

28/05/2002

**Item** 2.1**Reg. No.** 9 2001 1212**Applicant:**

Mr Mrs Hancock  
88, Arch Farm House, Main Street  
Ticknall  
Derby  
DE731JZ

**Agent:**

Marchini Curran Associates  
49 Stoney Street  
The Lace Market  
Nottingham  
NG11LX

**Proposal:** The erection of a first floor bedroom over the existing balcony  
at Arch Farm House 88 Main Street Ticknall Derby

**Ward:** Ticknall

**Valid Date:** 13/12/2001

For report see application see 9/2001/1213 above.

**Recommendation**

**REFUSE** Listed Building Consent for the following reason:

1. A large proportion of the rear of the original farmhouse has already been covered by a modern extension the massing and detailing of which detracts from the special historic and architectural character of the original. One small area of the original external rear wall and eaves line remain visible. The proposed extension exacerbates the effect of the existing extension by following a similar massing and would obliterate from view the last remaining area of visible original rear wall. The alignment of the proposed fenestration does not relate well to the existing and the gap between ground and first floor windows is excessively large. The proposal would be contrary to the guidance in PPG 15 - Planning and the Historic Environment, Environment Policy 10 - Historic Buildings from the Structure Plan, Environment Policy 13 of the South Derbyshire Local Plan and Supplementary Planning Guidance for Historic South Derbyshire.

28/05/2002

**Item**                2.2

**Reg. No.**            9 2001 1213

**Applicant:**

Mr Mrs Hancock  
88, Arch Farm House, Main Street  
Ticknall  
Derby  
DE731JZ

**Agent:**

Marchini Curran Associates  
49 Stoney Street  
The Lace Market  
Nottingham  
NG11LX

**Proposal:**            The erection of a first floor extension to provide an additional bedroom over the existing balcony at 88, Arch Farm House Main Street Ticknall Derby

**Ward:**                Ticknall

**Valid Date:**        13/12/2001

**Site Description**

This detached two storey grade II listed dwelling is on the south side of Main Street some 50m east of the bridge arch and is within the Ticknall Conservation Area.

**Proposal**

It is proposed to erect a first floor rear extension to enclose an existing first floor balcony to provide an extra bedroom. The existing parapet enclosing the balcony would be taken down to first floor level and a new cavity wall constructed using bricks to match the existing colour and texture. The proposal would have a pitched roof finished with plain tiles to match the existing. Two window openings in the enclosed outer wall would be bricked up and the new outer wall would contain two windows.

**Planning History**

Planning permission for the existing two-storey extension and balcony was granted in February 1989.

**Structure/Local Plan Policies**

The relevant policies are:

Joint Structure Plan: Environment Policy 10 - Historic Buildings.

Local Plan: Environment Policy 13 of the South Derbyshire Local Plan.

Also material to the application is PPG 15 - Planning and the Historic Environment and Historic South Derbyshire Supplementary Planning Guidance.

## Planning Considerations

The main issues central to the determination of this application is:

- The adverse impact the development would have on the character of this building which as a listed building is desirable to preserve.

## Planning Assessment

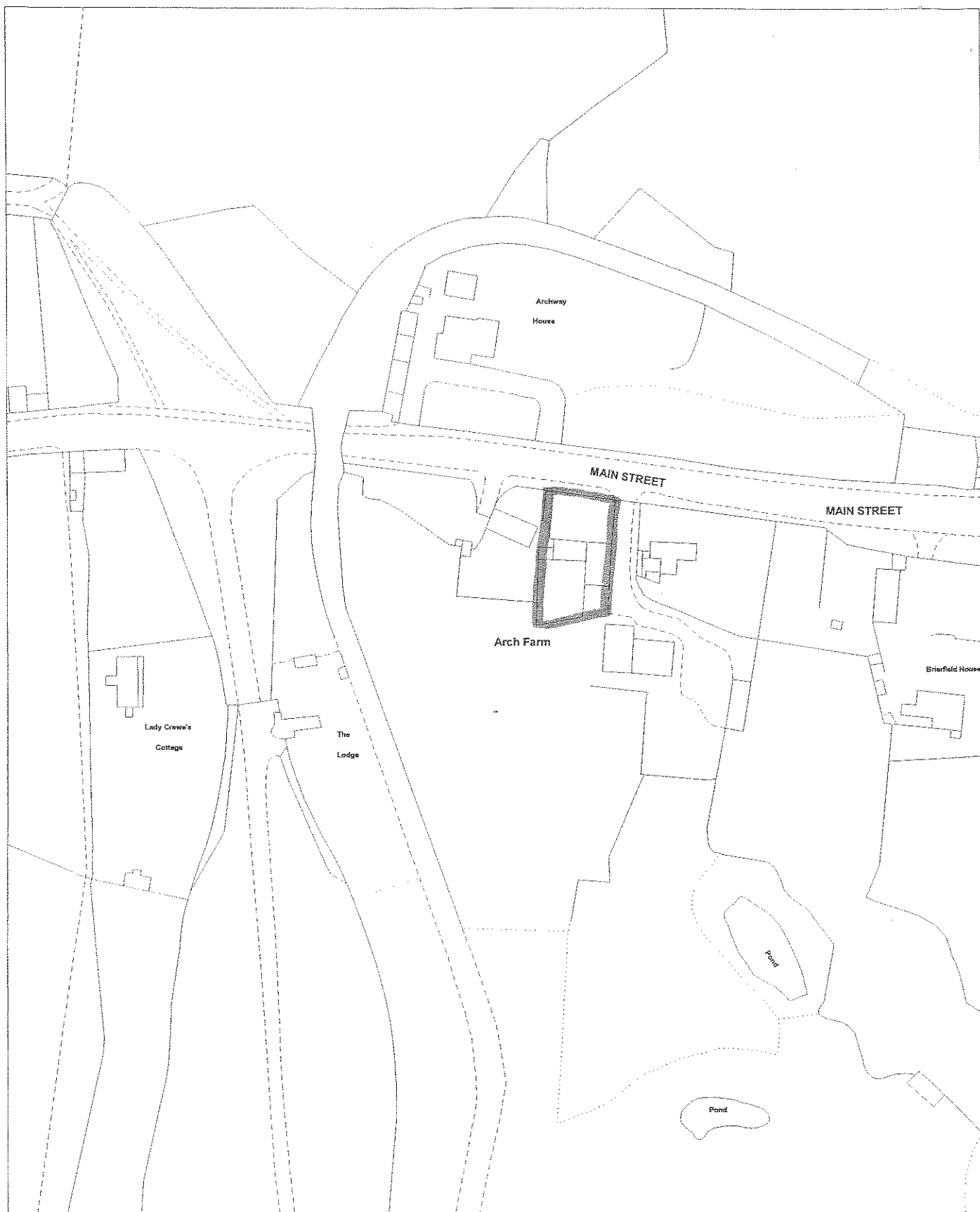
Whilst benefiting from a previous permission the rear extension is very poor. Its massing is at odds with the building and is not in keeping with the earlier ranges because of its narrow depth and hipped roof. The detailing is poor, the soldier arch and window patterns not reflecting the existing historic patterns. The second hand bricks are laid with wide joints and have a poor pointing finish. The proposed extension does nothing to negate any of this and is bound to reinforce the detrimental effect it has on the listed building. The proposed first floor window cills are higher than the existing first floor cill and are excessively high relative to the right hand ground floor window, adding to the overall non-traditional appearance. Presently a section of original rear wall and eaves line is still visible and this helps to mitigate against the overall effect of the existing extension. The proposed extension would hide this completely from view.

In conclusion the proposal would be more detrimental to the historic and architectural character of the building contrary to the policies.

## Recommendation

**REFUSE** permission for the following reason

1. A large proportion of the rear of the original farmhouse has already been covered by a modern extension the massing and detailing of which detracts from the special historic and architectural character of the original. One small area of the original external rear wall and eaves line remain visible. The proposed extension exacerbates the effect of the existing extension by following a similar massing and would obliterate from view the last remaining area of visible original rear wall. The alignment of the proposed fenestration does not relate well to the existing and the gap between ground and first floor windows is excessively large. The proposal would be contrary to the guidance in PPG 15 - Planning and the Historic Environment, Environment Policy 10 - Historic Buildings of the Derby and Derbyshire Joint Structure Plan, Environment Policy 13 of the South Derbyshire Local Plan and Supplementary Planning Guidance for Historic South Derbyshire.



South Derbyshire  
District Council  
Civic Offices  
Civic Way  
Swadlincote  
DE11 0AH

Arch Farm House  
88 Main Street  
Ticknall

Date Plotted 6/6/2002

NORTH ↑

Plot centred at 435641 323974 Scale 1:1250

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