DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: Courtlands, Parklands Avenue WB/11/0030/LBC

DATE OF SITE VISIT: 9.3.11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

Courtlands is an important site, and a prominent building within this residential area of Goring. It is listed Grade II and set within substantial, landscaped grounds. The building has been greatly altered over many years, the original larger curtilage sub-divided and the land to the west developed for residential development in the mid to late 1990s (Warnham Close, Warnham Mews and 'The Gatehouse'). Courtlands is currently occupied by Bond International Software Plc as offices. To the north of the building is a tarmac parking area, with access from Parklands Avenue.

Planning permission (and Listed Building Consent) was granted in April 2008 under WB/08/0088/FULL (and WB/08/0089/LBC) for a 2-storey extension (442 square metres gross floorspace) linked to the main north elevation of Courtlands, together with additional car parking, a cycle shelter, new pedestrian access to Parklands Avenue and landscaping. These consents were not implemented and replacement permissions to extend the time period for implementation were granted in November 2010 (WB/10/0782/FULL and WB/10/0833/LBC) for 5 years.

An application for a non-material amendment to WB/10/782/FULL has been made on 11 January 2011, but there is no provision for making a non-material amendment to WB/10/0833/LBC.

The current application for listed building consent is for minor alterations to the approved extension comprising:-

- Provision of 2 additional 'conservation' rooflights on the north-facing slopes of the extension to provide natural ventilation to the accommodation;
- Reduction in the width of the link corridor and replacement of hipped/pitched roof with leaded, flat-roof (with parapet);
- Provision of cast iron rainwater heads and downpipes (7 in total);
- Terracotta air bricks and ventilators;
- Boiler flue (west roof slope);
- Formation of timber partition studwork within main Courtlands building to create data room and new door to server room off lobby linking new extension.

RELEVANT PLANNING HISTORY

Prior to the above-mentioned consents, planning permission and listed building consent was granted in 2000 for similar a two storey extension linked to the north elevation of the office building by a single-storey link extension, with additional parking and landscaping (WB/00/00206/FULL and WB/00/00207/LBC). Planning permission and listed building consent was also granted in 2000 for a second-floor extension to the north-west wing of the existing building (WB/00/0208/FULL and WB/00/0209/LBC). These consents lapsed in 2005 without implementation.

RELEVANT PLANNING POLICIES

Saved Local Plan policies: BE1, BE25, H18, TR9, RES12
South East Plan policy: BE6
Submission Core Strategy: Policy 3, 4, 13 and 16.

RELEVANT CONSULTATION RESPONSES AND REPRESENTATIONS:

Conservation Area Advisory Committee has no objection.

No letters of representation have been received.

PLANNING ASSESSMENT:

The relevant consideration is the effect of the proposed minor changes to the extension approved under WB/10/0833/LBC, and the internal alterations to the main Courtlands building, on the special architectural interest and historic character of the Listed Building.

The number of rooflights on the northernmost roof slope would increase from 3 to 4, and the number on the inner north roofslope would increase from 1 to 2. The additional rooflights ('Clement' conservation rooflights - each 972mm x 1169mm) are required to provide natural ventilation. There are positioned relatively low on the roofslope and would be barely visible (if at all) from ground level.

The reduction in the width of the glazed link structure is welcomed. There is no objection to the proposed flat, lead-covered roof behind the parapets of the corridor link. An amendment has been sought to omit a downpipe in the southeast corner of the link corridor, which would have been sited in front of a window on the main building.

The proposed cast iron hopper heads and downpipes are acceptable. An amendment has been sought to re-position the downpipes within the corner recesses of the front (east-facing) elevation.

There is no objection to the terracotta airbricks and ventilators, nor to the boiler flue projecting through the roof on the west side.

With regard to the proposed internal alterations, no structural alterations are proposed and a site visit confirms that the joinery and wall finishes of the affected area of the existing building are modern and not original (see

photos). Nevertheless, a condition requiring the submission of a section drawing (scale 1:2 or 1:1) showing the profile of the architrave for the new door serving the server room is considered pertinent.

RECOMMENDATION

GRANT CONSENT subject to:-

1. Tie-in time limit to WB/10/0833/LBC.
2. Permission relates to approved plans
3. Section drawing showing profile of architrave
4. Protect building from collapse

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

Delegated Decision

Case Officer Sign..... [redacted] .....Date..... 16.5.11

Authorising Officer Sign..... [redacted] .....Date..... 17/5/11