

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>23 APRIL 2014</b>
<b>TITLE OF REPORT:</b>	<b>P140221/L - VARIOUS INTERNAL WORKS AT LEADON COURT, FROMES HILL, LEDBURY, HR8 1HT</b>  <b>For: Mr Julian Morgan, Leadon Court, Fromes Hill, Ledbury, Herefordshire, HR8 1HT</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=140221">https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=140221</a>

**Date Received: 20 January 2014**

**Ward: Frome**

**Grid Ref: 368459,246640**

**Expiry Date: 2 April 2014**

Local Member: Councillor PM Morgan

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

- 1.1 The application site is located in an open countryside position east of Fromes Hill, a designated smaller settlement identified under policy H6 in the Herefordshire Unitary Development Plan. The site features Leadon Court, a Grade II listed farmhouse featuring Georgian and Victorian architecture with traditional hop kilns and agricultural outbuildings of the period adjoining. The site is accessed by a private drive from the A4103 Hereford – Worcester Road from which there are glimpsed views of the property.
- 1.2 The proposal is for various internal works.

### **2. Policies**

#### **2.1 Herefordshire Unitary Development Plan:**

- S1 - Sustainable Development
- S2 - Development Requirements
- DR1 - Design
- HBA1 - Alterations and Extensions to Listed Buildings

- 2.2 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspx>

- 2.3 National Planning Policy Framework paragraphs 126 – 141, Conserving and enhancing the historic environment.

### **3. Planning History**

- 3.1 DCNE2001/0161/L Alterations to kitchen and dining room – Approved with conditions.

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Further information on the subject of this report is available from Mr C Brace on 01432 261947

#### **4. Consultation Summary**

- 4.1 The comments of the Parish Council had not been received at the time of writing this report.
- 4.2 The comments of the Conservation Manager (Historic Buildings) had not been received at the time of writing this report.

#### **5. Representations**

- 5.1 No representations received at the time of writing this report.
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-  
<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-  
[www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage](http://www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage)

#### **6. Officer's Appraisal**

- 6.1 The proposals are internal and minor in nature. They seek to remove some mid-twentieth century partitioning and re-organise the house for the current occupants requirements. The removal of the partitioning will ensure the original proportions of the two rooms can once again be enjoyed.
- 6.2 The above works accord with both national and local planning policies regarding alterations to heritage assets and English Heritage guidance. No historic fabric is lost and the original room proportions reinstated, which enhances and reintroduces the historic character of the listed dwelling.

### **RECOMMENDATION**

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

- 1. D01 Time limit for commencement (Listed Building Consent)**
- 2. B02 Development in accordance with approved plans and materials**

Decision: .....

Notes: .....

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### **Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 140221/L

**SITE ADDRESS :** LEADON COURT, FROMES HILL, LEDBURY, HEREFORDSHIRE, HR8 1HT

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