

Report of the Chief Executive

APPLICATION NUMBER:	21/00395/FUL
LOCATION:	3 Drayman Court, Kimberley, Nottinghamshire, NG16 2TR
PROPOSAL:	Remove existing flat roof and replace with pitched roof and dormer to front elevation with terrace to rear elevation.

Councillor R S Robinson has requested that the application is determined by the Committee.

1 Executive Summary

- 1.1 This application seeks planning permission to create a four storey dwelling by removing the flat roof arrangement and the creation of an additional floor with a pitched dormer to the south east (front) elevation and a second terrace to the rear elevation. The plans do not annotate what the additional level will be used for.
- 1.2 The existing dwelling forms part of the Drayman Court development, created as a result of the conversion of the old brewery buildings into residential properties. The development is situated within the Kimberley Conservation Area, and forms part of the wider historical brewery area.
- 1.3 As part of the conversion of the brewery yard to residential properties, limited external alterations to the existing buildings were made, with the importance of retaining the historical integrity of the industrial style buildings being of particular significance. To ensure no inappropriate changes were made to the dwellings, permitted development rights were removed to allow the Local Planning Authority to control any changes. The scale and design of the proposed development is considered to cause harm to the character and appearance of the Kimberley Conservation Area as it is not in keeping with the style of the individual building or group of buildings forming Drayman Court.
- 1.4 Accordingly, the proposal is recommended for refusal, in line with the resolution set out in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The proposal seeks to remove the existing flat roof arrangement and to replace it with an additional floor and pitched roof, along with a second terrace on the north west (rear) elevation and a pitched dormer window to the south east (front) elevation. This will create a four storey dwelling, but the submitted plans do not annotate what the newly created level will serve.
- 1.2 The existing height of the mid terrace dwelling is approximately 5.8m to the flat roof arrangement and the proposal will have an eaves height of 5.8m and ridge height of 8.2m (increase of 2.4m). The application form states the extension and alteration will use matching materials as the main dwelling for the elevations (bricks) and slate tiles (roofing materials) to match the neighbouring conversions. The application form states that the existing windows are timber double glazed windows but the applicant wishes to install slim line UPVC double glazed windows.

2 Site and Surroundings

- 2.1 The property is a three storey flat roof conversion set back within the site, which is gated and has an open courtyard to the south east elevation. It is a brick building with a first floor north west (rear) terrace.
- 2.2 The conversions around the site are all unique and have varying heights, of which some are four storeys high.
- 2.3 The site lies within Kimberley Conservation Area, is identified as a local interest building and backs onto a local wildlife site and SSSI.
- 2.4 The conversion complex was constructed using a mixture of salvaged or matching materials to blend with the existing structures, largely using existing or former openings to limit the amount of changes and retain the character of the former brewery buildings.

3 Relevant Planning History

- 3.1 An application was approved and implemented for the conversion of the former brewery buildings into nine dwellings (reference 17/00021/FUL, approved 14 July 2017), along with demolition of a detached brick storage unit to the west of the site.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

4.2 Part 2 Local Plan 2019 (P2LP):

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

4.3 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.
- Section 16 – Conserving and enhancing the historic environment.

5 Consultation

5.1 **Council's Conservation Officer – OBJECTS:** The proposal does not positively add a new layer to the building. The front elevation is somewhat confusing in style. Understands the desire to 'match' the surroundings but this design does not achieve this; the 1920s extension clearly added a new style to the range, and this proposed design aims to delete or confuse it. The proposed roof height is substantially higher than the surrounding existing buildings on the range, and would dominate the range.

5.1.1 The previous use of the building was industrial, and the surviving architectural form remains readable as a former industrial site. Its architectural interest is the range of buildings (particularly how the land levels were used to accommodate the use), their patina, functionality and link to the former neighbouring industrial site at Kimberley Brewery and the former railway line.

5.1.2 The existing arrangement is a positive feature and there is a clear functionality to this section of the building and it characterises the architecture of its time. Original sections and older (circa 1920s) extensions are clearly defined and neither obstruct nor detract from one another or their surroundings.

5.1.3 The style of extension proposed would result in less than significant harm to the character and appearance of the Building of Local Interest. This is a valuable building within the Conservation Area, and therefore the character and appearance would also be negatively affected. The significance of the building is the full site, not the individual address created by the conversion. Therefore, the application cannot be considered based on how the proposal would affect No. 3 Drayman Court. It is considered that the proposal would affect No. 3 Drayman Court negatively, as the proposed style of extension does not take account of the context of the building, and therefore the significance of the evolution of the site is confused. In addition, the proposal would negatively dominate the range and introduce a style that is incongruent to the rest of the site.

- 5.1.4 However, a flat roof contemporary extension, set back from the existing outside wall on the front elevation (and similar to the proposed on the rear) might be appropriate. This would create a parapet wall arrangement to the front and would be contemporary, use recessive colours or lots of glazing, with a flat roof and enable the contemporary style to clearly define the evolution of the site, and that would remain in context to the previous infill. The amended scheme would still have an industrial feel, rather than domestic.
- 5.1.5 Acknowledges the issue of light and damp in this building has arisen on another address on this range. This building is built into the land levels, and there are sections that are subterranean. It had been left vacant for many years, and damp is very likely and normal. The building needs time to dry out naturally, and natural ventilation is the key. It will take time, and an extension on the upper floor is not going to alleviate this. The flow of air is important, so if this progresses into further discussions, it would be worth checking which windows can be opened on the railway embankment side.
- 5.2 Four properties either adjoining or within close proximity to the site were notified, along with a site notice and a press notice. One letter of support has been received.

6 Assessment

- 6.1 The main issues for consideration are the impact of the proposal on the character and appearance of the conservation area and residential amenity.

6.2 **Heritage/Conservation Area**

- 6.2.1 Policy 11 of the CS states that proposals and initiatives will be supported where the historic environment and heritage assets and their setting are conserved and/or enhanced in line with their interest and significance. Policy 23 of the P2LP states the proposal should conserve and enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of details.
- 6.2.2 Paragraph 184 of the NPPF states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 6.2.3 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 6.2.4 The dwelling lies within a conversion scheme, with the importance of retaining the historical integrity of the industrial style buildings that retains the historical integrity of the industrial style buildings at the heart of the scheme.
- 6.2.5 The existing arrangement is a positive feature, with a clear functionality to the section of the building and architecture of its time. Each addition is clearly defined and neither obstruct or detract from one another or their surroundings.
- 6.2.6 The proposed addition of the pitched roof to the existing building would represent a significant addition to the original building and the increase in roof height is substantially higher than the surrounding existing buildings within the conversion scheme and would result in harm to the character and appearance of the Building of Local Interest, which is a valuable building within the Kimberley Conservation Area.
- 6.2.7 The significance of the building is on the conversion complex as a whole and not just the individual address. The proposal fails to conserve or enhance the heritage asset and also fails to understand the importance of the Building of Local Interest and Conservation Area and would result in less than substantial harm, as defined in the NPPF. The public benefit of the additional accommodation for the applicant is not considered to outweigh the harm which would be caused to the building and Conservation Area.
- 6.2.8 The proposal fails to take into account the significance of the original buildings within Drayman Court and is harmful to the character of the building which forms part of the historic brewery yard and Kimberley Conservation Area and is therefore contrary to Policy 11, Policy 23 and the NPPF.

6.3 Amenity

- 6.3.1 Policy 10 states that the impact of a development on neighbour amenity will be a consideration. Policy 17 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 Given the nature and location of the extension within the conversion complex and the existing terrace, it is considered there would not be any significant impact on residential amenity.

7 Planning Balance

- 7.1 The benefits of the proposal are the increase in living accommodation for the applicant only there is no public benefit.
- 7.2 The negative impact would be that the proposal would not conserve and enhance the character of the Kimberley Conservation Area, causing less than substantial harm to this heritage asset.

8 Conclusion

8.1 Overall, the proposal is considered harmful to the Kimberley Conservation Area and is contrary to Policies 10 and 11 of the Aligned Core Strategy (2014), Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and the NPPF and it is therefore considered that the proposal is unacceptable and that planning permission should be refused.

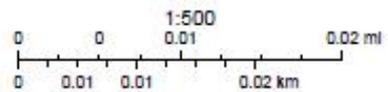
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reason:	
The proposed extension and alteration fails to conserve and enhance the character and appearance of the building and the wider conversion complex, resulting in less than substantial harm to the Kimberley Conservation Area, which is not outweighed by the public benefits of the proposal. The proposed extension would therefore be contrary to Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014), Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.	
	NOTE TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

3 Drayman Court Kimberley



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|---|---|
|  Ancient Woodland |  Local Nature Reserves |
|  Local Geological Sites |  Local Wildlife Site |
|  Local Interest Building |  SSSI |
|  Conservation Area |  Site |



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Photos of the site



South east elevation



North west (rear) elevation

Plans (not to scale)



Existing Plans 1:100:



Existing Elevations 1:100:

Existing elevations and floor plans



Proposed elevations and floor plans