

5A DCCE2009/0555/F - RETENTION OF ARCH AND REBUILDING OF WALL. CONVERSION OF EXISTING HAY LOFT TO FLAT IN COACH HOUSE. BUILD STABLE BLOCK AT TARRINGTON COURT, TARRINGTON, HEREFORDSHIRE, HR1 4EX

For: Mrs. C. Jago per SSM Building Company, Sheepcote Pencoyd, Harewood End, Herefordshire, HR2 8JH

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For: Mrs. C. Jago per SSM Building Company, Sheepcote Pencoyd, Harewood End, Herefordshire, HR2 8JH

Date Received: 18 March 2009

Ward: Backbury

Grid Ref: 61646, 40502

Expiry Date: 13 May 2009

Local Member: Councillor JE Pemberton

Introduction

These applications were deferred at the Central Area Planning Sub-Committee on 24 June 2009 to allow further negotiations to take place with the applicant regarding the content of the applications and the detail of the proposals for the wall.

The report has been updated following discussions with the applicant and an additional representation received.

In summary, the applicants wish the applications to be determined in their present form and have made further comment on that discussed at Committee and the site visit, which is detailed at paragraph 5.4.

1. Site Description and Proposal

1.1 The site lies in the south western corner of Tarrington village adjoining but outside of the defined settlement as identified by the Unitary Development Plan. The curtilage is enclosed by unclassified road 66207 to the north, unclassified road 66209 to the west and unclassified road 66208 to the east. Tarrington Court itself is a late 16th Century/early 17th Century timber frame farmhouse under a pitched tiled roof. Immediately south of which is a detached Victorian coach house converted to a garage at some stage in the mid-20th Century and constructed from traditional Herefordshire red brick under a pitched tiled roof. South of which

is a former cider house with attached hop kilns dating to early 19th Century, constructed from timber frame with brick infill and a mixture of tiled and slated roofs. Both Tarrington Court and the cider house and hop kilns are individually Grade II listed. The cider house and hop kilns are now used as offices in connection with the applicant's business. The properties as a whole are set within spacious landscaped ground with a single vehicular access off unclassified road 66208 to the east which is also designated as a public right of way ref:TR8. The majority of the curtilage is defined by a stone wall varying in height between a metre and two metres.

1.2 Planning and Listed Building Consent is sought for three separate proposals. These are as follows:

1. Retention of works already carried out to the stone boundary wall running along the northern boundary of the curtilage including the introduction of a pedestrian access in place of the existing vehicular access through the construction of a stone wall incorporating an arch over the door. Also proposed is the continued increased height of the wall along the remainder of the frontage to tie in with the remnants of the existing wall in the north western corner.
2. Conversion of the first floor of the former coach house to one bedroomed flat to be occupied by staff.
3. Construction of a detached three bay stable block constructed from brick with oak timber frame under a pitched tiled roof to be sited on land east of the dwelling.

2. Policies

2.1 Planning Policy Guidance Notes:

PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S2	-	Development requirements
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
H7	-	Housing in the countryside outside settlements
HBA1	-	Alterations and extensions to listed buildings
HBA3	-	Change of use of listed buildings
HBA4	-	Setting of listed buildings

3. Planning History

3.1 Extensive history for alterations both to the principal dwelling, outbuildings and development within the curtilage but the two most recent applications of note are:

CE2008/1388/F - Replace gateway at entrance, the repair of gates and pedestrian gate to side. Approved 23 July 2008.

CE2008/1389/L - Close up existing driveway at entrance, build archway wall and pedestrian gate, reinstate wall to original height, alter gateway at entrance B. Listed Building Consent

Approved 23 July 2008 (alterations to close up existing entrance and build archway were removed from the Listed Building application).

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection subject to conditions on foul and surface water drainage.

Internal Council Advice

- 4.2 Traffic Manager: No objections.

- 4.3 Conservation Manager:

Boundary wall and arch feature

The existing wall would appear to date from the 18th / early 19th century due to its stone construction. It forms the curtilage of the house and would appear adjacent to the gate to have been at some point an animal pen or storage area as it loops round to enclose a small area of land. Indeed the 1st edition Ordnance Survey map shows that this area appears to be part of a substantial farmyard with a number of buildings all of which have now been removed. Adjacent to the lane, which leads up to Tarrington Common, the wall has been retained at its original height with a coping detail. However once it turns onto school road the top section of the wall appears to have been removed and no coping detail has been formed which allows it to continue to slowly decay. The issue to consider therefore is should this element of wall be reinstated to its presumed original height. This can be gauged from the surviving element of wall and it would be assumed that it would follow the contours down the site at the same height. Therefore given the height of the wall is known and that a matching stone, coping detail and mortar are available we believe that it would be appropriate to reinstate the wall to its original height and design. This should enhance the presence to the roadside and given the uplift in height is relatively minimal would not have a detrimental impact on the setting of Tarrington Court or the surrounding area.

With regards to the gateway this is a more balanced judgement and should be looked at with regards to the overall landscaping of this area of the site. Unfortunately the landscape is not mentioned in the Survey of Historic Parks and Gardens in Herefordshire. Previous to the installation of this gateway there was a substantial tarmaced road, which led up to the house. This was detrimental to the setting of the listed building. The current owner took this up as part of a general review of the landscaping. Whilst this did not need consent it was most welcomed. The issue then to resolve was the scale of the access within this frontage to the property. Given the current lack of documentary and physical evidence it is unclear whether this was the original access to the court although we suspect that it was not. The landscaped original approach to the house would appear to have been located further east in front of the principal elevation. Evidence for this compartmentalisation can be seen on the 1st edition OS map which shows 2 parallel lines running between the house and school lane. One of these can still be seen on current maps. These linear features are what would be expected for the gardens/ landscapes of the time of construction where the access was designed to frame the approach to the house and impress guests and residents. The current gateway access would therefore appear to be a secondary access relating to the use of the now demolished farm buildings. Evidence for this can also be seen in the lack of fine entrance piers / features. As the status of the building changed and the various ideas of landscape gardening changed over time the accesses moved and for a time this became the primary access. However there was no upgrade in its design status and it retained the character of a farmyard access.

Given the continued evolution of the building and that the entrance no longer relates to its original use we do not believe that it was necessary to be retained in its existing form. However the idea of an access from this point needs to be retained so that the evolution of the site can be understood and appreciated. The raising of the wall over the gate is a satisfactory form and given that our concerns about the height have been addressed so that it flows through more comfortably we would not object to this feature. Given that this is a secondary access we do not believe that it needs the fine mouldings / detailing that can be found to other properties within the street and therefore the proportions detailing and finish would be in keeping with the overall character of this element of the proposal.

We believe that there would also be a major enhancement to the public realm with the removal of the tarmaced area and the landscaping of this site. This would benefit both the setting of Tarrington Court and the wider local area. We therefore believe that an appropriate scheme has been arrived at which would on balance preserve the character of both the listed wall and the setting of Tarrington Court and would support this element of the application.

Conversion of coach house

We believe that the building is capable of being converted and in principle therefore support this scheme. Minor amendments are recommended including changing the dormers so as only one is full sized so as to give the appearance of a loading bay for the coach house along with further information on the detailing. The building does not need symmetrical elements and an attempt to introduce this would be detrimental to the buildings character.

Proposed stables

The positioning of this building is acceptable. However further clarification on the setting down of the stable block into the ground is required in order to reduce its overall impact and maintain its subservience within the complex. It will also require a number of design changes including changing the upper gable elements to weatherboarding, using windows in the gables rather than a rooflight, slightly reducing the height of the building by reducing the span, increasing the size of both the posts and the bracing and removing the large projecting pediment with the clock and instead have a smaller gable element, which could still sit comfortably within the roof and substantially reduce the mass of the building and still contain the clock.

4.4 Public Rights of Way Manager: No objections.

5. Representations

5.1 Tarrington Parish Council:

With regard to the stable block and the conversion of the hay loft, the Parish Council has no objections, provided that sympathetic materials are used for the stable block and the sewerage system has the capacity for the additional connection from the hay loft.

With regard to the archway, the Parish Council does have objections, for the following reasons:

1. The wording of the application is misleading as regards the building works that have recently taken place. The archway and door did not exist until 2008 when they were built without planning permission. This archway is shown on the application as 'existing'.
2. No reasonable justification has been given for the replacement of the original gate by a door and archway. The style of the archway is not in keeping with the rural nature of the local area.

3. There is no evidence to show that the wall was ever higher than it is now and we enclose photographs to show that the wall as it stands at present is in fact in keeping with the style of other boundary walls in the village.
4. The Parish Council does not consider that the applicant has justified the reasons for raising the height of the wall and again we stress that it would be out of character with most of the stone walls in the village.
5. The original wall and gate form part of the curtilage of a Grade II Listed Building and should not be modified in any way.

The Parish Council does not consider this part of the application to be acceptable and therefore recommends that the application be refused.

5.2 Six letters/e-mails of objection have been received to the planning and listed Building Consent from Robert and Veronica Hodges of Ro-Onica, Tarrington (two letters), M. Wessell and Dr. R. Nayler of Aspen Cottage, Tarrington and John Pearce. The main points raised are:

1. The archway has a gothic style that adversely affect the setting and views of the property and is not suitable for this period of house which originally was a farmhouse.
2. The raising of the height of the boundary wall is stated as needed for security reasons yet the property is now in the National Gardens Book and open to the public.
3. The previous opening and five-bar gate was in place in 1956 and complemented the house, the proposals detract from the property.
4. The wall and proposed arch detract from the historic and architectural heritage of the listed building.
5. The arch and wall are contrary to Policies HBA4 and HBA8 of the Unitary Development Plan and guidance contained in PPG15.
6. The application for a wall and arch are retrospective.
7. There is no evidence to show that the wall ever continued at the higher height as is now proposed.
8. There are other more appropriate means of providing privacy such as a fence with roses and honeysuckle or a native hedge.
9. The proposed stable block will be an over development of the site and spoil the main entrance to Tarrington Court.
10. The stable block may cause pollution of local water courses.
11. Most other walls in the village are lower in height.
12. An application for a trellis would be a formality.
13. The entrance at The Vine was reclaimed from a chapel near Dormington and erected over 100 years ago. It is not appropriate to compare The Vine with the application site.
14. The village Pound was in a different location in the village between 1838 and 1904.
15. The 1886 Tithe Map identifies an entrance.
16. There is no objection to continuing the wall at the height of the gate; the objection is to the arch.

5.3 8 letters/e-mails of support have also been received from The Doctors House, Vine End, The Coppice, Lays Farmhouse, 14 Pound Close, Heritage Cottage, The Vine and Revd Peter Hammersely of 15 Pound Close. The main points raised are:

1. The issue has been blown out of all proportion and for the sanity of the village; it would be nice to have the matter resolved.
2. The new structure is entirely in keeping with its surroundings and the age and history of Tarrington Court.
3. The works have been done to a high standard with natural and matching materials and will match the wall and arch at the Vine.

4. The works when complete will improve the aesthetics of the locality compared with the previous situation.
5. There is no evidence that an access existed here historically.

5.4 An e-mail and letter has been received from the applicants. The main points raised are:

1. There is no evidence that the area where the wall is higher is as a result of farm buildings.
2. One of the previous owners of the property, Lady Curtis advises that the area adjacent to the wall was historically a village pound. The wall must therefore have been higher otherwise the animals would have escaped.
3. The area inside of the new pedestrian access was historically a moat, which was filled in by Mr. Foley in the 60's, and therefore it is highly likely that there was no entrance here originally.
4. The 1838 Parish Tithe Map appears to indicate that there was no entrance here originally.
5. The inspiration for the design of the arch was taken from the wall and arch at The Vine near the application site.
6. The arch compliments the setting of Tarrington Court.
7. As soon as a letter was received from the Council's planning enforcement officer on 29 April 2008, all works ceased and the wall has remained unaltered since then.
8. The works carried out to the other entrance to the property including the new traditionally built Herefordshire stone wall add to the setting of the Court and the entrance to the public footpath.
9. The removal of the previous tarmac drive has also enhanced the setting of the property.
10. Views of the Court will still be visible over the wall from the public highway and footpath.
11. The parish council vote against the application was only made on a majority of one and the letters of support show that the consensus of the village is not against the wall as previously stated.
12. The Council cannot protect a view of a listed building as a high conifer hedge could be planted (but is not desired or proposed) which would entirely screen the Court from view.
13. Planting a conifer hedge or erecting fencing would be an easier and cheaper option but the aim is to preserve Herefordshire's heritage by re-building the traditional stone walls for generations to come.

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

6. Officer's Appraisal

6.1 The applications comprise three separate elements:

1. The retention of arch and increase in height of existing stone boundary wall,
2. Conversion of first floor of coach house to one bedroom staff accommodation, and
3. Construction of stable block.

Retention of stone arch and pedestrian gate and increase in height of the existing boundary stone wall.

6.2 This application is part retrospective in so much as the previous vehicular access has been closed off through the construction of a stone wall incorporating a stone arch over a new

pedestrian door. This is perhaps the most locally controversial element of the applications and has generated objections from local residents and the Parish Council.

- 6.3 Firstly, there is no objection to the closure of the existing vehicular access and its change into a pedestrian access only. The works to achieve the archway over the pedestrian access through increasing the height of the stone wall, in isolation, would be unacceptable. However, once the wall is continued at an increased height to tie in with the existing height as is proposed, it is considered that this will form an acceptable boundary treatment and preserve the setting of the listed property. Public views of the listed property will still be available over the wall and from the public footpath that runs through part of the curtilage. Furthermore, neither policy HBA4 of the UDP nor advice within PPG15 specifies that public views of a listed building must be maintained.
- 6.4 The existing arch is constructed to a high standard using matching materials and traditional construction methods and this quality is to be maintained for the remainder of the wall including the use of matching coping. The wall in its own right as a boundary feature and its compatibility with the principal listed buildings and their setting is therefore acceptable.
- 6.5 Also of note are the Conservation Manager's comments, which are detailed in Paragraph 4.3. The Conservation Manager has examined in some detail the acceptability of the arch and works to the wall with the conclusion being that they will preserve the character of both the listed wall and the setting of Tarrington Court and therefore they also raise no objection to these elements.

Conversion of first floor of coach house to one bedroom flat:

- 6.6 The coach house is now occupied as a garage with the first floor largely being unused other than ancillary storage. Adequate space exists within the roof to accommodate a modest one bedroom flat and the principle of the works and the use as staff accommodation subject to a restriction tying the accommodation to the principal dwelling is acceptable. Light is being achieved through rooflights on the rear (west) elevation with two dormers proposed on the front elevation, access has been achieved by way of new stable steps off the northern gable. The works are in keeping with the character and appearance of the building.

Erection of stables:

- 6.7 The scale and proportions of the stables are designed to reflect the scale of the adjacent coach house. The siting will ensure the levels can also be lower so as the stables are viewed as a secondary element on the principal approach to the group of buildings as suggested by the Conservation Manager. The materials will also harmonise with the coach house, this being traditional red brick with weather-boarded gables and a clay tile roof.
- 6.8 The applicants have agreed to reduce the height of the stables through reducing its span with a slightly shallower pitch and design changes have also been agreed to simplify its appearance. The stable building will harmonise with the existing listed buildings and preserve their setting.
- 6.9 The proposals as a whole are considered acceptable in accordance with Policies HBA1 relating to alterations to listed buildings and HBA4 relating to setting of listed buildings in particular.

Planning Permission – DCCE2009/0555/F

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. The proposed works to the northern boundary wall shall be completed in accordance with the approved plans within 6 months of the date of this planning permission or in accordance with a timescale to be agreed in writing with the local planning authority within one month of the date of this permission.

Reason: To ensure the completion of the wall in order to safeguard its character and appearance and the setting of Tarrington Court and comply with Policies HBA1 and HBA4 of the Herefordshire Unitary Development Plan.

2. C01 (Samples of external materials).

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

3. F13 (Restriction on separate sale).

Reason: It would be contrary to the policy of the local planning authority to grant permission for a separate dwelling in this location having regard to Policy H7 and HBA4 of Herefordshire Unitary Development Plan.

4. I18 (Scheme of foul drainage disposal).

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

5. I51 (Details of slab levels).

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site so as to comply with Policy DR1 of Herefordshire Unitary Development Plan.

6. L01 (Foul/surface water drainage).

Reason: To protect the integrity of the public sewerage system and to comply with Policy CF2 of Herefordshire Unitary Development Plan.

7. L02 (No surface water to connect to public system).

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

8. L03 (No drainage run-off to public system).

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

Informatives:

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

Listed Building Consent – DCCE2009/0556/L

RECOMMENDATION

That listed building consent be granted subject to the following conditions:

- 1. The proposal works to the northern boundary wall shall be completed in accordance with the approved plans within 6 months of the date of this listed building consent or in accordance with a timescale to be agreed in writing with the local planning authority within one month of the date of this permission.

Reason: To ensure the completion of the wall in order to safeguard its character and appearance and the setting of Tarrington Court and comply with Policies HBA1 and HBA4 of the Herefordshire Unitary Development Plan.

- 2. D02 (Approval of details).

Reason: To ensure that the work is carried out in accordance with the details that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

Informatives:

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

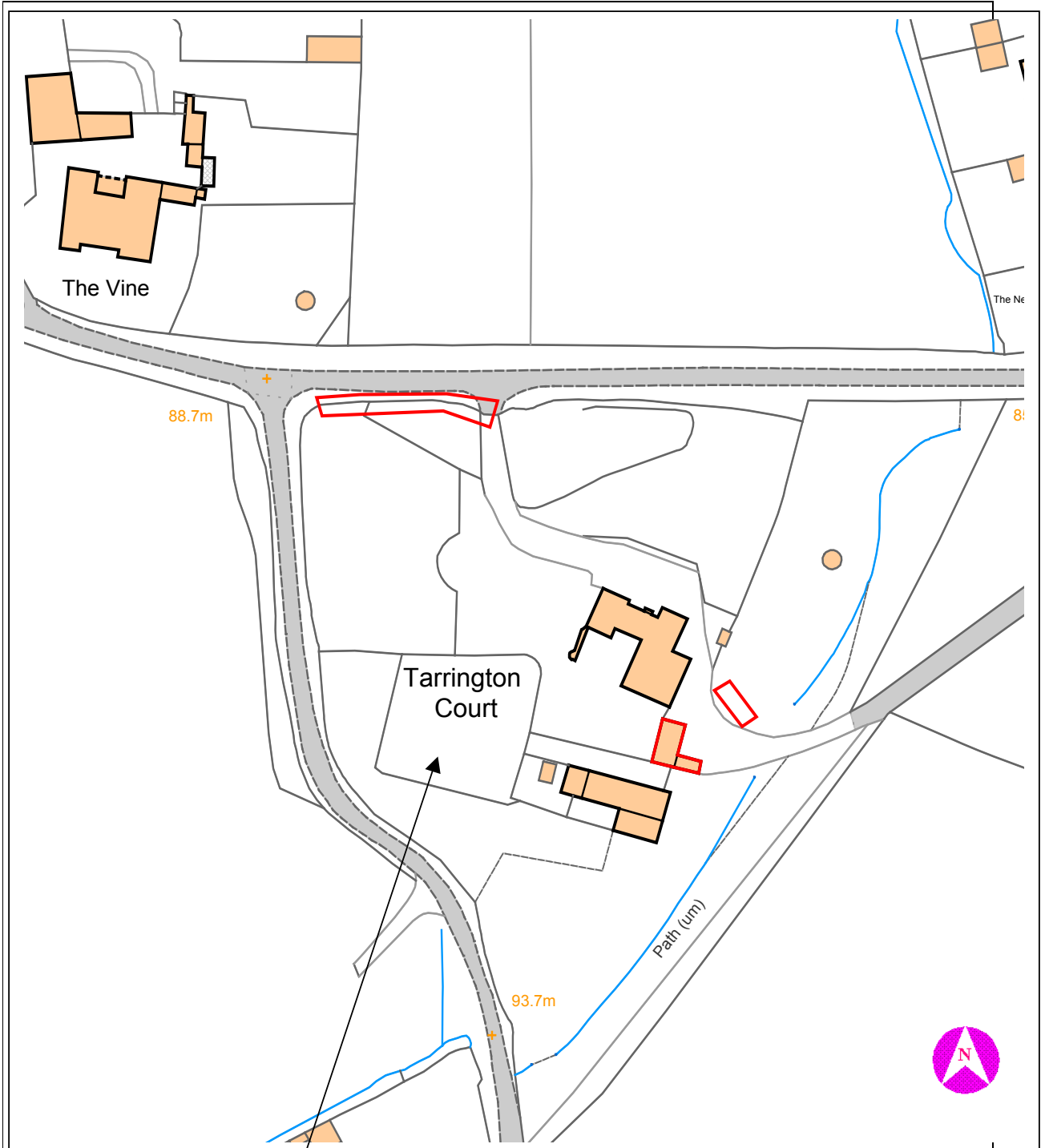
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NOS: DCCE2009/0555/F & DCCE2009/0556/L

SCALE : 1 : 1250

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