

8 DCSW2006/3829/F - ERECTION OF REPLACEMENT DWELLING, GARAGING AND ASSOCIATED LANDSCAPING, HAREWOOD PARK, HAREWOOD END, HEREFORDSHIRE, HR2 8JS.

For: The Duchy of Cornwall per Craig Hamilton Architects, Coed Mawr Farm, Hundred House, Powys, LD1 5RP.

Date Received: 5th December, 2006

Ward: Pontrilas

Grid Ref: 52968, 28025

Expiry Date: 30th January, 2007

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

- 1.1 Harewood Park is located some 8 miles to the south of Hereford on the east side of the A49 Trunk Road. The Estate extends to some 360 ha. and comprises a number of farmsteads and the site of the former Harewood Park House. The site is set back some 600m from the A49 and has an area of about 1 ha. It contains the site of the former house (demolished in 1959), the site of a bungalow (recently demolished), a stable building, and the former Church of St Denis. The original drive to the site adjacent to the Lodge is no longer in use. The access from the A49 into the estate is some 120 m to the south of the Lodge and from this a new drive across the farmland has been constructed to the site.
- 1.2 The proposal is for the erection a house. This is to be two storeys and sited adjacent to the stable building and on the site of the demolished house. The ground floor plan indicates the principal rooms to be entrance hall, dining room, drawing room, sitting room, kitchen, library/study and orangery. At first floor level there would be six bedrooms. The total floor area is some 789 sq m. The materials would be brick or stucco with stone dressings under a slate roof. Externally there would be gravel driveways, service courtyard and paths together with lawned areas. Between the house and the stables there would be a terrace beneath which garaging would be provided.
- 1.3 The site is within the Wye Valley AONB. Both the stables and the former church are Listed Buildings.

2. Policies

2.1 Planning Policy Statements

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG15	-	Planning and the Historic Environment

2.2 Unitary Development Plan (Revised Deposit Draft)

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy H7	-	Housing in the Countryside Outside Settlements
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy LA4	-	Protection of Historic Parks and Gardens
Policy HBA4	-	Setting of Listed Buildings

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within AONB
Policy C1	-	Development within Open Countryside
Policy C10	-	Protection of Historic Parkland
Policy C29	-	Setting of a Listed Building
Policy SH11	-	Housing in the Countryside
Policy SH21	-	Replacement Dwellings
Policy T1A	-	Environmental Sustainability and Transport

2.4 Hereford and Worcester County Structure Plan

Policy H16A	-	Development Criteria
Policy H20	-	Housing in Open Countryside
Policy CTC1	-	Development in AONB

3. Planning History

- 3.1 DCSW2003/2999/Q Demolition of modern bungalow and site for construction of replacement house - No objection 02.12.03
- DCSW2004/3406/Q Erection of replacement dwelling and associated landscaping - No objection 12.11.04

4. Consultation SummaryStatutory Consultations

- 4.1 Highways Agency - no objection.
- 4.2 Environment Agency - this is a case where standing advice is offered with regard to surface water disposal.

Internal Council Advice

- 4.3 Conservation Manager -
- (a) Building Conservation Officer - This is a thoroughly considered application which addresses the siting issues in a systematic manner and presents a coherent

rationale for the design decisions made. The presentation in particular is exemplary.

Whilst there will always be architectural debates about the ethics of reviving particular historic styles, the architect has pursued his chosen approach to its logical conclusion and the design is informed by a detailed knowledge of precedent. This may compromise the scheme's environmental performance to some extent, but it will be interesting to see how C21 eco-technology can be reconciled with C18 formalism. This scheme has the potential to be a significant addition to Herefordshire's architectural canon and is likely to attract national attention.

(b) Archaeologist - No objection subject to conditions

(c) Landscape Officer - no response

5. Representations

5.1 The application is supported by a design and access statement. This considers the history of the original house, the context of the site and the estate masterplan. It describes the design process for the house, the sustainability aspects of the design, landscaping and materials. It concludes:-

"This design statement hopefully demonstrates the considerable care taken in the preparation of this new design for the principal dwelling at Harewood Park.

The Duchy of Cornwall have demonstrated their continuing commitment to the regeneration of the whole Estate with the completion by the Spring of 2007 of the restoration and conversion works at Home and Grange farm. Furthermore, the essential structural and weatherproofing repairs to St. Denis's Chapel are nearing completion and work is to commence on the restoration and conversion of the Stables early next year. A significant part of the Park restoration plan has been implemented with further works being carried out this winter.

In view of their demonstrable commitment to the regeneration of Harewood Park, the Duchy of Cornwall are determined to complete the project with the reinstatement of an appropriate and sustainable principal dwelling on the site. The house is the symbolic heart of the Estate and its construction will give meaning to the whole project.

The principle of gaining planning consent for an architecturally appropriate replacement dwelling on the site has already been established by the consent given in November 2004. This new proposal not only addresses the important architectural issues demanded by the location and context but it has also been designed from the outset as a sustainable building which extends the tradition of the English Country House by incorporating a significant range of energy saving design measures.

The proposed house, though significantly smaller than the design approved in 2004, will nevertheless command sufficient architectural presence on site as a result of the bold simplicity of the design based on the classical motif of the triumphal arch. The deployment of this idea not only links to the design of the existing stable block but it also provides a building of the appropriate scale for the designed landscape.

The complete restoration of the devastated Harewood Park by the Duchy of Cornwall is possibly the first total restoration of an entire Estate in Herefordshire. The construction of the house will form the final phase of the project and it will be a triumph if this can be achieved; hence the 'triumphal arch' theme of the proposed house is not only important architecturally, but also symbolically."

- 5.2 Harewood Parish Council have no objections
- 5.3 Pencoyd Parish Council have no objections
- 5.4 A letter of support has been received from Professor D. Watkin, Department of History of Art, University of Cambridge.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The applicant's acquired the Harewood estate in 2000 and since then has embarked on a phased programme of restoration of both the farmland and the buildings.
- 6.2 This has involved the restoration of Home Farm and Grange Farm into cottages and workshops, which is nearing completion, with many buildings already occupied. Work has commenced on the restoration of the former St Denis Church, which will provide a studio, and permission has been granted for the restoration of the stable block to its original use. In addition a local quarry has been opened to provide stone for some of this work. A programme for the restoration of the parkland has also been implemented. During this process the applicants proposed that as part of this overall scheme a new house should be erected so as to restore a visual focus to the estate.
- 6.3 All of these developments were dealt with by applications under the provision of Crown Exemption. At that time this provided that the Crown did not require planning permission but were required to consult the Council. The Scheme of Delegation to Officers covered responses to these consultations. A change in the law has meant that from June 2006 the Crown is required to obtain planning permission.
- 6.4 The applicant has permission to construct a new house on this site and this can be implemented at any time up to November 2009. The permission allows the construction of a substantial two storey house, having a floor area of some 1380 sq m. This proposal is for a significantly smaller two storey house, of some 790 sq m. The applicant states that the reason for the reduction in size is to pursue a more sustainable structure but which will still be appropriate is scale and design to the landscape. In addition the applicant had concerns with regard to the commercial return on the original scheme.
- 6.5 The site is in the open countryside. The development plan policies provide that certain limited exceptions can be made to the general restriction on new housing.
- 6.6 When the previous consultations were assessed it was concluded that for a variety of reasons an exception could be made to the normal policies. These were that there was evidence that a substantial house previously existed on the site, there were elements of the former parkland in existence, there was an existing dwelling (the

modern bungalow) which would be removed, work was commencing on the stated restoration of the whole estate and such a house would give more relevance to the stables, church and walled garden.

- 6.7 At that time PPG7 had just been replaced by PPS7. PPG7 had contained a provision that allowed for the grant of planning permission for an isolated house where it was clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings. However PPS7 whilst retaining the provision for exceptions redefined the terms under which they should be permitted. This states that a design that is of an exceptional quality and innovative nature may justify an exception. The design should be truly outstanding and ground breaking, reflecting the highest standards in contemporary architecture, the significant enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area.
- 6.8 This principle issue with this proposal is whether the design meets the policy tests and criteria for an exception that applied previously. The proposal remains contrary to development plan housing policy. The main differences in circumstances are that the work on the restoration of the estate have proceeded with Home Farm completed, Grange Farm nearing completion, work in progress on the church and substantial restoration of the parkland landscape. The other difference is in the size and design of the proposed house. The scheme shows a substantial reduction in size from that previously agreed, which was for a large country house. However the design although not ground breaking, as such, is of a high quality and will incorporate up to date sustainable techniques. The design does reflect the highest standards and it will significantly enhance the local setting and is sensitive to the area. The scheme will not harm the setting of the Listed Buildings.
- 6.9 The site is within the Wye Valley AONB where UDP Policy LA1 should be applied with the principal aim being the protection of the natural beauty of the area. In this case although the house is not particularly small in scale it will enhance rather than adversely affect the natural beauty of the area and, although not necessary to facilitate the economic and social regeneration of the area, it will give a focus to the restoration of the Harewood Park estate and it will enhance the landscape.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. Prior to the commencement of the development a detailed programme and method statement, to include a timetable for the implementation and completion of the development shall be submitted to and be approved in writing by the local planning authority. The development shall be progressed in accordance with the approved details.**

Reason: In order to ensure that the development is progressed to completion.

3. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

5. D04 (Submission of foundation design)

Reason: The development affects a site on which archaeologically significant remains survive. A design solution is sought to minimise archaeological disturbance through a sympathetic foundation design.

6. G03 (Landscaping scheme (housing development) - implementation)

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

7. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) external materials and finishes (to include a sample panel of the stonework, mortar and pointing)**
- (b) detailed design of all internal and external joinery**
- (c) detailed design of all internal details including decorative ceilings, panelling and chimney pieces**
- (d) detailed design and materials of all boundary walls, gates, steps and terracing.**

Reason: To safeguard the character and appearance of the building.

Informative(s):

- 1. N19 - Avoidance of doubt**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

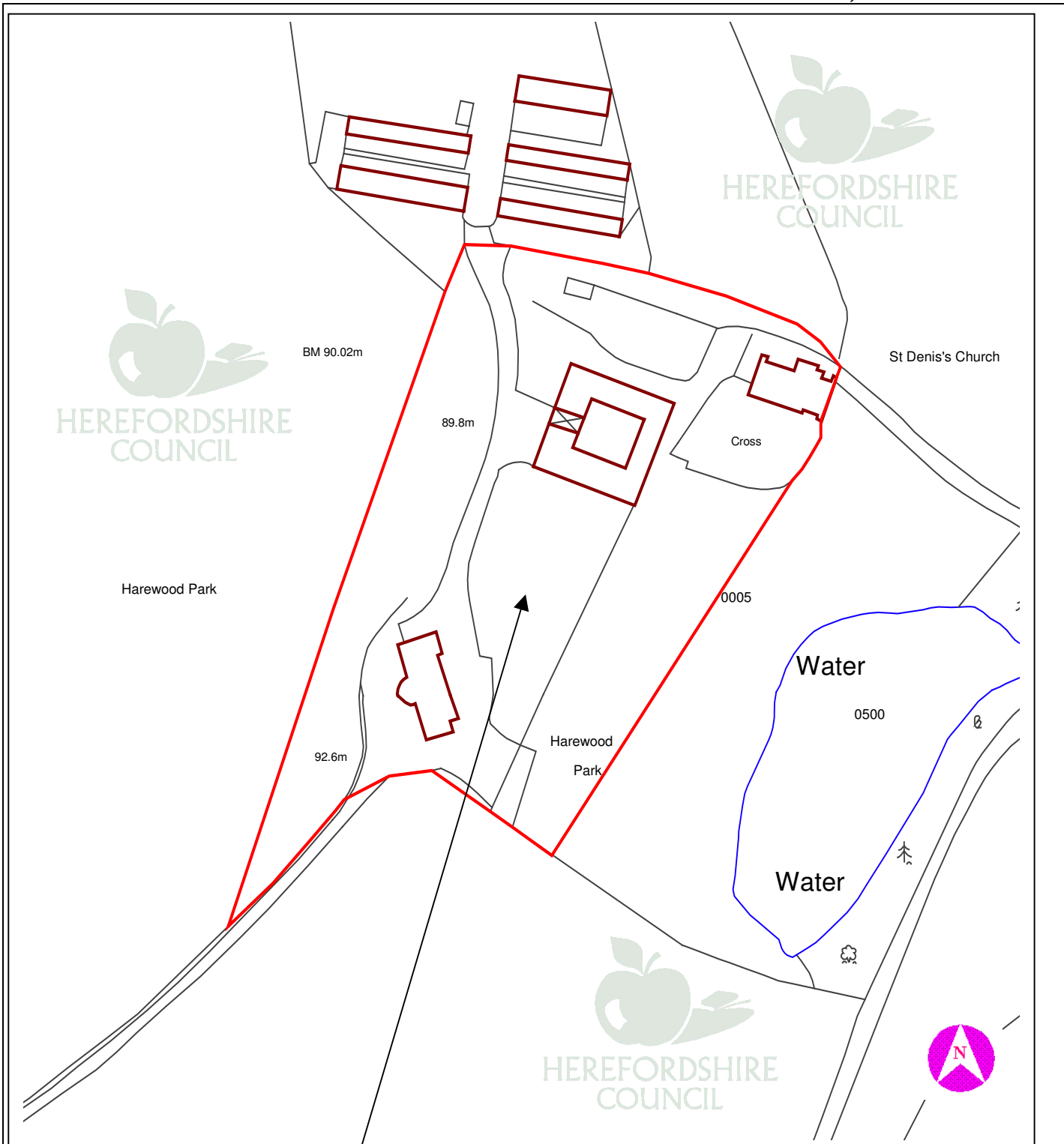
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2006/3829/F

SCALE : 1 : 1250

SITE ADDRESS : Harewood Park, Harewood End, Herefordshire, HR2 8JS

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