

# DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

**Decision maker:** Cabinet Member for Strategic Communities

**Date:** 7 October 2013

**Decision in the matter of:** Request to Remove Property from the Local List - Rose Cottage, Prestbury

**Decision:** That officers be authorised to remove the property from the Local List as the extent of the changes to the building since its inclusion have resulted in substantial erosion of its heritage significance, such that it no longer adequately satisfies the selection criteria set out in the Local List Supplementary Planning Document.

**Background:** A request has been made by for Rose Cottage Prestbury to be removed from the Local List; The original justification for its inclusion is summarised by the properties' description on the Local List as follows:

*"Three-bay brick cottage of simple vernacular design, under a steeply pitched plain clay tile roof. Appears on tithe map of 1848. Unusual survival on this road."*

In essence, the building was included because of its presence at the site since the mid 1800s (but potentially earlier), evidenced by the Tithe map; it's modest size and scale, set against a backdrop of larger, grander properties in the locality, and lastly, its simple cottage vernacular and character.

Since its inclusion on the Local List a number of events have resulted in the property being substantially altered, much of which has received planning permission. The works include substantial demolition and re-build of the cottage, extensions to the building and works within the curtilage (a rebuilding and enlargement of the detached garage and creation of a very formal vehicular entrance).

The net effect of the work undertaken to the building is a substantial erosion of the heritage significance and authenticity of the building. When assessed against the criteria for selection of buildings set out in the Local List SPD, it is considered that Rose Cottage inadequately fulfils the adopted criteria. It should be stressed however that this is a

finely balanced case.

It should also be stressed that, if the building is removed from the local list it still retains some heritage significance and would be considered as a non-designated heritage asset, albeit one that no longer adequately meets the Local Listing criteria. The provisions within the NPPF with regards to the assessment of development proposals upon its historic significance would therefore remain.

**Background Documents:**

The background papers relating to this report can be inspected by contacting the report writer.

**Approved:**

Signed .....  
Councillor D Brown  
Cabinet Member for Strategic Communities

**Date:**

7 October 2013

**Advising Officer:**

Signed .....  
D Hallam  
Principal Design and Conservation Officer