

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	9 SEPTEMBER 2026
TITLE OF REPORT:	261671 - CREATION OF A WC WITHIN THE UTILITY ROOM ON THE GROUND FLOOR, THE INSTALLATION OF A TOILET AND SINK AND ASSOCIATED WORKS AT TOWN WELL, STATION ROAD, CREDENHILL, HEREFORD, HR4 7DW For: Mrs Justine Peberdy, Town Well, Station Road, Credenhill, Hereford, Herefordshire HR4 7DW
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/planning-search/details?id=261671
Reason Application submitted to Committee – Councillor application	

Date Received: 8 June 2026 **Ward: Credenhill** **Grid Ref: 345101,243491**
Expiry Date: 11 September 2026 (Extension of time agreement)
Local Member: Cllr Charlotte Taylor

1. Site Description and Proposal

- 1.1 The application site comprises a Grade II listed (UID: 1099288) Georgian farmhouse that is located to the south-east of Station Road (C1099) within the village of Credenhill, approximately 4.75 miles north-west of Hereford City Centre. It comprises a prominent red brick dwellinghouse that has living accommodation set over three floors together with a basement/cellar and attic, all under a hipped slate roof. The dwellinghouse is set back from Station Road with a formal front garden and metal railings that mirror the symmetry of the front façade, with a prominent mature tree just inside the north-western site boundary.
- 1.2 The site is located towards the northern end of Station Road with late 20th century housing developments to the south and converted former domestic outbuildings to the north. These were once in ownership of Town Well but are now in residential use and separate ownership. The planning unit also comprises a Grade II listed stable outbuilding (UID: 1099289) which dates to the late 18th century and the associated curtilage. Vehicular access is established with a 'two tyre' drive directly off Station Road that runs along the north-east boundary and leads to an agricultural style wooden field gate with informal parking area beyond to the rear of the dwellinghouse.
- 1.3 This application seeks Listed Building Consent to create a WC within the existing utility room on the ground floor of the dwellinghouse. This intends to be achieved by proposing to insert a partition wall (non-loadbearing timber frame lined with plasterboard) that would sit on existing flagstones and the installation of a toilet and sink together with associated pipework. The area where consent is sought is close to an existing boiler which would be boxed in from floor to the top of the boiler with space beside the existing outlet for a new vent if required. The application also necessitates the relocation of a salting slab, which is proposed to be relocated to the cellar.
- 1.4 This application is to be considered in accordance with the following plans and supporting documents:
 - Application Form;

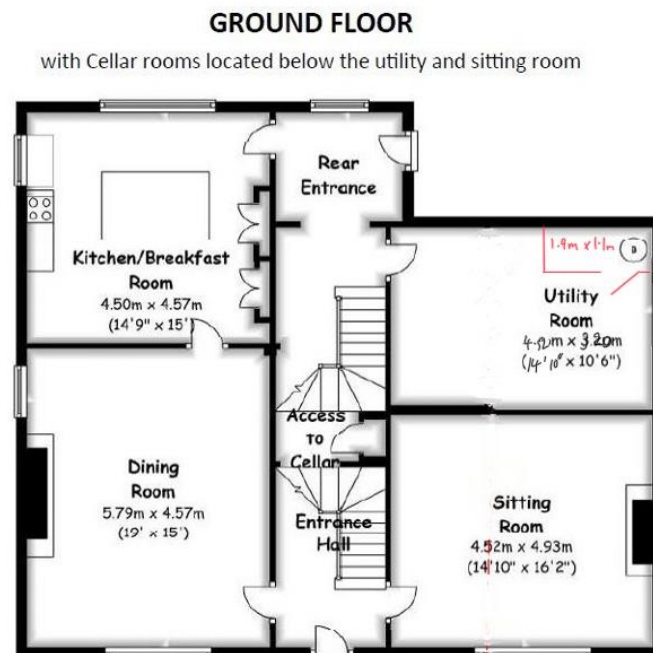
Further information on the subject of this report is available from Mr Josh Bailey on 01432 261903

- Design & Access Statement;
- Heritage Statement;
- Location Plan, Floor Plan and Proposal Sketch; and
- Method Statement (received 31 July 2026) including proposed cross-section.

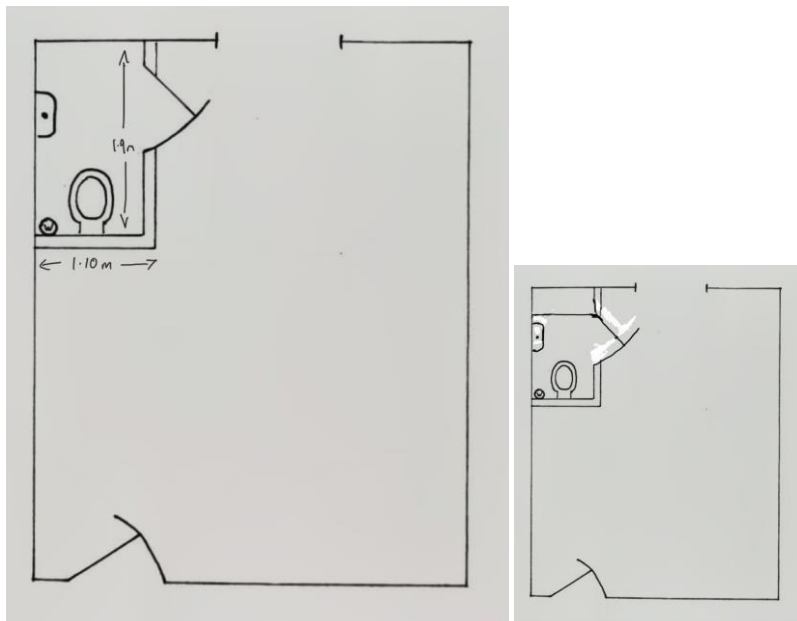
1.5 For ease of reference, copies of the plans are inserted below together with photographs of the existing salting slab and the approximate internal position of the new vent:



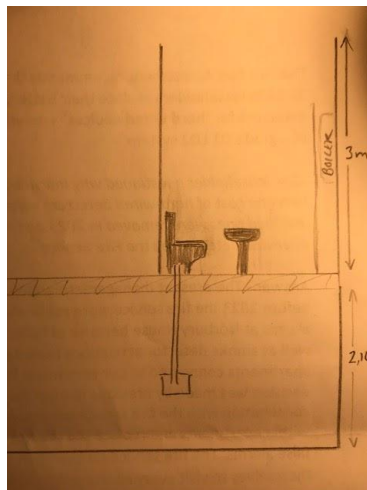
Location Plan



Extract of Ground Floor Plan indicating proposed location of partition wall



Sketches of Proposed Utility Room including sub-division with boiler



Cross-Section (Source: Method Statement)



Photographs of salting slab and proposed approximate position internally of new vent (Source: Method Statement)

2. Policies

2.1 National Planning Policy Framework, as amended on 17 August 2026 (NPPF):

Chapter 3: Decision-making policies

- DM1: Preparing Development Proposals
- DM3: Determining Development Proposals
- DM6: Use of Planning Conditions and Obligations

Chapter 4: Achieving sustainable development

- S3: Presumption in Favour of Sustainable Development
- S4: Principle of Development Within Settlements

Chapter 14: Achieving well-designed places

- DP3: Key Principles for Well-Designed Places
- DP4: The Design Process

Chapter 20: Conserving and enhancing the historic environment

- HE4: Securing the Conservation of Heritage Assets
- HE5: Assessing Effects on Heritage Assets
- HE6: Proposals Affecting Designated Heritage Assets

The NPPF sets out the government's planning policies for both plan-making and decision-making on development proposals in England. It is a material consideration of critical importance in both contexts. This version now replaces the previous NPPF that was published most recently in December 2024 (including revisions on 7 February 2025). The NPPF can be accessed using the following link: [National Planning Policy Framework - GOV.UK](#)

One of the most notable changes in the recently revised NPPF is the establishment of national plan-making and decision-making policies. The national decision-making policies identified above are considered by officers to be relevant to the determination of this particular application.

Footnote 63 of the NPPF states that the policies set out in Chapter 20 (Conserving and enhancing the historic environment) also relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, which includes applications for listed building consent.

The national decision-making policies in the NPPF are material considerations in making these decisions and should be read alongside the policies in the development plan, albeit ones that the UK Government expects to be given 'critical' importance. Decisions must also reflect relevant international obligations and statutory requirements, as must the preparation of development plans.

Some of the national decision-making policies indicate how much weight the government would expect a particular consideration to be given, including cases where it is appropriate to give substantial weight to certain benefits, and the limited circumstances in which it is expected that permission would be refused. The NPPF at Annex A covers implementation of the NPPF for the purposes of decision-making, particularly in relation to existing local plan policies. Paragraph 2 is implicit that:

"Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework."

This applies to all development plan policies, which includes both local plan policies (i.e. Herefordshire Local Plan - Core Strategy); and made Neighbourhood Development Plan (NDP) policies. The same paragraph then goes on to say that,

"Other development plan policies (including policies in made neighbourhood plans) should not be given reduced weight simply because they were adopted prior to the publication of this Framework."

In practice, this means that the Local Plan does not cease to apply simply because it predates the current publication of the NPPF but that each policy must be considered individually. Where policies in the Local Plan and a made NDP remain broadly consistent with the national decision-making policies, they can continue to carry weight. Precisely how much weight that amounts to remains something for decision-makers to assess. However, where policies are materially inconsistent with the national decision-making policies, they should carry very limited weight.

2.2 National Planning Practice Guidance (PPG):

The PPG adds further context to the NPPF and it is intended that the two documents should be read together. The PPG can be accessed using the following link: [Planning practice guidance - GOV.UK](https://www.gov.uk/government/publications/planning-practice-guidance)

2.3 Herefordshire Local Plan Core Strategy 2011 – 2031 adopted October 2015 (CS):

SS1	–	Presumption in favour of sustainable development
SS6	–	Environmental quality and local distinctiveness
LD4	–	Historic environment and heritage assets

The CS, together with any relevant supplementary planning documentation can be viewed on Herefordshire Council's website using the following link:

[Adopted Core Strategy 2011-2031 - Herefordshire Council](https://www.herefordshire.gov.uk/planning-and-building-control/core-strategy)

2.4 Herefordshire Minerals and Waste Local Plan adopted March 2024 (MWLP):

No policies of relevance

The MWLP, together with any relevant supplementary planning documentation can be viewed on Herefordshire Council's website by using the following link

[Adopted Minerals and Waste Local Plan - Herefordshire Council](https://www.herefordshire.gov.uk/planning-and-building-control/minerals-and-waste-local-plan)

2.5 At the time of completing this report, the emerging Credenhill Neighbourhood Development Plan is currently at drafting stage. Progress on the emerging Neighbourhood Development Plan can be accessed through the following link:

<https://www.herefordshire.gov.uk/directories/neighbourhood-areas-and-plans-directory/credenhill-neighbourhood-development-plan/>

3. Planning History

- 3.1 P251908/F and P251909/L – Conversion of The Stables into a dwellinghouse together with a one-and-a-half storey side extension, a single-storey rear extension, alterations and associated works; and change of use of garden curtilage for the siting of a ground-mounted array of 6 no. PV Solar Panels – Undetermined
- 3.2 P211972/L – Removal of existing redbrick fire surround, making good and eventual addition of mantle – Approved with conditions
- 3.3 P210021/XA2 – Application for approval of details reserved by condition 6 attached to listed building consent 203170 – Approved
- 3.4 P204235/XA2 – Application for approval of details reserved by condition 4 attached to Listed Building Consent 203170 – Approved
- 3.5 P203170/L – Addition of a second bathroom within a top-floor room – Approved with conditions

- 3.6 P181948/L – Proposed removal of plywood partition that has been erected through the middle of the utility room to allow the room to be restored to its former size and allow light into the partitioned area. – Approved with conditions
- 3.7 P180349/L – Proposed repair of existing windows window. The remainder of the Georgian windows to be repaired where possible or replaced. – Approved with conditions
- 3.8 P173842/L – Proposed installation of wood burning, multi fuel stove with a modern flu within existing chimney. – Approved with conditions.
- 3.9 DCC082891/F – New oak framed one bay open carport with adjoining small shed – Approved with conditions
- 3.10 DCC073791/F – New build three bedroom house, alteration to design of previously approved planning application DCCW2003/2635/F – Approved with conditions
- 3.11 DCC073159/L – Conversion of domestic outbuildings and erection of glazed link to form single dwelling. – Approved with conditions
- 3.12 CW073163/F – Conversion of domestic outbuildings and erection of glazed link to form single dwelling. (Amending application of approved DCCW2005/3395/F). – Approved with conditions
- 3.13 CW053558/F and DCC053559/L – Change of use and alterations from outbuildings to domestic dwelling – Approved with conditions
- 3.14 DCC032141/F – Proposed dwelling and formation of access – Refused; appeal dismissed
- 3.15 DCC032140/L – Demolition of part of boundary wall and rebuilding to form vehicular access – Refused; appeal allowed

4. Consultation Summary

4.1 Statutory Consultations

None

4.2 Internal Council Consultations

4.2.1 Principal Building Conservation Officer – No objections; conditions recommended Consultation Response: 7 August 2026

“The proposal

The proposal is for the creation of a WC within the utility room on the ground floor of Town Well through the insertion of a partition wall and installation of a toilet and sink.

The site

The building is a listed building UID 1099288 Town Well included on the statutory list on 19 January 1987.

The building is also linked to;

- *UID 1099289 Stables Approximately 15 Metres North-east of Town Well in same ownership,*
- *UID 1296606 Dovecote Approximately 50 Metres East of Town Well included on the statutory list on 06 March 1975 – no longer in same ownership as Town Well.*

Planning History

Further information on the subject of this report is available from Mr Josh Bailey on 01432 261903

- 173822 – LBC – Proposed installation of wood burning, multi-fuel stove with modern flue within existing chimney- approved with conditions
- 180349 – LBC – Proposed repair of existing windows - approved with conditions
- 181948 – LBC – Proposed removal of partition wall - approved with conditions
- 203170 – LBC – Addition of a second bathroom within a top-floor room - approved with conditions
- 211972 – Removal of existing redbrick fire surround, making good and eventual addition of mantle - approved with conditions
- 232802 – preapplication advice

Legislation Policy and Guidance

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This statutory duty obligation does not prevent change from occurring but merely requires that change is properly informed so not to not affect any special architectural or historic interest.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to pay special regard to preserving listed buildings and their setting. This obligation does not prevent change from occurring but merely requires that change is properly informed to not affect any special architectural or historic interest.

Primary legislation is repeated in National Planning Policy Framework and Core Strategy Policies.

Paragraph 207 of NPPF advises that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

Paragraph 208 of NPPF advises that a “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 212 of NPPF advises “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.”

Paragraph 213 of NPPF advises “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 219 of NPPF advises “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

Policy SS6 of the Herefordshire Local Plan Core Strategy 2011 – 2031 requires that development proposals should:

- conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular landscape, and heritage assets and especially those with specific environmental designations*

Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant.

Policy LD1 of the Herefordshire Local Plan Core Strategy 2011 – 2031 requires that development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;*
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, includingconservation areas; through the protection of the area's character and by enabling appropriate uses, design and management.*

Policy LD4 of the Herefordshire Local Plan Core Strategy 2011 – 2031 requires development proposals affecting heritage assets and the wider historic environment should:

- Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible.*

Assessment of Proposal

Town Well is located within the village of Credenhill, north west of the city of Hereford. The site is located at the north end of Station Road in the historic centre of the village, with late twentieth century housing developments stretching to the south. The village sits beneath Credenhill Woods immediately to the north.

Town Well is a grade II listed building (UID: 1099288). It is a prominent red brick farmhouse constructed in 1791, set over three floors with a basement and attics and a hipped slate roofs. The building is set back from the road with a formal front garden and metal railings, mirroring the symmetry of the front façade. This principle elevation is of three bays: the left and right bays have ground and first floor 10/10 and second floor 5/5 timber sash windows, whilst the central bay has semi-circular timber sashes above a central doorway with a pedimented surround.

Many internal historic features survive, including cast iron fireplaces in the upper floor rooms, a dog-leg service staircase to the rear of the building, and flagstone floors on the ground floor and in the basement. Two rear second floor window were noted in a previous LBC application (180349) as possibly being surviving original or early windows, with metal casements and leaded panes.

The scullery was previously subdivided by a partition wall that was removed under LBC 181948, as evidenced in the heritage statement that accompanied that application. There is evidence of the former partition (which has similarities in size and location to a service staircase that has been removed and is illustrated within the methodology statement submitted on 31 July. The proposed WC will be in the same location.

The previous partition does not appear to have been attached to or compromised the stone flag floor as whilst there is evidence of wear and tear there is no evidence of a wall inserted, which supports the staircase theory.

The proposal would involve making 2 holes in the flagstones and the methodology statement references how the flags in this small location will be re-sited to avoid the formation of holes in the better flag stones. This approach is welcomed.

Due to the levels of the house and the height above external ground level of the ground floor, coupled with the location of the proposed wc enables the waste and soil pipes to be connected to the existing system via pipework in the cellar resulting in no external soil pipes from this WC, resulting in very little external changes. The only external change would be any extracts, and the site visit provided 2 potential locations for these both are acceptable in built heritage terms and would be subject to building control consideration. As such these details could be conditioned.

The stone slab bench (believed to be a slating slab as ceiling hooks are evident) will have to be relocated to the cellar. The retention of this feature which appears to have been modified and potentially not in the original location is welcomed, and the details can be conditioned as it is to be retained on site.

Conclusion

The proposed works have been undertaken in accordance with advice previously offered, and with the details contained methodology statement submitted on 31 July, would comply with sections 16 of Planning (Listed Buildings and Conservation Areas) Act 1990 and Core Strategy Policy LD4. As such no objections are raised in built heritage terms and the following conditions are suggested.

1. CE7 LBC TIME PERIOD

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be carried out strictly in accordance with the approved plans except where otherwise stipulated by conditions attached to this permission:

- Methodology statement received on 31 July 2026*
- Floor Plan,*
- Proposal Sketch,*
- Heritage Impact Assessment,*
- Design and Access Statement.*

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

3. Prior to the relocation of the salting slab, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- A floor plan indicating the new location,*
- Methodology for dismantlement*
- Methodology for its re-erection.*

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework

4. *Prior to the installation of any vents or extracts that may be required to the WC, details of the size, colour and appearance of the vent or extract and its location shall be submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.”

5. Representations

5.1 Credenhill Parish Council – Support

“Credenhill Parish Council has reviewed the submitted Design and Access Statement and Ground Floor Plan for the proposed installation of a ground floor WC within the utility room of Town Well, a Grade II listed building.

The Council considers the proposal to be modest, sensitively designed, and appropriate for the historic context of the property. Town Well contains significant historic features, none of these features are affected by the proposed works. The utility room is an appropriate location for a small service installation that does not compromise the building’s architectural or historic character.

The addition of a ground floor WC will provide a meaningful accessibility benefit for visitors with mobility issues and therefore qualifies as a public benefit within Herefordshire Council Core Strategy (LD4.SD1). The Council considers this a positive enhancement that supports the continued practical use of the building.

Therefore, Credenhill Parish Council supports this application because the works are low impact, reversible, and respectful of the building’s heritage significance, while providing a clear functional improvement. The Council is satisfied that the proposal meets the expectations for sensitive alterations to a Grade II listed building.”

- 5.2 The application has attracted 1 letter of third-party representation in objection to the proposal. Officers would note that the representation appears to refer to applications P251908/F and P251909/L given its contents though for the purposes of completeness, it is summarised below:

- Object to the proposed dwelling;
- Noise concerns;
- Loss of privacy and;
- Use of property among established and balanced community area.

- 5.3 All consultation responses can be viewed on the Council’s website using the following link:-
[Planning Application Details - Herefordshire Council](#)

Internet access is available at the Council’s Customer Service Centres:-
<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer’s Appraisal

Further information on the subject of this report is available from Mr Josh Bailey on 01432 261903

Policy and legislative context

- 6.1 Listed building consent is governed by a separate statutory code under the Planning (Listed Buildings and Conservation Areas) Act 1990, and the decision is not a development plan-led decision in the same way as a planning application.
- 6.2 For Listed Building Consent applications, the key statutory duty is set out under Section 16(2) of the above Act, which requires the decision-maker, when considering whether to grant listed building consent, to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest which it possesses. Accordingly, listed building consent is determined principally under the heritage duties in the Listed Buildings Act, together with relevant national policy and guidance.
- 6.3 In this regard, the national decision-making policies in the recently revised NPPF are therefore a material consideration in decision-making. Decisions must also reflect relevant international obligations and statutory requirements, as must the preparation of development plans.
- 6.4 The development plan currently comprises the Herefordshire Local Plan – Core Strategy (CS) and the Herefordshire Minerals and Waste Local Plan (MWLP), albeit all of these pre-date the publication of the revised NPPF, which is a significant material consideration. There is currently no adopted or emerging spatial development strategy.
- 6.5 Footnote 63 of the revised NPPF states that the policies set out in Chapter 20 (Conserving and enhancing the historic environment) also relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, which includes applications for listed building consent.
- 6.6 Whilst the CS was adopted in 2015, paragraph 2 of Annex A of the NPPF confirms that development plan policies should not be given reduced weight solely because they pre-date the current NPPF. The weight afforded to individual policies depends on their consistency with the current NDMPs. Precisely how much weight that amounts to remains something for decision-makers to assess, whereas any materially inconsistent policies should be afforded very limited weight.
- 6.7 In the context of this proposal, the key policies which relate to the determination of this particular application include those relating to protecting, conserving and enhancing the historic environment. Policies SS6 and LD4 of the CS have a strong alignment with the NPPF as it is broadly an evolution of these themes rather than a replacement, so should continue to be attributed significant weighting whereas Policy SS1 is considered to attract very limited weight given to it as it has now been superseded by the NPPF Policies S3-S5.
- 6.8 The revised NPPF provides clarity in terms of assessing the impact of proposals on designated heritage assets (both above and below ground), dedicating a whole section to conserving and enhancing the historic environment (Chapter 20).
- 6.9 Policy HE4 (Securing the conservation of heritage assets) states:
- “1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:*

- a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
 - b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.
2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.
3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.
4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.”

6.10 Policy HE5 (Assessing effects on heritage assets) states:

- “1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.
2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:
- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
 - b. Have no effect on the significance of a heritage asset; or
 - c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset’s significance; or
 - d. Cause the total loss of the significance of a heritage asset.
3. In making this assessment it is the effect on a heritage asset’s significance rather than the scale of the development which should be considered.
4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.
5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset’s significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.”

6.11 Policy HE6 (Proposals affecting designated heritage assets) states:

- “1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”.*

Assessment

- 6.12 The application clearly acknowledges that Town Well is a Grade II listed building and appropriately describes its significance in supporting documents. In evidencing this, your officers refer to the submitted Heritage Statement which clearly outlines the listing, sets out an appropriate history of the building, as well as detailing the proposed works in the additional method statement (received 31 July 2026). The submitted plans together with supporting documents are considered to be sufficient for a decision-maker to understand the potential impacts of the proposal in terms of the significance of this designated heritage asset. The proposal is viewed by officers to meet Policy HE5 of the NPPF.
- 6.13 It is understood that the scullery was previously subdivided by a partition wall that was removed under a previous listed building consent reference P181948/L, as evidenced in the heritage statement that accompanied that particular application. There is also evidence in the property of the former partition which has similarities in both size and location to a service staircase that has been removed though it is illustrated within the method statement. The proposed WC would be in the same location.
- 6.14 The previous partition does not appear to have been visually attached to or compromised the stone flag floor. Whilst there is evidence of general wear and tear, there is no evidence of a wall inserted, which supports the staircase theory.
- 6.15 The partition wall would be fully reversible using bridging techniques and scribing the wall profile around the existing skirting board to avoid cutting or removing historic trim. The partition wall would marry up with existing boxing on the ceiling and whilst it will be attached to the ceiling and walls, the wall will not be attached to the flagstones.

- 6.16 The proposal would nevertheless involve making two holes in the flagstones for the waste pipe. The methodology statement references how the flagstones in this location would be re-sited to avoid the formation of holes in the better flagstones.
- 6.17 To preserve important historic fabric, the stone slabs will be carefully moved so that the waste pipe is cut through a slab of lesser significance. This slab (measuring 136 cm x 67 cm) will be carefully swapped with 3 smaller slabs (measuring 37 cm x 67 cm, 47 cm x 67 cm, 47 cm x 67 cm), so that the smaller slabs sit where the waste pipe would exit down into the cellar, as illustrated on the cross-section. This approach is supported, as recognised in the representation of the Councils' Principal Building Conservation Officer.
- 6.18 The waste pipe from the toilet/sink would subsequently exit through a new hole in the small slab down into the cellar whereupon the waste pipe would exit through the cellar wall in the footing of the exterior south-west elevation into a trench in the concrete, across the garden and into the main sewer.
- 6.19 The existing boiler would also be boxed in from floor to the top of the boiler with space beside the existing outlet for a new vent if required. Thus, the only other notable external change proposed would be any extracts, and it is understood that there are two potential locations for these at the exterior south-west elevation. Both options are viewed to be acceptable in built heritage terms and would be subject to separate building control consideration. As such, precise details of any vents or extracts that may be required, including their size, colour and appearance, can be conditioned as part of any consent, if granted.
- 6.20 The other main matter for consideration relates to the presence of an existing stone slab bench (believed to be a salting slab, noting that ceiling hooks are evident) which is proposed to be relocated to the cellar. The retention of this feature which appears to have been modified and potentially not in the original location is acknowledged. Again, such details can be conditioned as it is to be retained on site.
- 6.21 The proposed alterations as sought are considered to contribute to the continued preservation and conservation of this designated heritage asset, including its significance. The proposed works would not result in the unjustified loss of any historic fabric albeit limited to that absolutely necessary to achieve the required scope of works as applied for. There is also a need to appreciate that the proposal is of an appropriate scale, form, massing and design and uses appropriate materials and methods of construction which are compatible with the character and construction of this listed building.
- 6.22 As recognised in the comments of the Council's Principal Building Conservation Officer, no effect is identified upon the significance of this designated heritage asset. Subject to conditions, there are no objections in built heritage terms.
- 6.23 The proposed works are considered to be clearly compliant with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NDMP DP3, DP4, HE4, HE5 and HE6 of the NPPF and Herefordshire Local Plan - Core Strategy Policies SS1, SS6 and LD4.
- 6.24 As no effect has been identified on the significance, experience or setting of Town Well which includes no harm, the relevant 'public benefits' test as set out in the NPPF under Policy HE6 (3. onwards) need not be undertaken.

Other considerations

- 6.25 It is not within the remit of the decision-maker to consider other matters beyond the relevant considerations when assessing an application for Listed Building Consent.

- 6.26 As identified within the representation summary, officers appreciate the nature of the interested third-party representation though the comments would appear to relate to other applications being considered on the planning unit namely P251908/F and P251909/L.

7. Summary and Conclusion

- 7.1 The works are clearly and convincingly justified. The application is viewed to accord with the relevant NDMPs of the NPPF as well the relevant policies of the adopted development plan, as set out in the appraisal above. There are no material considerations which may otherwise trigger a departure or outweigh this position.
- 7.2 Listed building consent should be granted subject to conditions as per the recommendation.

RECOMMENDATION

That Listed Building Consent be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:

- 1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2. The development shall be carried out strictly in accordance with the following approved plans and supporting documents except where otherwise stipulated by conditions attached to this consent:**

- Methodology statement received on 31 July 2026;**
- Floor Plan;**
- Proposal Sketch;**
- Heritage Impact Assessment; and**
- Design and Access Statement.**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policies SD1 and LD4 of the Herefordshire Local Plan – Core Strategy and Policies DP3, DP4, HE4, HE5 and HE6 of the National Planning Policy Framework.

- 3. Prior to the relocation of the salting slab, details of the following matters shall be submitted to and approved in writing by the Local Planning Authority:**

- A floor plan of the cellar indicating the relocation of the salting slab;**
- A methodology for its dismantlement; and**
- A methodology for its re-erection.**

The works shall be carried out in accordance with the approved details.

Any variation to the approved details shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works commencing.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy LD4 of the Herefordshire Local Plan - Core Strategy and Policies DP3, DP4, HE4, HE5 and HE6 of the National Planning Policy Framework.

4. Prior to the installation of any vents or extracts that may be required in relation to the WC, details of the size, colour and appearance of the vent or extract and its location shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Any variation to the approved details shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works commencing.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy LD4 of the Herefordshire Local Plan - Core Strategy and Policies DP3, DP4, HE4, HE5 and HE6 of the National Planning Policy Framework.

INFORMATIVES:

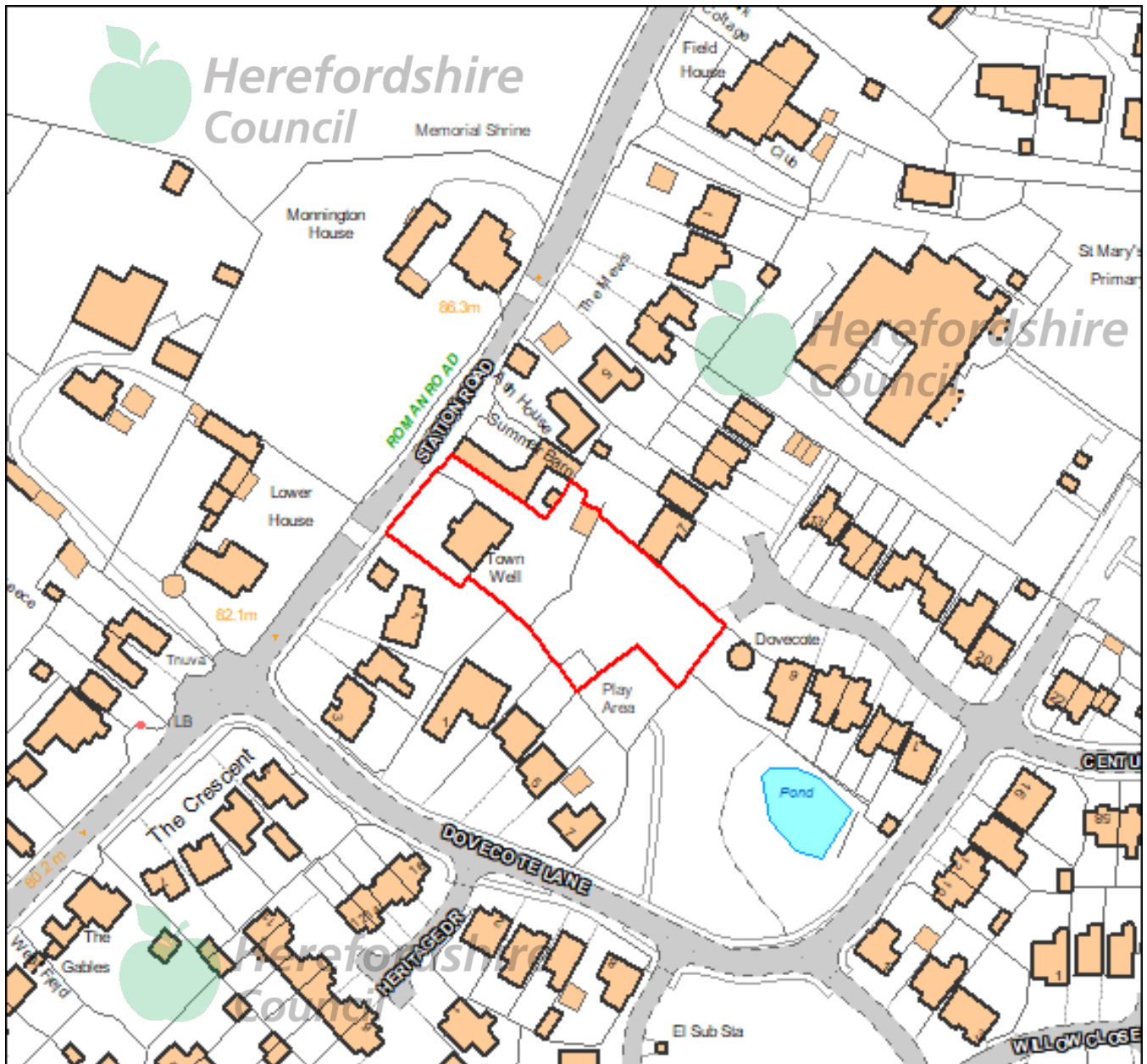
1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant listed building consent.
2. This Listed Building Consent relates solely to the plans, drawings, notes and written details submitted with the application, or as subsequently amended in writing and referred to on this decision notice. Any variation of the works or additional works found to be necessary before work starts or while work is in progress [or required separately under the Building Regulations, by the County Fire Service or by Environmental Health legislation] may only be carried out subject to approval by the Local Planning Authority. Unauthorised modifications, alterations, or works not covered by this consent may render the applicant, owner(s), agent and/or contractors liable to enforcement action and/or prosecution.
3. Listed Building Consent is required for the demolition of a listed building or the carrying out of any works for the alteration or extension of a listed building in any manner that would affect its character as a building of special architectural or historic interest. Failure to obtain consent when it is needed is a criminal offence. Planning (Listed Buildings & Conservation Areas) Act 1990.

Decision:

Notes:

Background Papers

None identified.



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APPLICATION NO: 261671

SITE ADDRESS : TOWN WELL, STATION ROAD, CREDENHILL, HEREFORD, HEREFORDSHIRE, HR4 7DW

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