

DCSE2008/3035/L - PROPOSED ALTERATION OF AN EXISTING DOORWAY INTO A WINDOW AND THE REGULARISATION OF THE REMOVAL OF 2 NO. DEFECTIVE CHIMNEYS AND THE CONSTRUCTION OF 1 NO. CHIMNEY AT PORTLAND HOUSE, WHITCHURCH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6DB

**For: Mr. J. Jarvis per Graham Frecknell Architects,
9 Agincourt Street, Monmouth, Monmouthshire,
NP5 3DZ**

Date Received 22 December 2008: Ward: Kerne Bridge Grid Ref: 54978, 17670

Expiry Date: 16 February 2009

Local Member: Councillor J Jarvis

1. Site Description and Proposal

- 1.1 Portland House, a Grade II Listed building, is an early C19 3-storey villa with stucco elevations under a slate roof, located in the centre of Whitchurch opposite the Crown Hotel. White Roses which is linked to the application property is located to the rear.
- 1.2 This application proposes the alteration of a door to a sash window on the rear elevation and retrospective consent for the demolition of 2 defective chimneys and construction of a chimney on the north elevation. The removal of the defective chimneys was undertaken with the authorisation of the Conservation Manager in view of concerns regarding weather damage.

2. Policies

2.1 Planning Policy Statements

PPS1 - Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan:

Policy S2 - Development Requirements
Policy S7 - Natural and Historic Heritage
Policy DR1 - Design
Policy HBA1 - Alterations and Extensions to Listed Buildings

3. Planning History

- 3.1 There is no relevant planning history.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Conservation Manager has no objection.

5. Representations

5.1 A Heritage and Design and Access Statement has been submitted with the application:

- This application can be separated into two parts; the alteration of a redundant door to a window and retrospective consent for the demolition of two defective chimneys and the reconstruction of one chimney.
- The door has not been in use for at least twenty years.
- The disused door is to be replaced by a sash window that will replicate an adjacent sash window.
- Once this alteration is complete the elevation will be repainted in line with the rest of the house.
- During the heavy storms in February 2007, two chimneys were badly damaged causing masonry to fall. At the time the conservation officer verbally approved the emergency removal of the stacks.
- After the removal of the stacks, a single chimney was built to the north elevation;
- The proposed changes to the door will neither detract nor improve the upon the accessibility to the property; and
- The alterations will not be detrimental to the historic fabric of the building.

5.2 Whitchurch Parish Council: No objection.

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

6. Officer's Appraisal

6.1 Policy HBA1 deals specifically with the alteration and extension of Listed buildings subject to the following:

- The components which make up the special interest of the building, its features and setting are preserved;
- all new work is in keeping with the age, style, materials, detailing and
- character of the building;
- extensions are subservient in scale and design and relate well to the existing building; and
- the structural limitations of the building are respected and preserved.

6.2 The proposed window that is proposed to replace a disused door in the rear elevation is modelled on the immediately adjacent sash window. Details of the window joinery sections and glazing bars are submitted with this application. These details show a window that is considered acceptable to the character of this Listed building.

- 6.3 Insofar as the removal of the chimneys are concerned, these were located on the rear elevation and were not prominent in the roofscape. The replacement chimneystack is also on the rear elevation in a position that does not adversely affect the character of this Listed building.
- 6.4 In conclusion it is considered that the proposal will preserve the character and appearance of this Listed building. Accordingly, it complies with Policy HBA1 and is therefore supported.

RECOMMENDATION

That Listed Building Consent be granted subject to the following condition:

- 1. **D01 (Time limit for commencement (Listed Building Consent)).**

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

Informatives:

- 1. **N19 - Avoidance of doubt - Approved Plans.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

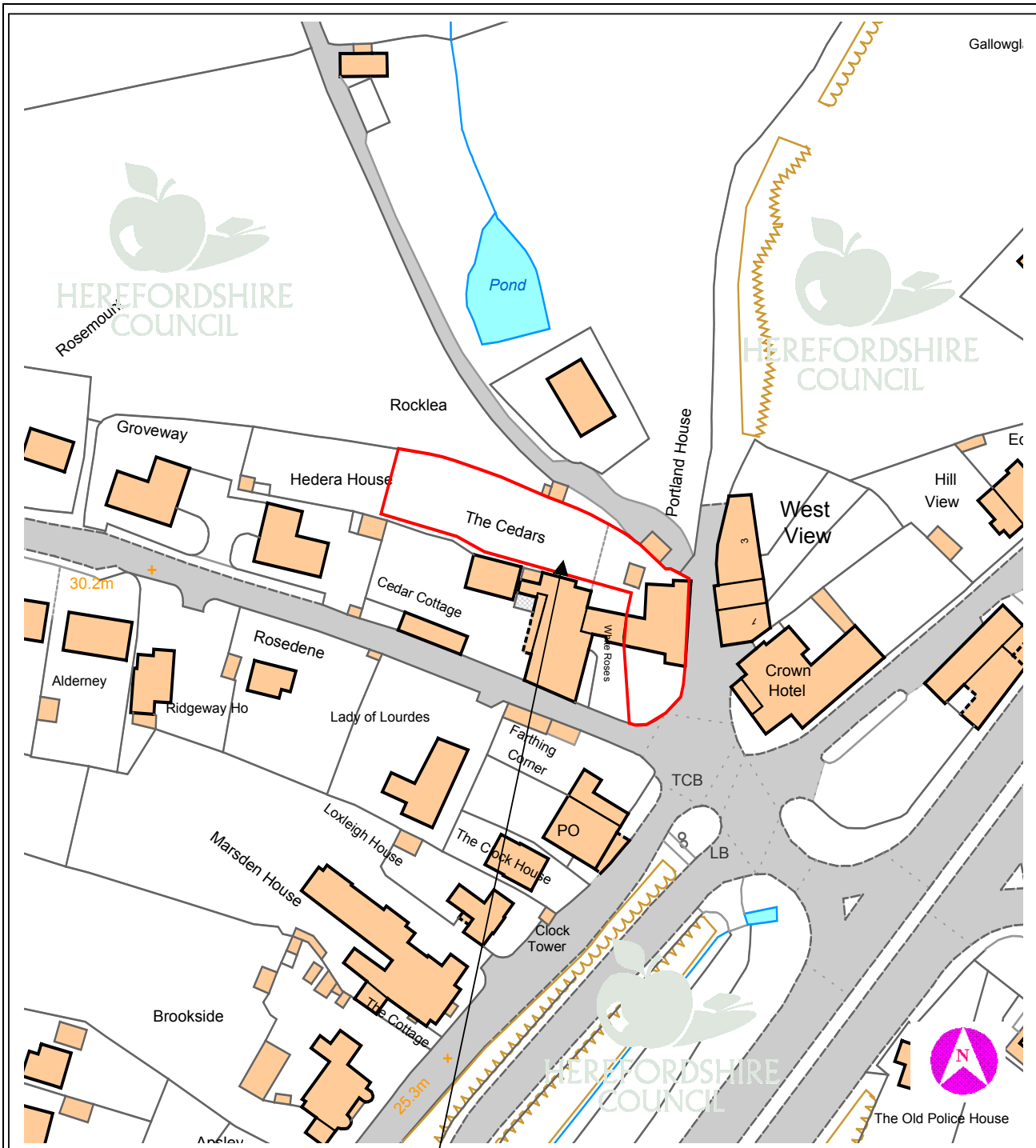
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SCALE : 1 : 1250

SITE ADDRESS : Portland House, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DB

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