

# APP 07

Application Number: 12/01703/FUL  
Other

**Re-roof existing building in slate, remove chimney, render rear of property and the construction of a conservatory (retrospective) (re-submission of 12/00739/FUL)**

**AT 9 Paggs Court, Silver Street, Newport Pagnell**

**FOR Old Ginger Developments Ltd**

**Target:** 10th October 2012

**Ward:** Newport Pagnell South

**Parish:** Newport Pagnell Town Council

**Report Author/Case Officer:** Mr Mathew Wilde

**Contact Details:** 01908 253152 mathew.wilde@milton-keynes.gov.uk

**Head of Team:** Andrew Horner

**Contact Details:** 01908 252609 andrew.horner@milton-keynes.gov.uk

## 1.0 INTRODUCTION

*(A brief explanation of what the application is about)*

### 1.1 The Site

The application property is a dwelling located off a small residential cul-de-sac within Newport Pagnell conservation area. There are several listed buildings in the vicinity of the application property including 10 Paggs Court and the Independent Chapel. To the east side of the site is a footpath and to the south, a Social Club. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

### 1.2 The Proposal

The proposal is to regularise work that has already been carried out. A previous, retrospective, application (12/00739/FUL) in May this year. Details of the proposal as described above can be seen in the plans appended to this report.

## 2.0 RELEVANT POLICIES

*(The most important policy considerations relating to this application)*

### 2.1 National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990  
Section 66 and 72.

National Planning Policy Framework (March 2012)  
Section 12.

## 2.2 Local Policy

### Core Strategy

Emerging policy CS 20 The Historic and Natural Environment

### Adopted Milton Keynes Local Plan 2001-2011

D1, D2, HE5, HE6

## 3.0 MAIN ISSUES

*(The issues which have the greatest bearing on the decision)*

- 3.1 The impact on the character and appearance of conservation area and the setting of nearby listed buildings. The impact on residential amenities of neighbouring occupiers.

## 4.0 RECOMMENDATION

*(The decision that officers recommend to the Committee)*

- 4.1 It is recommended that planning permission be refused for the reasons set out at the end of this report.

## 5.0 CONSIDERATIONS

*(An explanation of the main issues that have lead to the officer Recommendation)*

### 5.1 Impact on the character and appearance of the conservation area and the setting of the nearby listed buildings

The application property is located within the Newport Pagnell conservation area and forms part of the setting of nearby grade II listed buildings including 10 Paggs Court and the Independent Chapel. The property was identified in the conservation area review adopted by cabinet on 25.8.10 as an 'unlisted building making an individual contribution to the character or appearance of the conservation area'. This was before the works were undertaken to the property. It is considered that this individual contribution is now much diminished following the works that have been undertaken.

- 5.2 The property was previously roofed in plain tiles and had vernacular wooden windows of a character which matched those of 9 Paggs Court. The property now has slate tiles and upvc windows which have been partially painted (the glazing panels haven't been painted because they are within the double glazing). The effect is odd and counter productive as it emphasises the difference between the traditional windows and the replacements.

- 5.3 It is accepted that the reconstruction of the roof was necessary. However it is considered that the material used in that reconstruction undermine the local identity of the house, its contribution to the setting of listed buildings and the character and appearance of the conservation area. A number of nearby buildings do have slate roofs. However, it is considered that slate roofs on other buildings within the vicinity of the application property is not considered a sufficient reason by to move away from the traditional materials of the application property.

- 5.4 It is considered that the conservatory is out of keeping with the character and appearance of the conservation area and setting of listed buildings, due to its size, materials and prominence in the historic street scene. It is considered that the conservatory, sited to the side of the property will be highly visible from the adjacent footpath which connects houses in Paggs court to the grade II listed church and serves as a footpath to the public. The materials, details and dimensions used are modern and are at odds with historic buildings in the area and together with its sitting and prominence in the street scene. The conservatory is considered to disrupt the setting of the listed buildings in the vicinity and the historic character and appearance of the conservation area. As a result the conservatory has a detrimental impact on the building and its surroundings.
- 5.5 It is considered that the removal of the chimney has had an adverse impact on the character and appearance of the area. Whilst it is accepted that the removal of the chimney was necessary with regard to the reconstruction of the roof it is considered that its replacement would be desirable. Nevertheless, it is considered that its loss would not warrant a refusal.
- 5.6 It is acknowledged that the render to the rear of the property was to prevent dampness. Whilst this solution is not considered to be the most appropriate and is harmful to the appearance of the building, the removal of the render would now harm to the fabric of the building and it is therefore considered that this work should form the basis for refusal of the application.
- 5.7 It is considered that overall the retrospective external alterations and extensions are unacceptable and fail to preserve or enhance the character and appearance of the conservation area and detrimentally affect the setting of the adjacent listed buildings.
- 5.8 **Impact on neighbouring amenity**

It is considered that the proposed works do not have a detrimental impact on the amenity of neighbouring properties and no objection is raised in this regard.

#### 5.9 **Conclusions**

It is considered that whilst some of the retrospective works would not justify a refusal, the scheme as a whole does detrimentally affect the setting of the adjacent listed buildings and does not preserve or enhance the character or appearance of the conservation area.

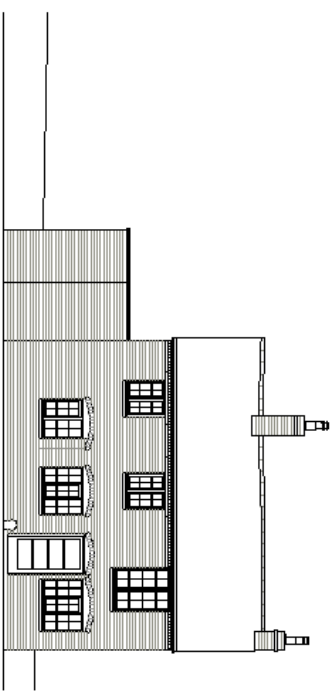
#### 6.0 **REASONS**

*(The reasons that officers recommend that the application should be refused. The reasons must be ones that the Council can demonstrate with evidence, should the applicant appeal against the refusal.)*

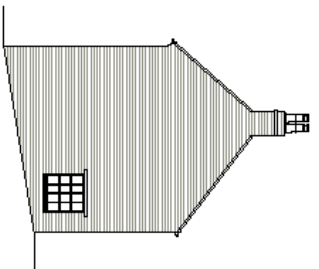
1. The retrospective works are considered to detrimentally affect the setting of the adjacent listed buildings and will not preserve or enhance the character or appearance of the conservation area and therefore does not comply with Sections 66, 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, the saved Milton Keynes Local Plan 2001 - 2011 policies HE5, HE6 and Section 12 of the National Planning Policy Framework (March 2012).

Notes

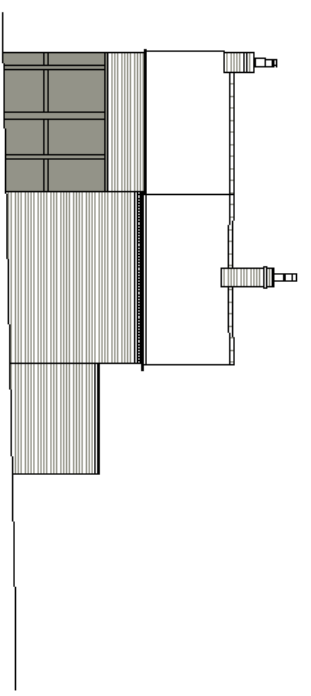
- The architect is responsible for providing specifications, dimensions and references. Any dimension is to be taken from the drawings unless specified otherwise.
- There is to be no room for change or addition unless the proper notes (1) to (5) are provided.
- Do not submit drawings. Typeset drawings to be provided instead.



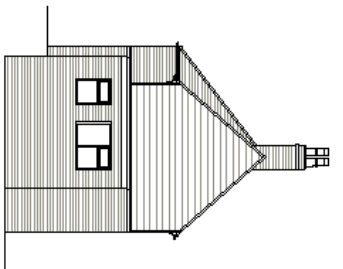
Front Elevation



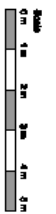
Side Elevation




Rear Elevation



Side Elevation

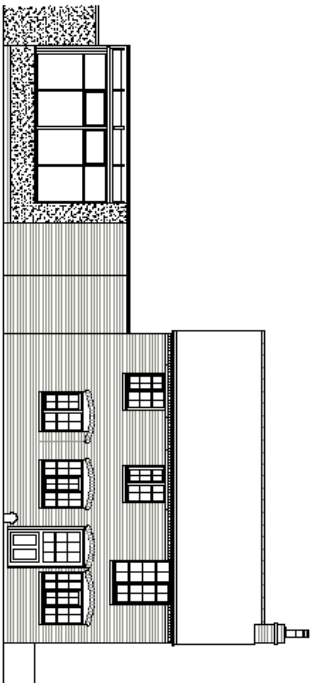


REVISIONS

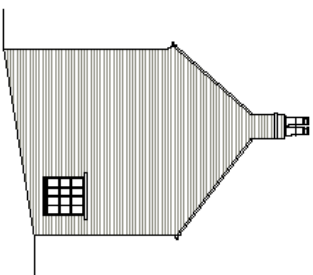
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**Notes**

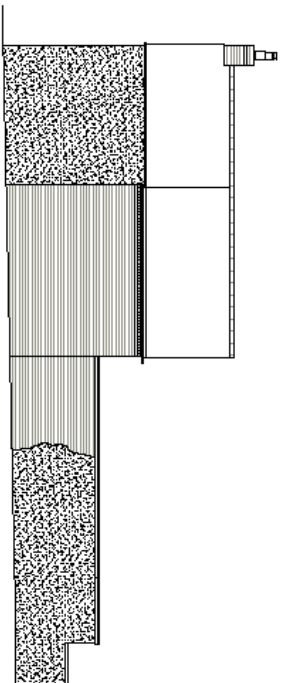
- The architect is responsible for providing specifications, dimensions and schedule. Any dimension is to be taken from the finished work unless otherwise noted.
- There is to be no work to be done in the interior of the building unless the program is approved by the architect.
- Do not make any changes to the program without the architect's approval.



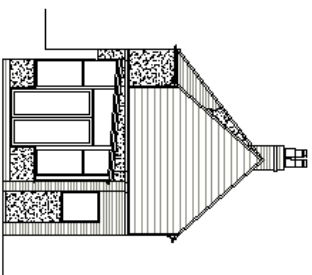
Front Elevation



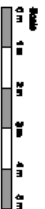
Side Elevation




Rear Elevation



Side Elevation



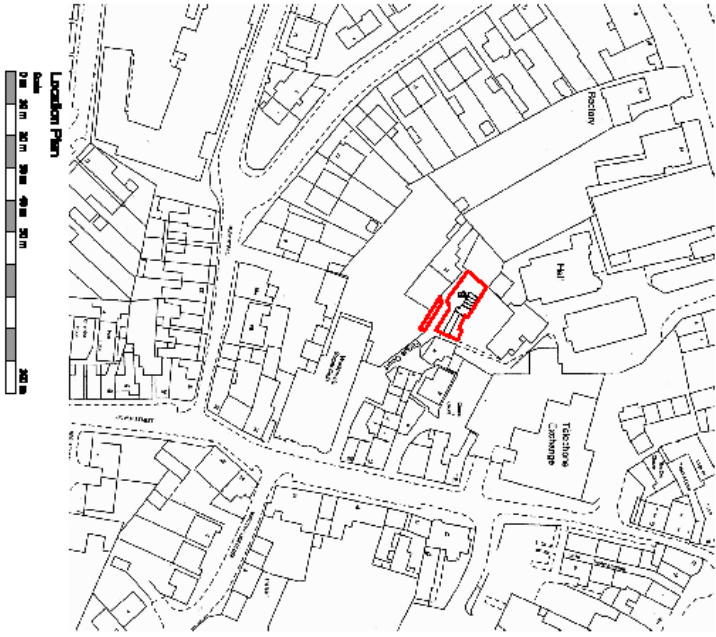
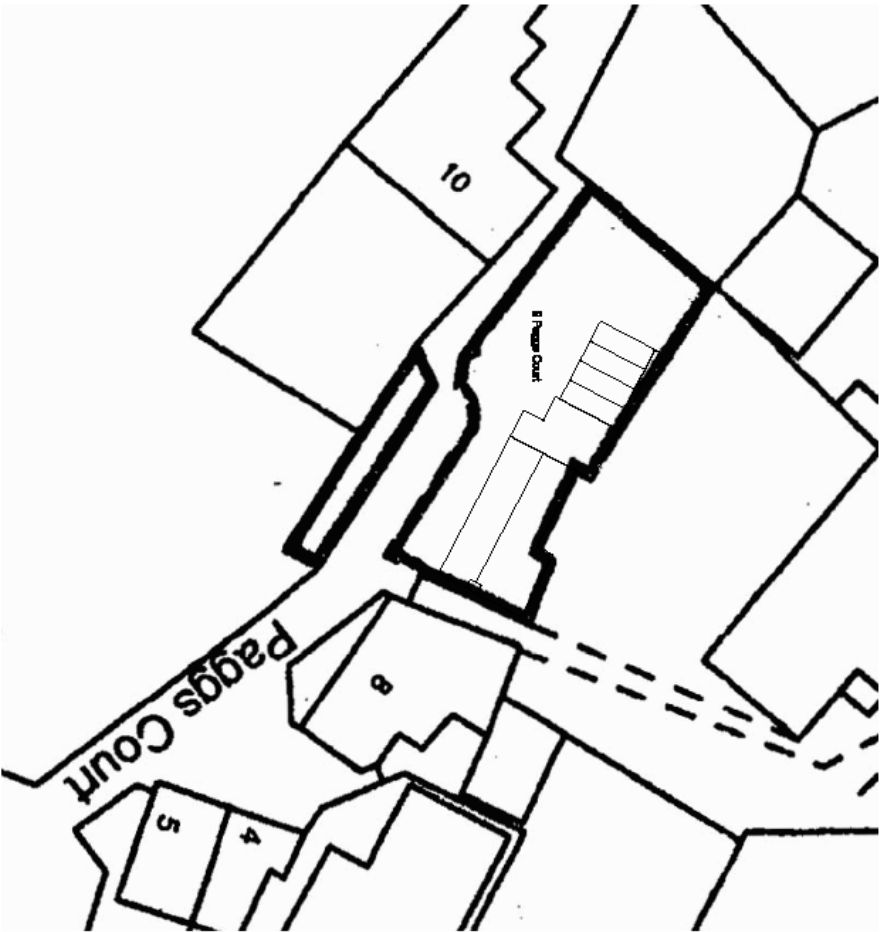
**REVISIONS**

 <b>Cune</b> ARCHITECTS 11111 1st Street, Suite 100 San Diego, CA 92161 Tel: 619.594.1111 Fax: 619.594.1112	Rev	1	Initial Design
	Rev	2	Final Design
	Rev	3	Construction Documents
	Rev	4	Final Construction Documents



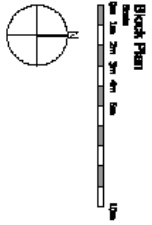
**Notes**

- The property is currently for residential development. Approval of all documents, any drawings or plans, shall be the responsibility of the applicant.
- The applicant shall be responsible for obtaining all necessary approvals from the relevant authorities.
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**REVISIONS**

<b>Qune</b>	Site: 3 Paggs Court, Newport, Newport
PROJECT	Location and Block Plan
DATE	14/06/2024
BY	John W
FOR	Qune
SCALE	1:500



**Block Plan**

**Paggs Court**

**1 Floor Court**

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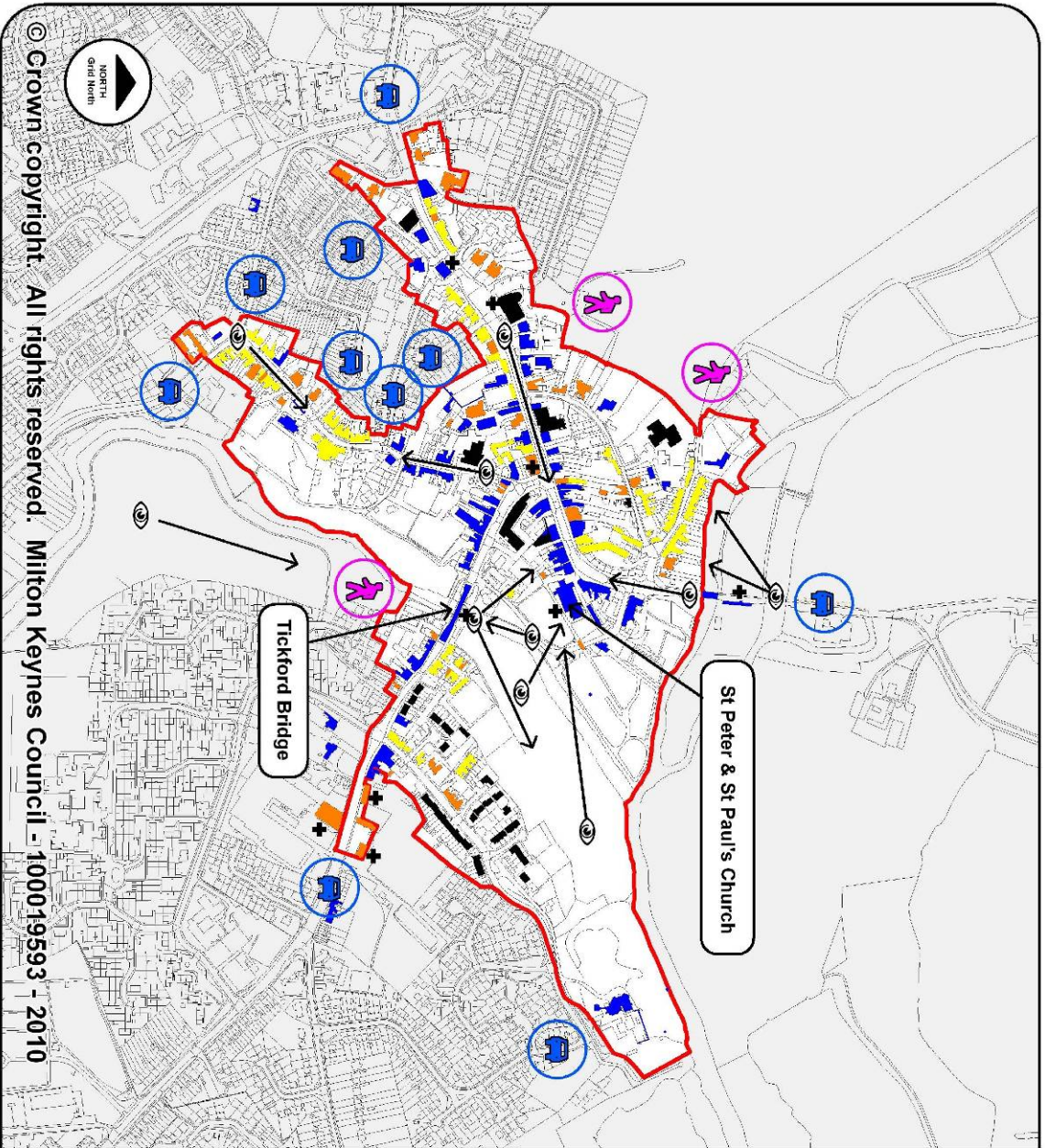
## Before



## After








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### Map Key

 Existing Conservation Area Boundary

 Listed Buildings

 Unlisted buildings making an individual contribution to the character and appearance of the conservation area.

 Unlisted buildings which make a group contribution to the character of the conservation area

 Building or buildings at variance with the character of the conservation area

 Car / Foot Access points

 Landmark Buildings

 Significant Views

## **Appendix to 12/01703/FUL**

### **A1.0 RELEVANT PLANNING HISTORY**

*(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)*

#### **A1.1 12/00739/FUL**

Re-roof existing building in slate, remove chimney and render rear of property  
(Retrospective)  
REF 24.05.2012

### **A2.0 ADDITIONAL MATTERS**

*(Matters which were also considered in producing the Recommendation)*

#### **A2.1 None.**

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

*(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)*

#### **Comments**

#### **Officer Response**

### **A3.1 Conservation And Archaeology**

#### Advice: Objection

1. This application is made subsequent to the refusal of retrospective application 12/00739/FUL. The previous application was refused on the grounds that it would be detrimental to the setting of the listed buildings and the character or appearance of the conservation area. The previous application was not supported by engineering reports or any cogent rationale for the interventions that altered the outward appearance of the building.
2. The subject building is located within the Newport Pagnell conservation area and forms part of the setting of nearby grade II listed buildings including 10 Paggs Court and the Independent Chapel. I have also noted since offering my advice on the previous application that the subject property was identified in the conservation area review adopted by cabinet on 25.8.10 as an 'unlisted building making an individual contribution to the character or appearance of the conservation area'
3. The policy framework for the new application includes:
  - Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
  - Section 12 of the National Planning Policy Framework (2012)
  - Policies HE5 and HE6 of the Milton Keynes Local Planning (Listed Buildings and Conservation Areas) Act 1990
4. The revised application now includes an engineering report which sets out the need for replacing the existing roof and the rationale behind applying impermeable cement

render to the rear outshot. What is less clearly explained is why the new roof could not have been covered with plain tiles on the pitches where they were previously present or why the new conservatory has to have the scale and appearance of the structure now in place.

5. I have noted (and am very disappointed with) the replacement window choice which, by virtue of being modern plastic storm-proof casement, contrasts strongly with the vernacular 'hand-made' character of 9 Paggs Court. I also noted that the windows have been painted in an effort to reduce the starkness of the white uPVC finish but that the 'glazing bar' details have been left white because they are contained within the glazing. The final effect is an odd and counter-productive as it emphasises the difference between traditional timber window assemblies and that of modern plastic 'replicas' and their shortcomings. Permitted development rights preclude any corrective steps however and so no further comment is made in this regard. Also lost without being able to take any action (so I understand) is the small cottage garden that existed at the front of the premises; this has been used to create a gravelled car parking space for one vehicle.

#### Principle of development

6. The engineering report confirms that the roof needed to be reconstructed and that an intervention was required to the bitumen covered rear outshot. I therefore conclude that the principle of altering the building to overcome the structural issues has been established.
7. I also agree that the limited floor plan of the cottage could reasonably be enlarged by building an extension to the side. I therefore confirm that I have no objection in principle to a sideways extension.

#### Detail of development

8. The loss of the plain tiles as part of the roof reconstruction is regrettable because they

form part of the historic character and appearance of the conservation area. The piecemeal loss of traditional materials undermines local identity and should be resisted. I note the existence of Welsh slate elsewhere in the conservation area but this is not a strong argument for permitting loss of the earlier traditional materials and the authentic historic character they impart. I could not see, for example, a similar argument being used for replacing a thatched roof with slate.

9. I note the loss of the chimney and understand that in the context of the works of roof replacement it would be possible to seek its replacement. Because of its contribution to the appearance of the building and the historic character of the locale I would be minded to seek its reinstatement if at all possible.
10. The conservatory is ambitious in terms of its scale (particularly length and width) and as a result is visually prominent. The appearance (materials and details) is uncompromisingly modern in contrasts markedly with the historic buildings that stand hereabouts. The overall effect is to create an intrusive and jarring visual presence against 9 Paggs Court and within the visual context of number 10 and the Independent Chapel. The extension as it stands thus disrupts the setting of the listed buildings in the vicinity and the historic character or appearance of the conservation area. The final effect is of a building that has been harshly altered to suit a standardised renovation rather than a low key scheme of modification tailored to suit a characterful historic building.
11. I do not accept that the location is somehow a largely unvisited part of the conservation area as it forms an effective pedestrian short cut from the High Street to Silver Street and provides access to several homes on Paggs Court itself. The consideration of impact on the setting of listed buildings is not a factor that is affected by openness to general public gaze, it is a matter of achieving a harmonious relationship between modern development and the historic context in which it is placed irrespective of public vantage points. In this case the standardised appearance of the extension competes unfavourably with the very specific character of its historic context. A more modestly scaled sideways extension would meet less resistance, particularly where materials

were also changed. The low level of applied decoration to the conservatory should be retained in any revised proposal.

12. I note that demolition of the asbestos garage is offered as justification for the scheme and that the amount of garden now present is about the same as before (discounting the loss of the strip of garden at the front). However, I give this argument little weight as materials and poor condition would have brought about the garage's demise anyway.

13. The cement render that has been applied on the outshot is likely to be irreversible without causing damage to historic fabric. As a remedy, using cement and metal laths is not likely to provide protection against damp in the longer term and may even exacerbate the problem. Due to the likelihood of harm to underlying fabric, and the possibility that it may actually be providing some medium term structural integrity I raise no conservation based objection to its presences with a view to seeking its removal.

#### Outcome

14. I maintain my objection to the scheme on the grounds that the alterations harm the setting of the listed buildings and are detrimental to the prevailing character of the conservation area contrary to the provisions of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies HE5 and HE6 of the Milton Keynes Local Plan 2001-2011

#### A3.2 **Parish - Newport Pagnell**

Object to the application

#### A3.3 **Ward – Newport Pagnell South – Cllr McCall**

Supports the application and requests a Member's site inspection.

#### A3.4 **Local Residents**

No comments have been

The occupiers of the following properties were notified of the application:  
United Reformed Church Hall High Street Newport Pagnell  
8 Paggs Court Silver Street Newport Pagnell  
10 Paggs Court Silver Street Newport Pagnell

received.