that the works are properly controlled in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.

5 Condition: The brick to be used for the external surfaces of the building hereby approved shall be constructed in accordance with a sample panel, prepared on site for the inspection and written approval of the Local Planning Authority. The sample panel

shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond, and pointing technique to be used in the approved scheme.

- 5 Reason: To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.