

11 DCNC2007/2841/F - PROPOSED TWO STOREY BUILDING ADJACENT TO EXISTING SINGLE STOREY WING TO CREATE NEW DWELLING AT THE BARN, GREEN FARM, TEDSTONE WAFRE, BROMYARD, HEREFORDSHIRE, HR7 4PP

For: Gp.Capt & Mrs R Allaway per Andrew Plank, 10 Sanderling Court, Kidderminster, Worcs, DY10 4TS

Date Received:

4th September, 2007

Expiry Date:

30th October, 2007

Local Member: Councillor TW Hunt

Ward:

Bringsty

Grid Ref:

67564, 59246

1. Site Description and Proposal

- 1.1 This site at Tedstone Wafre flanks the southern side of the C1064 near to its junction with B4203 Bromyard to Upper Sapey road. This site forms part of a group of buildings ie the original farmhouse and a range of outbuildings which have subsequently been converted into six additional dwellings. The majority of the buildings are Grade II Listed Buildings and are a mixture of local stone, red brick and timber frame with white infill panels with plain clay tiles on the roofs. The existing building on the site, subject of these current applications, is a mixture of red brick and local stone with a plain clay tile roof. There is a modern red brick plinth at the northern end of the building (ie up to dpc level) which has been left in place for a period of time. The building has been used as occasional ancillary accommodation to the main farmhouse. The building is not a listed building in itself but is considered as such as it is within the original curtilage of listed buildings.
- 1.2 Planning permission and listed building consent MH1111/89 and MH1112/89 were granted in August 1989 for the conversion of three agricultural buildings into three dwellings. These approvals, subject to various revisions, were eventually implemented. However this building subject of the current applications, was the only approved conversion not to be completed. Part of the building was converted/rebuilt, however the main part of the whole building ie the timber framed section to the north was considered to be in a poor condition and required a substantial amount of rebuilding. Consequently it was later formally agreed with the Malvern Hills District Council that the building could be carefully dismantled (with the joints marked) and stored on site in a tidy manner so that it could be reconstructed using the same materials so that the building would not be lost.
- 1.3 The timber frame members and other materials which formed this building have been stored on site for some time. However over the course of time some of the materials have gone missing and what is left is in a very poor condition and are now considered unusable. The current proposal is to rebuild this section using a green oak frame, lime rendered infill panels on a stone plinth with plain clay tiles on the roof. Parking places for three cars will be provided at the northern end of the site.

2. Policies

2.1 Planning Policy Guidance

PPS1 - Delivering Sustainable Development
PPG3 - Housing
PPS7 - Sustainable Development in Rural Areas
PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

Policy S2 - Development Requirements
Policy DR1 - Design
Policy DR3 - Movement
Policy H7 - Housing in the Countryside Outside Settlements
Policy HBA1 - Alterations and Extensions to Listed Buildings
Policy HBA3 - Change of Use of Listed Buildings
Policy HBA4 - Setting of Listed Buildings
Policy HBA12 - Re-use of Rural Buildings

2.3 The Council's Supplementary Planning Guidance: Re-use and Adaptation of Rural Buildings.

3. Planning History

3.1 MH1111/89 - Conversion of redundant agricultural buildings to 3 houses with garages and log store. Associated removal of modern agricultural buildings - Planning Permission 21/08/89.

3.2 MH1112/89 - Demolition of existing corrugated sheeted redundant agricultural buildings. Conversion of existing brick, stone and oak framed agricultural buildings into 3 new houses with garages. - Listed Building Consent 15/08/89.

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 The Council's Transportation Manager has no objection to the grant of permission.

4.3 The Council's Conservation Architect recommends approval subject to conditions relating to external materials. He also observes that the building was not stored properly and now it is impossible to salvage any of the original elements and resurrect the building. The original building did make a contribution to the group. Although the proposed building is not identical to the original, it does have the same spirit and is beneficial for the group value of the listed farmstead.

5. Representations

- 5.1 The applicants' agent states that planning permission and listed building consent for conversion of the building was previously granted by Malvern Hills District Council. The two storey part was subsequently taken down in view of its dangerous state and it is now proposed to erect a replacement building. The timber frame members from the original building have been stored on site for a number of years and are now unsuitable for use. It is therefore proposed to erect a new building in a sympathetic style to the original, using new materials. It is proposed to move the footprint of the building by about 2 metres so that space can be left between the proposal and the existing converted barn (The Byre).
- 5.2 The proposal would reinstate the corner enclosure of this group of converted agricultural buildings.
- 5.3 The Parish Council cannot support this application on the grounds that it is not in keeping with the original design.
- 5.4 There have been three letters of objection from:
- Dr M & Mrs D Toms, Green Farm, Tedstone Wafre, Herefordshire HR7 4PP
 - Mr R Rayner, The Byre, Inksmoor Court, Tedstone Wafre, Herefordshire HR7 4PP
 - RJ Dullam, the Wain House, Inksmoor Court, Tedstone Wafre, Bromyard, Herefordshire HR7 4PP
- 5.5 The main points being:
- The rebuilt barn must exactly replicate the half timbered black and white barn that was demolished in 1997. Conditions to allow demolition included exterior and interior photographs to ensure rebuild was accurate.
 - Two proposed windows in south elevation will look directly over objectors property resulting in loss of privacy. Obscure glass could be used.
 - The new building must not affect character and style of the existing Grade II Listed Buildings.
 - The proposed 3 parking spaces by the access drive are different from the original plans where a smaller entrance to the property was provided. The car parking spaces gives the proposed entrance a courtyard effect which detracts from objectors entrance and visually impairs the rural setting.
- 5.6 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The main issues relate to:
- The principle of erecting the building.
 - The size and design of the building and its effect on the character and setting of the adjacent buildings.
 - The effect on the residential amenities of neighbouring dwellings.
 - Parking and vehicular access.

The most relevant policies with respect to these issues are S2, DR1, HBA1, HBA4 and HBA12 of the Herefordshire Unitary Development Plan.

- 6.2 The original planning permission and listed building consent have been implemented by the conversion of the adjacent building to the north west (The Byre) to a dwelling. The Malvern Hills District Council agreed to allow the timber framed building to be dismantled and rebuilt using the original materials. Consequently there is a current approval to rebuild the building. However due to the deterioration of the original materials this is not now physically possible. However it is considered that the setting of the listed buildings would benefit from the erection of the building and the subsequent enclosure of the 'yard' area. The current open aspect at this corner produces an awkward imbalance effect to the setting.
- 6.3 The size and design of the proposed development is very close to the original and in keeping with the character and appearance of the setting. The proposed external materials are also considered to be in keeping although the Council's Conservation Architect has recommended certain conditions be imposed relating to the external materials.
- 6.4 The footprint of the proposed building has been moved over so that the western wall is flush to the western side of existing building and the eastern side extends outwards from the eastern side of the existing building by 2.45 metres. This is different from the original scheme where the original building protruded towards the west. However the proposed new position is considered to be better as it brings the building away from the neighbour's dwelling so it is not now pressed up against the boundary and reduces the potential overlooking into the windows. The revised scheme is considered to be acceptable and does not adversely affect the residential amenities of the occupants of neighbouring dwellings.
- 6.5 The proposed parking and vehicular access arrangements and also the size of the curtilage are considered to be acceptable.
- 6.6 In conclusion, the proposed development is supported given the particular circumstances of the agreement of the Malvern Hills District Council to allow dismantling, and the contribution the building will make to the setting of the listed building as it allows the spirit of the original approval to be realised. Ordinarily rebuilding on this scale would not be acceptable in a conversion scheme. There are also some alterations to the existing building from that originally approved but these are considered to be acceptable and in keeping with the character of the development as a whole.

RECOMMENDATION

In respect of application no DCNC2007/2841/F 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. Notwithstanding the details shown on the approved drawing and unless otherwise first agreed in writing by the Local Planning Authority the building shall be constructed in accordance with the following details:
- (a) The roof tiles shall be new double cambered clay tiles with hogs back ridges.
 - (b) The timber frame shall be in oak and left a natural colour with off white lime washed lime rendered panels.
 - (c) All new external doors and windows be made of oak.
 - (d) The new skylights shall be conservation roof lights ie flush with the tiles with slender metal frames.
 - (e) Rainwater goods shall be black cast iron or cast aluminium.
 - (f) All new stone work shall be natural local stone laid in a traditional style similar to that on the existing building.
 - (g) The existing slab/sub structure not proposed to be covered by the approved new building shall be removed as well as the whole of the existing red brick surround/base.

Reason: To safeguard the character, appearance and setting of this group of Listed Buildings.

3. E16 (Removal of permitted development rights).

Reason: To ensure the character, appearance and spirit of the original conversion scheme is maintained.

4. H13 (Access, turning area and parking).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

5. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

6. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

Informatives:

- 1. N15 - Reason(s) for the Grant of PP.
- 2. N03 - Adjoining property rights.
- 3. N14 - Party Wall Act 1996.
- 4. The applicant should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners. If in doubt the applicant is advised to seek legal advice on the matter.
- 5. N19 - Avoidance of doubt.

In respect of application no DCNC2007/2843/L that listed building consent be granted subject to the following conditions:

- 1. C01
- 2. Notwithstanding the details shown on the approved drawing and unless otherwise first agreed in writing by the Local Planning Authority the building shall be constructed in accordance with the following details:
 - (a) The roof tiles shall be new double cambered clay tiles with hogs back ridges.
 - (b) The timber frame shall be in oak and left a natural colour with off white lime washed lime rendered panels.
 - (c) All new external doors and windows be made of oak.
 - (d) The new skylights shall be conservation roof lights ie flush with the tiles with slender metal frames.
 - (e) Rainwater goods shall be black cast iron or cast aluminium.
 - (f) All new stone work shall be natural local stone laid in a traditional style similar to that on the existing building.
 - (g) The existing slab/sub structure not proposed to be covered by the approved new building shall be removed as well as the whole of the existing red brick surround/base.

Reason: To safeguard the character, appearance and setting of this group of Listed Buildings.

Informatives:

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

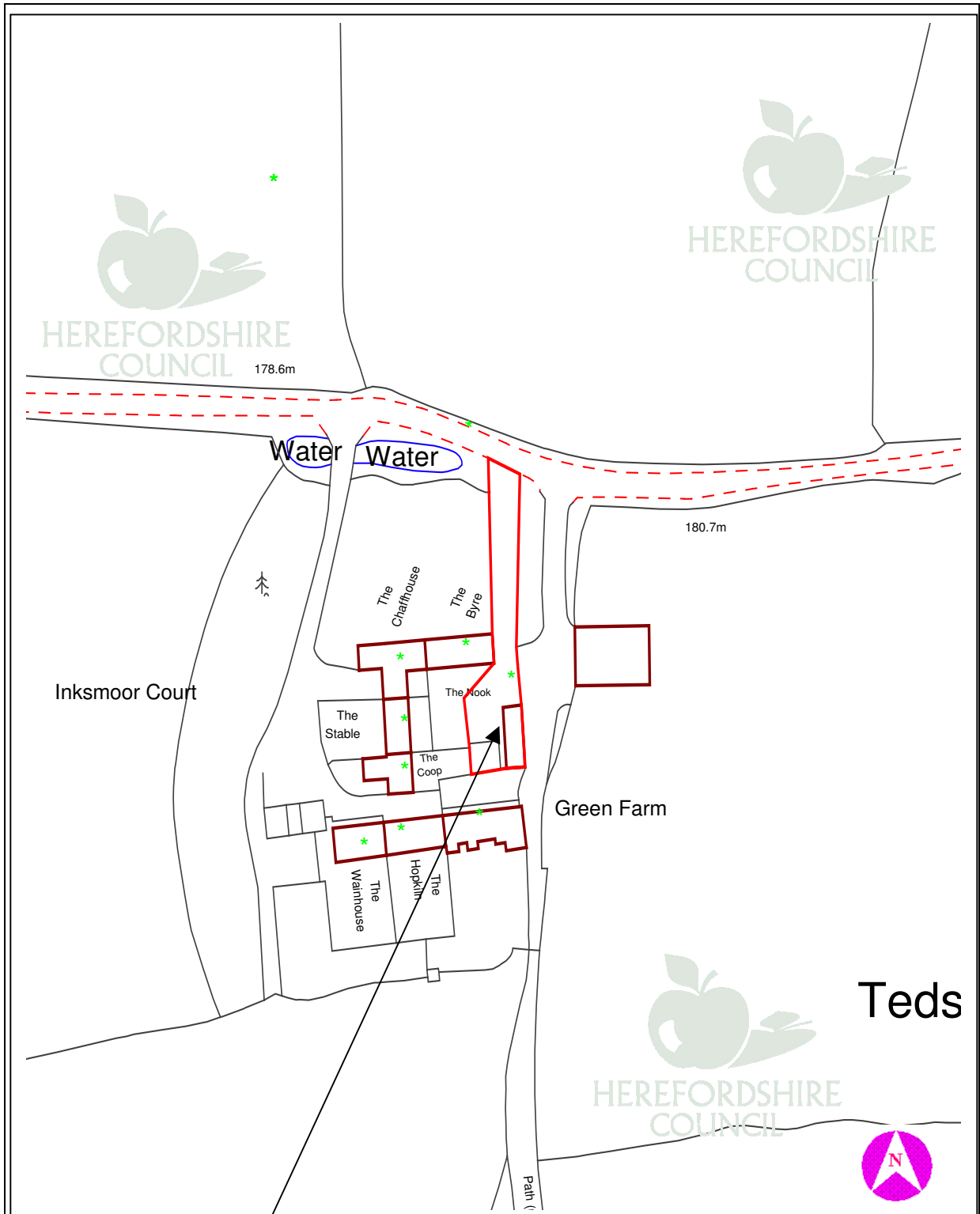
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNG2007/2841/F

SCALE : 1 : 1250

SITE ADDRESS : The Barn, Green Farm, Tedstone Wafre, Bromyard, Herefordshire, HR7 4PP

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