

Consultation on planning applications May – August 2017

The Society has been consulted on 10 new planning applications since the last report. We did not submit comments on six of these as, in consultation with the tree group, it was agreed that they were minor in nature and would have no impact on the character of the Conservation Area. These were:

APP/17/00600 - 8 Newburns Lane

Retrospective application for retention of rear decked yard area. This would be hidden behind the high sandstone wall on Hughes Lane.

APP/17/00671 – ‘Point of Ayr’, Mill Hill:

Proposed erection of a single storey garage and adjoining store on the main frontage with some felling of the existing holly trees and proposed replanting to create a screen. Although the development would be partly visible from the road above the substantial sandstone boundary wall the design would not be obtrusive. The tree group considered that the proposals for limited felling and replanting were acceptable.

APP/17/00688 - 3 Columbia Road

Proposed demolition and replacement of existing rear conservatory and construction of a second conservatory. Both would be hidden from view behind the high boundary hedge on Columbia Road.

APP/17/00763 - ‘The Drawing Room’, 60 Christchurch Road:

Proposal to change of use to rear of shop unit to install a small tea shop area (four tables) and a kitchen. No change to physical appearance of frontage apart from a replacement hanging sign and no change to opening hours.

APP/17/00831 - Talbot Ridge’, 9 Talbot Road:

Proposal for single storey flat roof rear extension, single storey front porch with balcony, new roof tiles to main house. The property is a 1960's house with no heritage interest which is concealed behind a high sandstone wall. The work to the frontage and roof will be almost invisible from the public highway.

APP/17/00873 - Flat 1, ‘Eastcourt’, 20 Talbot Road:

Proposal to replace ground floor rear timber sash window with timber French doors. Although this is a Grade II Listed Building in a prominent location opposite The Little Arno, the proposal is located at the rear of a more recent side extension to the parent building. It would be completely invisible from the highway and would not affect the main structure of the parent property.

We submitted comments on four applications, as follows.

APP/17/00654 – 17 Rose Mount (former T for 2 café)

Proposal: To change the use of the premises to a restaurant and bar on the first and second floors with seating for 44 customers, with staff facilities and

storage on the top floor. The existing single storey rear extension to be reconstructed to provide for a new kitchen. No information is provided regarding proposed opening hours.

Comment: The key issue is the impact on residential amenity. There is insufficient information for the Society to judge whether this proposal would, individually or cumulatively with other similar existing uses, cause significant harm to residential amenity. We therefore asked the Council to very carefully assess this application in the light of the criteria in the relevant planning policies and any further information provided by the applicants to ensure that residential amenity is protected. *(Note: Subsequent to the comments submitted by the Society the application was refused by the Council on the grounds that it would be detrimental to residential amenity).*

APP/17/00728 – Flat 1, ‘Denehurst’, 6 Talbot Road:

Proposal: Replacement of existing timber sash windows to all first floor elevations with uPvc double-glazed sliding windows.

Comment: The property is identified as “making a positive contribution to the character of the Conservation Area” in the Conservation Area Character Appraisal. There has already been some limited replacement of the original timber sash windows on the ground and second floor frontage with unsympathetic uPVC replacements. The proposals include a reinstatement of one window to its original dimensions, which would be an improvement and the use of replacement uPVC windows which would maintain the style and proportions of the original timber sashes. Notwithstanding the significant scale of the replacement proposed the Society would not object providing that any permission is conditional on the use of the window design specified.

APP/17/00845 - 7 Village Road:

Proposal: To demolish flat roof double garage to the side and replace with a pitched roof garage and store.

Comment: This is a large house in a prominent location opposite the junction with Alton Road which is shown as "making a positive contribution" to the character of the conservation area in the Conservation Area Appraisal. The current garage structure detracts from the character of the parent building and in most respects the replacement would be an improvement. However, the application form describes the proposed roof covering as slate-effect concrete interlock tiles, whereas in the Heritage Statement it is described as "natural slate roof tiles to match the existing house roof". To avoid diminishing the effect of this otherwise positive scheme the Society recommends that the materials specified in the Heritage Statement be approved.

LBC/17/00869 - 14 Arno Road:

Proposal: External repairs and refurbishment and internal alterations to the Listed building. It is proposed to restore the roof and sash windows to their original condition. No physical alterations are proposed to the external elevations. Some change to interior layout proposed as part of major restoration.

Comment: This is a welcome scheme to rescue a fine Listed property from serious dereliction. The roof has been partially collapsed for some time and serious damage has been done to the interior. The Society welcomes and supports the application.

Update on APP/17/00119 – 5 Mount Olive

Following the objection and petition submitted by the Society the applicants submitted a revision to their proposed modification of the previously approved scheme. In consultation with The Friends of the Arno we agreed that the revision would reinstate most of the key heritage features removed by the originally proposed modification. Accordingly the Society withdrew the objection and petition.

Update on APP/16/00188 - 40 Poplar Road:

A member drew to our attention an apparent breach of the conditions attached to the approval of this substantial side extension, which is under construction. It was apparent that the upstairs windows being installed did not conform to the design and materials specified in the application. This was a development which was approved despite strong objections from the Society. We reported this breach to the Council officers who subsequently confirmed that the applicants had not submitted the details of materials required by the planning conditions and that as a result a “stop notice” had been issued. Further work should cease until satisfactory details have been submitted and approved.