

**Application Number: 16/02721/LBC****Listed Building Consent for remedial and strengthening works to external brickwork, foundation, roof and chimney.****AT 5 The Green, Woughton On The Green, Milton Keynes****FOR Kaby Developments Ltd****Target:** Extension of Time**Ward:** Campbell Park And Old Woughton**Parish:** Old Woughton Parish Council**Report Author/Case Officer:** Tassama Amlak**Contact Details:** 01908 254962 tass.amlak@milton-keynes.gov.uk**Team Leader::** Katy Lycett**Contact Details:** 01908 252313 catherine.lycett@milton-keynes.gov.uk

## **1.0 INTRODUCTION**

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

The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess). All matters have been taken into account in writing this report and recommendation.

This application is referred to the Development Control Panel for determination as more than one third party objection to the development has been received and an objection has been received from the Parish Council.

### **1.1 The Site**

The application site relates to a nineteenth century outbuilding within the grounds of 5 The Green which are Grade II listed cottages located on the southern side of The Green. The building contributes to the significance of the principal building as it ties in with the continual adaptation of the house, particularly those made in the same C19 period. The application site is also located in the Woughton on the Green Conservation Area.

## 1.2 The Proposal

The application seeks part retrospective Listed Building Consent for remedial and strengthening works to the external brickwork, foundation, roof and chimney.

## 2.0 RELEVANT POLICIES

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

### 2.1 National Policy

Section 12 of the NPPF

The Town and Country Planning (Listed Buildings and Conservation Areas) Act Sections 16 and 66.

### 2.2 Local Policy

#### Core Strategy

CS19 – The Historic and Natural Environment

#### Adopted Milton Keynes Local Plan 2001-2011

Saved Policies of the Milton Keynes Local Plan

D1 – Impact on Locality

HE4 – Extension or Alteration of a Listed Building

## 3.0 MAIN ISSUES

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

- 3.1
  - Principle of Development
  - Impact of the Development on the Listed Building

## 4.0 RECOMMENDATION

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

- 4.1 It is recommended that Listed Building Consent be granted subject to the conditions set out at section 6 of this report.

## 5.0 CONSIDERATIONS

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

### 5.1 Principle of Development

The applicant has submitted additional information and a structural report which demonstrates that the existing dwelling is in need of remedial and strengthening works. As such, the application is now acceptable in principle in order to secure the building in the long term.

### 5.2 Impact on Listed Building

In accordance with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, special regard has been paid to the desirability

of preserving the Listed Building, its setting and any features of special architectural or historic interest in which it possesses. Saved policies HE4 and HE5 of the Milton Keynes Local Plan 2001 - 2011 refers to the desirability of preserving the Listed Building and its setting.

- 5.3 The applicant has provided additional information in support of the application including a structural report. The Conservation Officer now considers that principle of the structural works is acceptable subject to the imposition of conditions on any listed building consent requiring the submission of further details relating to works to the existing roof, samples of brickwork, details of steel bearing points, cement details and recording of works. Subject to compliance with these conditions the proposal would be in accordance with the character and appearance of the Listed Building.
- 5.4 Therefore the proposed works are considered to be a sympathetic addition to the property and would not be harmful to the setting or appearance of this listed building.
- 5.5 Therefore the proposed works will comply with saved policies HE4 and HE5 of Milton Keynes Local Plan 2001-2011, and accords with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

## **6.0 CONDITIONS**

*(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable )*

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To prevent the accumulation of listed building consents; to enable the local planning authority to review the suitability of the works in the light of altered circumstances; and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004. (D12)

2. Prior to the removal of any component part of the existing timber roof structure, detailed plans showing the proposed works to the existing roof structure shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate whether each component is to be retained, repaired, replaced or removed. The works shall be carried out thereafter in accordance with the approved particulars.

Reason: To ensure that affected heritage asset is adequately recorded pursuant to paragraph 141 of the National Planning Policy Framework

3. Prior to the commencement of any new brickwork, a sample panel of brickwork shall be constructed on site for the inspection and written approval of the Local Planning Authority. The sample panel should use the proposed walling material, mortar type, bond, coursing and pointing. The panel shall remain on site until the works are completed. The works shall be carried out thereafter in accordance with the approved particulars.

Reason: To ensure that affected heritage asset is adequately recorded pursuant to paragraph 141 of the National Planning Policy Framework.

4. Prior to the installation of the new steels, details of their respective bearings will be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out thereafter in accordance with the approved particulars.

Reason: To ensure that affected heritage asset is adequately recorded pursuant to paragraph 141 of the National Planning Policy Framework.

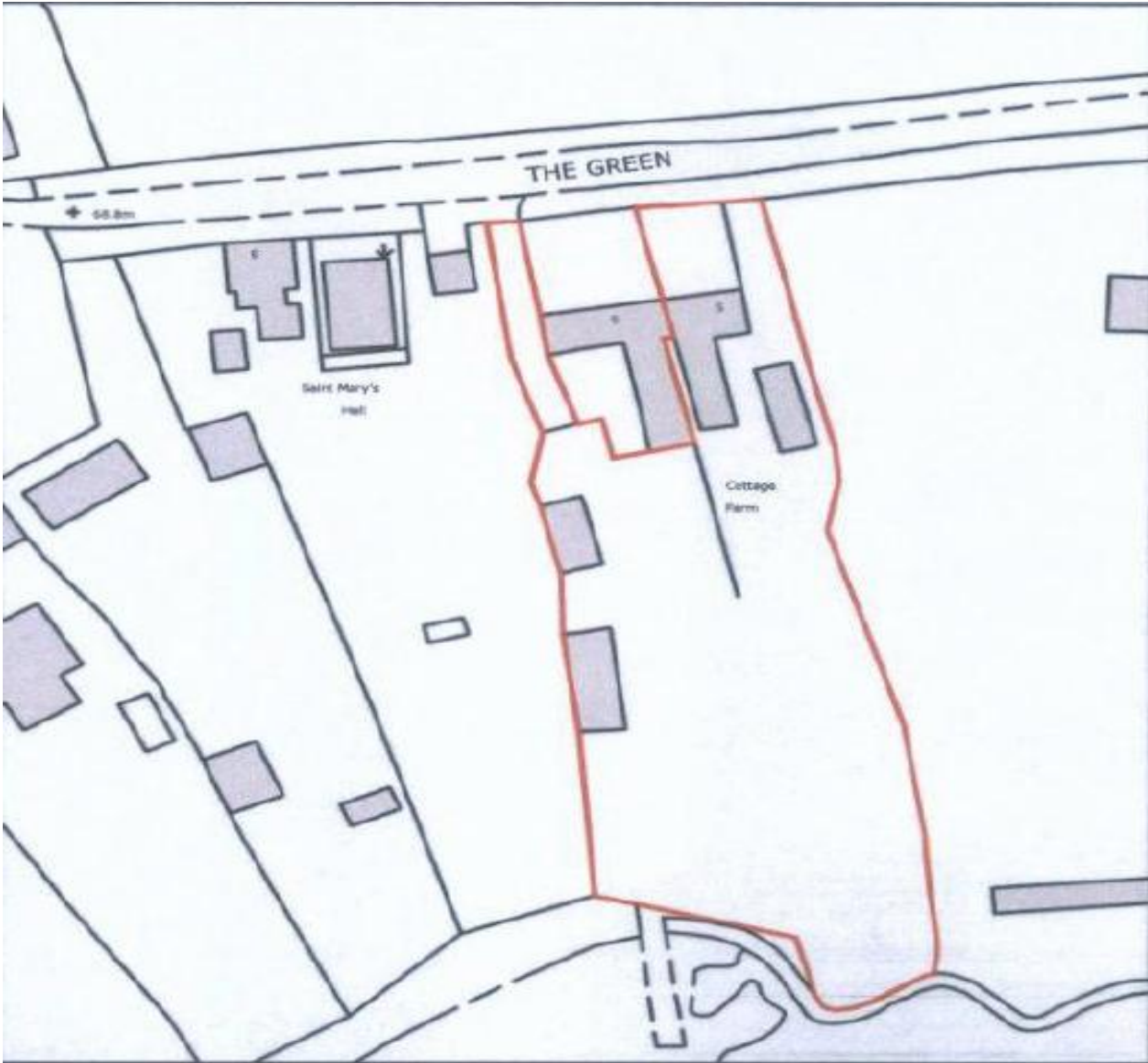
5. All works of making good shall be carried out using materials and workmanship that match exactly the original building unless otherwise agreed in writing by the Local Planning Authority. This includes not using cement in mortar or plaster.

Reason: To ensure that affected heritage asset is adequately recorded pursuant to paragraph 141 of the National Planning Policy Framework.

6. Prior to any works commencing on the site, the applicant will employ a competent archaeologist, surveyor or architect to record the building to a scheme agreed in writing with the Local Planning Authority. The record will accord with the standards set by 'Understanding Historic Buildings: A Guide To Good Practice' Historic England (2016). All photographs will be dated and annotated. One hard copy and one digital copy of building recording report will be deposited with Milton Keynes Historic Environment Record prior to building works commencing, and within three months of the recording survey being completed.

Reason: To ensure that affected heritage asset is adequately recorded pursuant to paragraph 141 of the National Planning Policy Framework.

Location Plan





## **Appendix to 16/02721/LBC**

### **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 09/01203/LBC

LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS,  
EXTERNAL RENOVATION, DEMOLISH TOILET OUTBUILDING,  
DEMOLISH GARAGE OUTBUILDING, REPLACEMENT WINDOWS,  
REPLACEMENT STAIRS AND SINGLE STOREY REAR EXTENSION.  
WDN 08.09.2009

09/01205/FUL

ERECTION OF SINGLE STOREY REAR EXTENSION  
WDN 08.09.2009

16/02724/LBC

Listed Building Consent for the demolition of existing garage  
REF 13.12.2016

### **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)*

	<b>Comments</b>	<b>Officer Response</b>
A3.1	EH - Historic England No comment.	Noted.
	The Georgian Group No response.	Noted.
	Twentieth Century Society No response.	Noted.
	Victorian Society No response.	Noted.
	Ancient Monuments Society No response.	Noted.
	Council British Archaeology No objection subject to conditions	Noted. Condition proposed.
	Conservation And Archaeology No objection	Noted.
	Parish - Old Woughton Object on grounds of insufficient information	Additional information provided.
	Ward - Campbell Park And Old Woughton - Cllr	Noted.



Brackenbury  
No comment.

Ward - Campbell Park And Old Woughton - Cllr McDonald      Noted.  
No comment.

Ward - Campbell Park And Old Woughton - Cllr McCall      Noted.  
No comment.

**Local Residents**

The occupiers of the following properties were notified of the application:

- 46 Passmore, Tinkers Bridge, Milton Keynes
- 11 The Green, Woughton On The Green, Milton Keynes
- 8 The Green, Woughton On The Green, Milton Keynes
- 3 The Green, Woughton On The Green, Milton Keynes
- 28 The Green, Woughton On The Green, Milton Keynes
- 2 Saddington, Woughton Park, Milton Keynes
- 6 The Green, Woughton On The Green, Milton Keynes

The neighbour objections in summary relate to the fact that the works are retrospective and on the grounds that the submitted information is insufficient to justify approval. Each of these matters has been responded to in the main considerations section of this report.