# HERITAGE STATEMENT

**Applicant:** Mr & Mrs Brian Fearn

**Project:** First floor extensions, new oak porch & convert conservatory into vestibule

**Location:** Ithersay Cottage,
Ecclesbourne Lane,
Idridgehay,
Belper,
Derbyshire,
DE56 2SB

**Doc Ref:** HS 4192

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# 1.0 Introduction:

The property benefits from already having planning consent (ref: **AVA/2023/0591**) for a first-floor extension to incorporate a new en-suite, convert the barn into a games room with en-suite, replace the conservatory with a tiled roof, install new rooflights and an oak porch.

It also has planning consent (**AVA/2023/0820**) for a first floor extension to incorporate new en-suite, convert barn into games room with en-suite, replace conservatory with flat roof and lantern, new roof lights & oak porch, replace hipped roof with gable ends and erect flat roof to give headroom over proposed new lift.

So far, the only works to have been undertaken is the conversion of the barn into a games room but without the en-suite.

## 1.1 Existing:

Ithersay Cottage is a predominantly stone built dwelling with an attached barn. The building has been added to and altered over the years with both stone and brick construction. The pitched roof is tiled with clay plain roof tiles with a conservatory roof comprising glazing. Exposed flat roofs are covered with bituminous felt.

The cottage sits within the Conservation area of Idridgehay (designated 24/04/1995).

## 1.2 Proposal:

It is proposed to extend the property over the flat roofed entrance with a stone extension to create a fourth bedroom. Detail of this extension has not changed other than the lift not being installed here and the room being a bedroom instead of an en-suite.

Due to the ill health of Mrs Fearn, it was necessary to quickly install a new stair lift. However, the lift is cumbersome to use and is not an attractive feature on entering the house. Therefore, it is proposed to remove the stairlift and install a vertical lift instead. However, unlike the previous proposal and approval, it is proposed to erect a first floor extension over the conservatory to create a new bedroom solely for the use of Mrs Fearn with her own en-suite wet room with wheelchair access and a new lift.

This would require a gabled roof to the southern end to give the required headroom. Flat roof dormer windows would be installed to match those already existing to the rear. A single window and patio doors would replace the existing fenestration to the conservatory.

The already approved oak porch would be erected as approved.

## Local Context:

### 2.1 Site Description:

Ithersay Cottage is within the Idridgehay Conservation Area designated by Amber Valley Borough Council in April 1995. It is near the most southerly tip of the Conservation Area which stretches from Ithersay Farm in the north, Cliffash Farm in the west, the former Station in the east and the southern end of Ecclesbourne Lane on which it sits.

The dwellings on Ecclesbourne Lane are a mixture of stone and brick, often as a mixture of the two within the same building. The other side of the lane sits agricultural land.

### 2.2 Building Description:

The original house is stone built with three bedrooms and is two stories high. It has been added to and altered over the years with both single storey and two storey additions in stone and brick.





**Photos 1 & 2**





**Photo 3 & 4**




**Photo 5 & 6**

**Views of the original stone built cottage**




**Photos 7 & 8**

**Views of the stone-built conservatory with glazed roof**




**Photos 9 & 10**





**Photos 11 & 12**

**Views of the 2 storey brick extension & stone barn**





**Photos 13 & 14**





**Photos 15 & 16**

**Views of the brick link between the original barn & the 2 storey brick extension & the stone built single storey front entrance over which it is proposed to build the stone extension**

The casement windows were a mix of white uPVC and timber with uPVC mainly on the roadside. There is a rather odd addition to the 2-storey brick extension (see photos 9 & 16) over the front entrance in the shape of a first-floor bay window which gives this elevation a rather bizarre appearance.

Note that since the 2 previous planning approvals, all windows have been replaced with accoya timber frames to match existing, with the exception of the bay window to the first floor front elevation and the rear conservatory fenestration.

Overall, the property is a confusing mixture of building styles and materials which do not enhance the appearance from the roadside.

## 3.0 Planning Policy Considerations:

All Conservation Areas are defined as “Heritage Assets” in Annex 2 to Planning Policy Statement 5: Planning for the Historic Environment (PPS5). A heritage asset is one that holds meaning for society over and above its functional utility.

Within a Conservation Area the Borough Council has a statutory responsibility arising out of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Area when determining planning applications.

To assist the Council, policy HE6 of PPS 5 places a responsibility on applicants to provide a description of the significance of the heritage asset that will be affected by a development proposal and the impact that proposal will have on it. Further guidance is given in paragraphs 53 to 69 of the Historic Environment Planning Practice Guide which accompanies PPS 5.

Policy HE3 points out that positive and proactive conservation and enjoyment of the historic environment can provide a stimulus to inspire new development of imaginative and high quality design. Heritage assets can be used to ensure continued sustainability of an area and promote a sense of place.

Of particular relevance is policy HE10 which states that applications should be treated favourably where the development preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset. Such opportunities should be seen as a public benefit and part of the process of place-shaping.

The development plan is also important in the determination of planning applications because the Borough Council has a legal responsibility under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to ensure that the decision taken is in accordance with the development plan unless material considerations indicate otherwise. Paragraph 7 of “The Planning System: General Principles” issued in January 2005 confirms that “ the statutory Development Plan will continue to be the starting point in the consideration of planning applications for the development or use of land unless material considerations indicate otherwise. The Development Plan therefore provides the essential framework for planning decisions…”

For this type and scale of development the relevant part of the development plan is the Amber Valley Local Plan adopted in April 2006 with most of the policies subsequently saved by the Secretary of State. Of relevance to this Conservation Area is policy En 27. In respect of the design of the proposal the relevant policies are H12, LS2, LS3 and LS4.

## 4.0 Design Principals:

### 4.1 Design Proposals:

It is the applicants’ wish to make the front (north) elevation more in keeping with the original building’s appearance by covering the ugly brick gable end with its bizarre bay window to the two-storey brick extension (photos 9 & 16) with a stone first storey extension. The proposed addition of the open oak front porch adds to the building’s traditional nature.

The conservatory is currently all glass and consequently is unusable during winter and summer months. It is proposed to replace the glazed timber doors and windows with energy efficient double glazed, sliding patio doors and the glazed roof with a first floor pitched roof extension.

Currently, the property has a mix of gabled and hipped roofs. It is proposed for the rear first floor extension to have a gabled roof to match the barn and the front of the house.

All materials are to match existing.

## 5.0 Policy Compliance:

### 5.1 Conservation:

The proposals put forward by the applicants comply with the conservation principles of national and regional planning policy already discussed. Local Plan Policy EN27 states that planning permission will only be granted for development proposals within and adjacent to Conservation Areas if they would contribute to the preservation or enhancement of the Conservation Area. Special consideration will also be given to proposals for development adjacent to and affecting the setting of a Conservation Area. Proposals involving the change of use, alteration or conversion of existing buildings must respect the character and design of the existing building and, in the case of extensions, be clearly subordinate to the original building, as is the case with this proposal.

Local Plan policy LS3 requires development proposals to reflect the principles of good design by firstly conserving or enhancing the quality and local distinctiveness of the natural and built environment. This proposal does that. It also complies with the second criterion in the policy which is to respect the character of the locality in terms of the scale and nature of development, its layout, density, height, massing, architectural style, materials and landscaping.

### 5.2 Design:

Local Plan Policy H12 requires that the proposals:-

a) are in scale and character with their surroundings – the proposed extensions would sit on the existing ground floor structure and would be in keeping with the character of the existing dwelling.

b) have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe – the established landscaping would remain unchanged.

c) provide adequate amenity space for each dwelling unit – amenity space remains unchanged.

d) do not unduly affect the amenities or privacy of adjoining or adjacent properties, including through loss of light, overshadowing or overlooking – the size and positioning of the extension is such that it would have no impact on neighbouring properties.

### 5.3 Sustainability:

It is unclear as to the construction of the walls and their thermal efficiency. The first-floor extensions would protect two existing walls from the elements by enveloping them with the extension built to current Building Regulations standards.

The highly inefficient conservatory would be replaced with essentially a brand-new efficient vestibule and office with bedroom over, again built to current Building Regulations standards.

### 5.4 Access:

Local policy LS4 requires that the needs of people with disabilities and those of restricted mobility are taken into account when development is proposed.

The addition of a new lift would give easier disabled access to the new bedroom and en-suite wet room. Vehicular and pedestrian access to the site will remain unchanged, with a driveway to the front.

## 6.0 Evaluation:

It is considered that these proposals comply with the relevant national, regional and local planning policies and will enhance the appearance and character of the Idridgehay Conservation Area.

There would be no loss of the historic fabric of the building and part of the existing brick extension would be obscured with an extension more in keeping with the original character of the property.