

# Combroke Parish Council

## Consultation for Planning Applications 19/01658/FUL & 19/01659/LBC

**Proposal:** Demolish the existing lean-to extension that provides a kitchen, bathroom and utility room. Replace with a single storey green oak extension with a slate and clay tiled roof to provide a kitchen, bathroom, utility room and study. Extend the existing chimney stack to comply with current building regulation regarding log-burning stoves in a thatched property. Fit a green oak porch above the front door with a handrail.

**at:** Croft Cottage, Combrook, Warwick, CV35 9HP .

### Representation

The Parish Council has no objection in principle to the proposals made in the above planning application. However, it must be noted that since this is effectively an amended version of 18/03377/FUL and 18/03378/LBC on which the Parish Council made very specific comments on lack of clarity in the detail of what is proposed, it is very disappointing that there has been no requirement to comply with SDC guidelines that developments affecting a designated heritage asset require much more detail than other applications.

The proposed detail of the design is at the heart of the recommendation to approve these elements of the application. In particular it is impossible for consultees to comment on the appearance of the proposed new front porch or the extended chimney stack because they are not sufficiently detailed.

Since this property is Grade II Listed within a terrace of similar properties, the Parish Council would anticipate that the Conservation Officer will comment on the materials and design details for the proposal.

### Reasons for Recommendation

#### The Rear Extension

##### 1. The Rear Extension

The Parish Council did not object to the previous proposal and the current application is for a smaller extension with a more conventional roof design and choice of materials. Therefore on the basis of the reasons offered previously, the amended design is considered to be appropriate.

##### 2. The Front Porch

- 2.1. Since all other cottages in the terrace have had porches added over time, it does not seem unreasonable for one to be added here. In view of the steep steps down to the front door, a handrail would appear to be justifiable to assist access.
- 2.2. The very prominent location and the impact on the front facade of the listed building means that the design of both the porch and the handrail must be appropriate. The porches attached to the other 3 cottages in the terrace were added at different times and differ in design and materials. Therefore it is not obvious what is appropriate here and it is far from clear from the 1:100 scale drawings submitted what is proposed. It is recommended that expert advice should be sought from the Conservation Officer.

3. **The Chimney Extension**

The drawings do not show clearly how the chimney will be extended in terms of the relationship between the chimney stack and the chimney pot. It is very likely that a satisfactory design is possible, but it is recommended that the expert advice of the Conservation Officer is sought because of its impact on the streetscene in this terrace of listed buildings.

**In conclusion,** the Parish Council does not object to the proposals in principle and is content to rely upon consultation with the Conservation Officer with regard impact on the character and setting of listed properties and the Conservation Area.

10 July 2019