

**DCSW2004/1521/L - DEMOLITION OF OUTBUILDINGS,  
INTERNAL AND EXTERNAL ALTERATIONS,  
TRELOUGH HOUSE, WORMBRIDGE, HEREFORD,  
HEREFORDSHIRE, HR2 9DH**

**For: Mr E G Clive per Berringtons, The Estate Office,  
The Vallets, Wormbridge, Hereford, HR2 9BA**

**Date Received: 13th May 2004**

**Ward: Valletts**

**Grid Ref: 43169, 31188**

**Expiry Date: 8th July 2004**

Local Member: Councillor P. G. Turpin

## **1. Site Description and Proposal**

- 1.1 The site lies on the south-eastern side of the A465(T) road, by taking the unclassified road (u/c 74000) and then almost immediately turning south-west. This junction is approximately 500 metres north of the petrol filling station on the western side of the A465(T). Trelough House has access off the surfaced road to the A465(T) via some gates. The red brick and painted brick Grade II listed building can also gain access via an alternative access from the north-east of the dwelling which has a garage on its north-eastern elevation facing a range of buildings further to the north-east that have planning permission for conversion into residential units.
- 1.2 Trelough House has a semi-detached dwelling on its south-eastern end. These two separate dwellings were once one dwelling. Trelough House is the main house, the south-eastern wing is Trelough Farmhouse.
- 1.3 It is proposed to demolish a modern garage and wood store and cloak room on the north-east elevation. A boundary will be more properly defined by erecting a vertically boarded fence. The other proposals entail the retention of a bathroom created already in bedroom 3, and to remove an unsympathetic French window (W2) with a window that matches an adjoining one (W3). Also on the same elevation, the south west, it is proposed to open up a blocked up doorway. A new solid oak boarded door will be installed into this doorway. Also internally, two internal doorways leading from the boiler room will be blocked up, these doorways lead into a larder and dry store.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG.15 - Planning and the Historic Environment

### **2.2 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria

Policy C.27B - Alterations or Additions to Listed Buildings

### 2.3 Unitary Development Plan

Policy S.2	-	Development Requirements
Policy HBA.1	-	Alterations and Extensions to Listed Buildings
Policy HBA.2	-	Demolition of Listed Buildings

### 3. Planning History

3.1 No relevant history relating to this site identified.

### 4. Consultation Summary

#### Statutory Consultations

4.1 All the amenity groups, Victorian Society, SPAB, Ancient Monuments Society and the Georgian Group have been consulted, to date no responses have been received.

#### Internal Council Advice

4.2 The Chief Conservation Officer raises no objections, but requests further details for the new window and door.

### 5. Representations

5.1 In a letter that accompanied the application the applicant's agent states:

i) Demolition of Outbuildings

- a) Demolition of single garage. The building to be carefully demolished and the materials carted away from site. Existing door at D1 to be retained as external door; brickwork to be made good against main walls of house. window to be reinstated.
- b) Demolition of existing WC and wood shed. This building to be carefully taken down. The brickwork to the main walls of the house to be made good. The existing doorway at D2 to be retained as external door. The gable wall of the outhouse to be retained but reduced in height and made good. It is being retained as boundary wall to the property.
- c) New boundary fence to be erected along the line shown on the plan consisting of post and solid vertical, softwood boarding (tannalised/creosoted to dark wood stain).

ii) Alterations to Fenestration on South West Elevation

It is proposed to remove the existing French window (totally out of character and out of keeping) and to reinstate the window to original pattern and design (to match adjoining window W3).

iii) Open up former door opening at D3

The structure of the former door opening is plainly visible from inside and out. Externally the garden steps still exist, which served this former doorway. The proposed new door to be a solid boarded oak door.

## iv) Internal Alterations - Retention of existing bathroom at first floor

Consent is sought to retain the existing bathroom formed within bedroom number 3.

## v) Internal Alterations - Larder and Storeroom

Both these rooms form part of a flying freehold with the adjoining property at Trelough Farmhouse. It is proposed to simplify the legal boundaries between the two properties by making a clear division. The doorways at D4 and D5 to be blocked up and bricked in. The larder and storeroom to be reincorporated into Trelough Farmhouse as store cupboards.

5.2 The Parish Council have not responded.

5.3 One letter of objection has been received from:

B. M. Clark, Wormbridge Court, Wormbridge, HR2 9EN

The following main issues are raised:

- house needs a garage, would lose its only garage. Represents loss of amenity
- house has open fire, needs log and fuel store
- no outbuildings traditionally associated with building of this size
- 'garage' former scullery, substantially built has very large timbers and flagstones on the floor. Corrugated steel roof neglected
- established pedestrian and vehicular right of way would be lost if garage removed
- building attached to log store has only ground floor wc and wash hand basin, useful for family and disabled, buildings of Victorian vintage in sound condition
- blocking up pantry and dry food store doorways, useful facility
- understand work has started.

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

## 6. Officers Appraisal

6.1 There are considered to be two main issues, one relating to demolition of outbuildings and the second is the provision of a new doorway and window in the south-west elevation of the Grade II Listed dwelling.

6.2 It is considered that notwithstanding the objections raised, the works proposed are to buildings that do not enhance the Listed building nor have intrinsic historical or architectural interest. This is endorsed by the Chief Conservation Officer. The garage is a greatly modified building that falls into the category of building described above. There are considered to be no material planning reasons for not allowing the demolition of the outbuildings requested, indeed their removal will enhance the appearance of the Grade II Listed building on the north-east elevation.

6.3 No objections have been raised to the installation of a new door, into a blocked up doorway, and a new window where there would have been one originally, and where at present there are French windows. The details of the new window and door will need to be made a condition of the listed building consent. The bathroom installed in room 3

is acceptable as is the blocking up of two internal doorways that lead to the larder and dry store off the kitchen.

- 6.4 There are considered to be no material grounds for withholding listed building consent for works proposed that will enhance the architectural interest of this dwelling that comprises what was a larger house set back from the A465(T).

**RECOMMENDATION**

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

- 1. **C01 (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.**

- 2. **C02 (Approval of details )**

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

**Informative(s):**

- 1. **N15 - Reason(s) for the Grant of Listed Building Consent**

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.