

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	29 June 2022
TITLE OF REPORT:	<p>212673/FH and 212674/L - PROPOSED REPAIR AND RENOVATION OF LADYGROVE COTTAGE AND ATTACHED OUTBUILDING TO FORM AN EXTENDED RESIDENTIAL DWELLING AT LADYGROVE COTTAGE, MORDIFORD, HEREFORD, HR1 4LT</p> <p>For: Mr Tucker per Mr Colin Richards, Fairfield, Eyton, Leominster, Herefordshire HR6 0BZ</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212673&search-term=212673
Reason Application submitted to Committee – Redirection at the request of the Ward Member	

Date Received: 6 July 2021

Ward: Backbury

Grid Ref: 357312,236990

Expiry Date: 26 October 2021

Local Members: Cllr John Hardwick

1. Site Description and Proposal

- 1.1 These applications for planning permission and listed building consent propose the repair and renovation of Ladygrove Cottage and its attached outbuilding to form an extended dwelling. The submitted scheme seeks to achieve an uplift in usability and thermal performance to make it a sustainable and more practicable dwelling for modern living standards.
- 1.2 The site lies in a secluded position within woodland that is accessed via an unmade track. It is within the open countryside, with the main built-up area of Mordiford lying around 380 metres to the north-east.
- 1.3 The cottage is in a poor state of repair, having been abandoned for many years. The schedule of works represents the culmination of previous submissions and liaison with consultants. The renovation includes alterations to the rear of the building to incorporate a larger kitchen/dining space and integration with the adjacent cider house extension.
- 1.4 There is one immediate neighbour, at Westwood House, situated to the north-west. The site lies within the River Wye Special Area of Conservation (SAC) (Lower Lugg sub-catchment) and the River Wye Site of Special Scientific Interest (SSSI) Impact Risk Zone. It also forms part of the Wye Valley Area of Outstanding Natural Beauty (AONB) and adjacent to a Plantation on an Ancient Woodland Site (Fownhope Park and West Wood).

2. Policies

2.1 Herefordshire Local Plan – Core Strategy

SS1 – Presumption in favour of sustainable development
SS6 – Environmental quality and local distinctiveness
SS7 – Addressing climate change
RA5 – Re-use of rural buildings
LD1 – Landscape and townscape
LD2 – Biodiversity and geodiversity
LD3 – Green infrastructure
LD4 – Historic environment and heritage assets
SD1 – Sustainable design and energy efficiency
SD3 – Sustainable water management and water resources
SD4 – Waste water treatment and river water quality
MT1 – Traffic management, highway safety and promoting active travel

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

<https://www.herefordshire.gov.uk/local-plan-1/local-plan-core-strategy>

2.2 National Planning Policy Framework (NPPF)

Section 2 – Achieving sustainable development
Section 4 – Decision-making
Section 5 – Delivering a sufficient supply of homes
Section 12 – Achieving well-designed places
Section 16 – Conserving and enhancing the natural environment
Section 16 – Conserving and enhancing the historic environment

2.3 Fownhope Neighbourhood Development Plan (NDP)

FW1 – Sustainable development
FW2 – Safeguarding the Wye Valley AONB
FW3 – Flooding
FW4 – Sewage treatment works
FW5 – Biodiversity
FW7 – Conservation of Fownhope's historic character
FW11 – Housing in the countryside
FW12 – Extensions to dwellings
FW16 – Design criteria
FW17 – Settlement boundary
FW20 – Redundant rural buildings
FW27 – Highways and infrastructure

2.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan - Core Strategy was adopted on 15th October 2015 and a review was required to be completed before 15th October 2020. The decision to review the Core Strategy has been made and the level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application. In this case, the relevant policies

have been reviewed, are considered to be consistent with the NPPF and can therefore be attributed significant weight.

3. Planning History

3.1 The following planning and listed building applications are relevant to the proposal.

201353/F – Proposed conservation, extension and restoration – Withdrawn on 28/06/21

201354/L – Proposed conservation, extension and restoration – Withdrawn on 29/06/21

4. Consultation Summary

Statutory Consultations

4.1 Forestry Commission – No response
Historic England – No response
National Amenity Societies – No response

Internal Council Consultations

4.2 Minerals and Waste – No response
Ecologist – No response

4.3 Historic Buildings Officer –

Original comments

Revised plans which reflect a supportable scheme are awaited. As proposed, the scheme would attract a heritage objection as the demolition and extension of the stone lean-to would fail to preserve the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; and would result in 'less than substantial' harm to its significance. The degree of harm identified represents a substantial objection in planning terms, and as a reasonable level of accommodation is achievable within the existing footprint there is no clear and convincing justification for the harm, as per requirements detailed in paragraph 200 of the NPPF. Amendments which contained the conversion within the historic footprint of the structure could satisfy heritage concerns. It has been demonstrated that realising a functional arrangement which provides for evolving accommodation needs across one floor is possible, and that the lean-to is of sufficient dimension to enable communication between living spaces and the creation of additional rooms.

Additional comments dated 29/04/22

I can confirm that there is heritage objection to the scheme as proposed as it is felt that the degree of excavation, demolition and alteration to the cottage would cause harm to its significance, and that there is a very real threat to its continued survival as a result of the invasive nature of those works, and the structural fragility of several building components.

An aspect of the cottage's architectural and archaeological significance relates to how it and its attached elements (lean-to and cider house) were constructed, and how the topography and geology of the site informed the approach chosen by those who commissioned/constructed it. It appears that a levelled shelf was created in the slope of the site, and that the bedrock functioned as both foundation below it, and structural support along its sides and back, but this latter point is more likely the result of doing the absolute minimum necessary to provide the desired footprint – given the difficulty with excavating bedrock during this period. In terms of significance, altering this arrangement by excavating around the sides and rear of the property would impact negatively

on how the asset is experienced, and on interpretation of how it was intended to be experienced, and to function, as a worker's cottage in a remote estate forest location.

From a fabric perspective, the external chimney stack and cider barn plinth wall are in a very fragile state, and whilst they should be conservable without the need for complete dismantling as part of a supportable scheme, it is considered that the excavation of the bedrock could compromise them, and at the very best require considerable intervention to preserve. Those excavation works would also introduce significant vibration, movement and an increased risk of damage, which could result in further structural deterioration of other parts of the cottage currently in a good structural state.

The structural appraisals provided by the applicant are below the standard expected for a listed building in terms of their scope, and detail, and only relate to a section of lean-to walling situated above bedrock, which has suffered from some fabric loss along its length; they also don't include any structural drawings, nor present an appraisal of repair options, which would enable appraisal of the least impactful solutions for areas of structural failure.

Whilst no proper site plan has been provided, the extent of excavation proposed is indicated on the proposed elevation drawings. It would appear that about 8.3m of excavation is envisaged for the south-eastern side, with a further 1.5m of graded slope to the west, and 7.4m for the north-western side, with 2m graded slope; and the depth of excavation appears to be up to 1.2m of bedrock in places. At the rear – running the length of the lean-to and cider barn - the passage between the cottage and the graded bank will be approximately 1.5m wide. All of this is substantial alteration when the cottage is capable of being conserved and converted without any such intervention.

These comments should also be read in conjunction with my previous objection to the revised floor plan of the lean-to which increased its depth to the detriment of the original plan form which was capable of providing fully-functioning accommodation.

Overall, the proposed scheme is contrary to Section 16/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and causes 'less than substantial' harm which represents a substantial objection in planning terms, and should be afforded great weight in the planning balance, as per paragraph 199 of the NPPF. In addition, the scheme is contrary to the requirements of Policies LD4 and RA5 of the Core Strategy, which require protection and conservation of heritage assets.

4.4 Ecologist

HRA (Appropriate Assessment screening)

At this time due to legal and scientific uncertainty and phosphate neutrality not secured, and potential effects on protected species within the SAC designation there is an identified Adverse Effect on the Integrity of the River Lugg (Wye) Special Area of Conservation (a European Site, 'National Network Site' or 'Higher Status' nature conservation site). There is an Ecology OBJECTION raised as the application does not demonstrate compliance with Core Strategy SD4 and SD3 (SS1, SS6 and LD2 also apply); the Conservation of Habitats and Species Regulations 2017 (as amended); the NPPF; and NERC Act 2006 obligations.

Additional ecology comments

At this time due to legal and scientific uncertainty of effects of the development on higher status (European) Protected Species – and other species and wildlife there is an Ecology OBJECTION raised as the application does not demonstrate compliance with Core Strategy SS1, SS6 and LD2, the Conservation of Habitats and Species Regulations 2017 (as amended); the NPPF;

NERC Act 2006 obligations; and the Council's declared climate change and ecological emergency.

5. Representations

- 5.1 Dormington and Mordiford Parish Council – Supports this application.
- 5.2 Fownhope Parish Council – No objections were raised and the Council supports the application.
- 5.3 Herefordshire Wildlife Trust – No response
- 5.4 A significant level of public support has been expressed for the proposal, as summarised below.
- The cottage needs to be restored before it deteriorates further.
 - Mr Tucker has vast experience in restoring listed buildings.
 - There is no alternative but to extend in the manner proposed.
 - The structural engineer has provided evidence that the rear wall is not restorable given the use of local quarried limestone and its unsatisfactory construction.
 - There have been unsympathetic brickwork repairs to maintain the failing structure.
 - Left unrestored, the building will decay further and is at risk of collapse.
 - Mr Tucker has spent years collecting materials suitable for this project.
 - This is an old and historic property and should be preserved.
- 5.5 The consultation responses can be viewed on the Council's website by using the following link:-
https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212673&search-term=212673

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Principle of development

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states as follows:
- "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*
- 6.2 In this instance, the adopted development plan is the Herefordshire Local Plan – Core Strategy and the made Fownhope Neighbourhood Development Plan (NDP). The National Planning Policy Framework (NPPF) is also a significant material consideration.
- 6.3 The site lies in an open countryside location, outside of any defined settlement boundary. Policy RA5 of the Core Strategy and FW20 of the NDP, concerning the re-use of rural buildings, appear most relevant insofar as the application explains that the cottage has been abandoned for many years. The exception for new residential uses within the open countryside is derived from Policy RA3 of the Core Strategy and Policy FW11 of the NDP; in circumstances where the proposal would result in the sustainable re-use of a redundant or disused building and leads to an enhancement of its immediate setting. In principle, the restoration of the former residential use is considered to be compliant with the relevant policy criteria; for instance, the building is capable of accommodating the use without the need for substantial alteration or extension and its restoration could serve to enhance its setting.

- 6.4 Notwithstanding the above, a much finer level of assessment is required in relation to the significance of the building. In this respect it is observed that RA5 (1) requires that “*design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting*”.

Impact on the significance of the listed building

- 6.5 This application relates to a Grade II listed building, first listed on 11th October 1985. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities, in considering whether to grant listed building consent or planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it unchanged.
- 6.6 The heritage policies relevant to the proposal are contained within Section 16 of the NPPF. Policy LD4 of the Core Strategy states that development proposals affecting heritage assets and the wider historic environment should, inter alia, protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance. Policies SD1 and SS6 concern the design of the built environment more generally.
- 6.7 Ladycroft Cottage is a Grade II listed, circa 18th century, timber-framed cottage, with stone lean-to and attached cider barn. Its significance relates to its architectural, historical and aesthetic merits, which are primarily evidenced in its construction characteristics and materiality; all of which enable understanding of the prevailing vernacular craftsmanship in this area during this period. Stonework elements such as the external stack, lean-to wall and cider barn plinth wall have some additional significance as the stone utilised was sourced locally by quarrymen tenants who occupied the cottage, and is a type very particular to the Woolhope region. It is not currently clear whether the stone lean-to was part of an earlier structure on the site which was partially retained when the timber-framed cottage was constructed, or whether it was a contemporary or later addition. It is set into the bedrock, lined with stone and some brickwork internally, and extends to a height of approximately half a metre above the ground.
- 6.8 Taking into account the Historic Building Officer’s comments, it is considered that the degree of excavation, demolition and alteration to the cottage would cause harm to its significance. There is a very real threat to its continued survival as a result of the invasive nature of those works and the structural fragility of several building components.
- 6.9 An aspect of the cottage’s architectural and archaeological significance is how it and the lean-to and cider house were constructed, as well as how the topography and geology of the site informed the approach chosen by its creators. It would appear that a levelled shelf was created in the slope of the site, and that the bedrock functioned as both foundation below it, and structural support along its sides and back, but this latter point is more likely the result of doing the absolute minimum necessary to provide the desired footprint – given the difficulty with excavating bedrock during this period.
- 6.10 In terms of significance, altering this arrangement by excavating around the sides and rear of the property would impact negatively on how the asset is experienced, and on interpretation of how it was intended to be experienced, and to function, as a worker’s cottage in a remote estate forest location. From a fabric perspective, the external chimney stack and cider barn plinth wall are in a fragile state, and whilst they should be conservable without the need for dismantling, the excavation of the bedrock could compromise them; and at the very best, require considerable intervention to preserve. Those excavation works would also introduce significant vibration, movement and an increased risk of damage, which could result in further structural deterioration of other parts of the cottage currently in a good structural state.

- 6.11 The structural appraisals provided by the applicant are considered inadequate in terms of their scope and detail; and only relate to a section of lean-to wall situated above bedrock, which has suffered from some fabric loss along its length. Moreover, the appraisals do not include any structural drawings, nor present an assessment of repair options, which would enable appraisal of less impactful solutions for areas of structural failure.
- 6.12 On the basis of the site/block plan and the elevation drawings, the extent of excavation proposed at the rear is significant; with an area to be cleared within up to 1.2m of bedrock and then subject to a graded slope beyond. At the rear, the passage between the cottage and the graded bank would run the length of the lean-to and cider barn. This amounts to substantial alteration when the cottage is capable of being conserved and converted without any intervention of this nature. This issue adds to the concerns in relation to the revised floor plan of the lean-to, which would be of increased depth, to the detriment of the original plan form. As such, the proposed demolition and extension of the stone lean-to would fail to preserve the listed building, contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and would result in 'less than substantial' harm to its significance.
- 6.13 The degree of harm identified represents a substantial objection in planning terms, and as a reasonable level of accommodation is achievable within the existing footprint there is no "*clear and convincing justification*" for the harm, as required under national policy. Accordingly, the proposal runs contrary to Policies SD1, SS6 and LD4 of the Core Strategy, Policy FW7 of the Fownhope NDP and paragraphs 130, 199 and 200 of the NPPF.

Drainage and the HRA process

- 6.14 The application site lies within the Lower Lugg sub-catchment of the River Lugg SAC, which comprises part of the River Wye SAC; a habitat recognised under the Habitats Regulations as being of international importance for its aquatic flora and fauna. At present, the levels of phosphates in the River Lugg exceed the water quality objectives and it is therefore in unfavourable condition. Where a designated site is considered to be 'failing' its conservation objectives there is limited scope for the approval of development which may have additional damaging effects. The competent authority, in this case Herefordshire Council, is required to consider all potential effects of the proposal upon the site through the Habitat Regulations Assessment process. The process must be based on demonstration of legal and scientific certainty and be undertaken with a 'precautionary' approach.
- 6.15 The existing buildings are indicated as being vacant for several years and the proposed restoration will result in a functioning residential dwelling with associated creation of foul water flows from the domestic occupation and usage. Full details of how all foul water created by the proposed residential dwelling will be managed were therefore requested to ensure scientific and legal certainty that this domestic occupation will not create additional nutrient pathways in to the catchment of the River Lugg.
- 6.16 In response, the applicant has advised that connection to an existing septic tank system with drainage outfield is proposed but there is no professional drainage report to confirm the type, location, size, capacity and current good operation of the existing system. It is also unclear if this system is shared with another property and, if so, details of how the legally secured management and maintenance of the shared feature will be achieved for the lifetime of the development must be supplied.
- 6.17 On the basis of the limited information submitted, the foul water arrangements fail to provide legal and scientific uncertainty as to phosphate neutrality, and potential effects on protected species within the SAC designation, there is an identified 'Adverse Effect' on the integrity of the River Lugg (Wye) SAC. The application therefore fails to demonstrate compliance with Policies SD4 and LD2 of the Core Strategy and Policy FW5 of the Fownhope NDP.

Ecology

- 6.18 On the basis of the supplied informal ecology information and other available information, it is clear that the existing buildings subject to this application may support populations of protected species, including bat roosting and core sustenance areas; and support bat roosting and maternity colony identified as being present in the adjacent property Westwood House. The LPA is required to ensure bats, other protected species and wider biodiversity are considered within the planning process and this must be completed based on current and accurate, scientific information prior to any grant of planning permission.
- 6.19 A complete ecology report with relevant 'optimal period' bat activity surveys was therefore requested, to inform assessment, and potentially, changes to the proposed plans, such as the design of replacement roof areas. The ecology report should include full specifications for any mitigation or risk avoidance measures, compensation features and the wider Biodiversity Net Gain that is to be delivered.
- 6.20 The ecology report and associated plans and specifications submitted should clearly detail and specify all external lighting features/luminaires that are proposed as part of the development. The site lies in the Wye Valley AONB, adjacent to Ancient Woodland (PAWS), and in an area noted for its intrinsically dark landscape that supports local amenity and nature conservation interests. Thus, any development must clearly demonstrate it will have no adverse impact on this dark landscape.
- 6.21 In the absence of a report of sufficient scope and detail, prepared by a suitably qualified professional, the application fails to demonstrate the avoidance of harm to protected species or wider biodiversity interests; or compliance with Policy LD2 of the Core Strategy and Policy FW5 of the Fownhope NDP.

Other matters

- 6.22 Vehicular access can be achieved via the existing unmade track and, given the modest scale of the development, no material intensification of these arrangements would result that might otherwise lead to issues with the visibility afforded onto the B4224. Sufficient parking and turning space exists within the site to satisfy the scale of habitable accommodation proposed.
- 6.23 It is considered that a satisfactory level of amenity would be provided to future occupiers and that the privacy of, and outlook from, the neighbouring property would be maintained. Limited information has been submitted in relation to sustainability measures, such as potable water usage reduction and renewable energy generation, but this could be addressed by conditions.

Conclusion

- 6.24 Drawing all of this together, the proposal fails to accord with the development plan when read as a whole, which is not outweighed by any other material considerations in this case.
- 6.25 The identified harm to the significance of the Grade II listed building is not subject to clear and convincing justification and runs contrary to both local and national planning policy. In line with paragraph 202 of the NPPF, the harm has been weighed against public benefits. However, no matters arise that would justify permission being granted, including the re-use of a vacant building. The harm to built heritage is exacerbated by the lack of information regarding foul drainage and ecological impacts, which gives rise to additional substantive reasons for withholding planning permission and Listed Building Consent. To grant permission in these circumstances would result in the Council failing to observe its statutory duties under relevant legislation.

- 6.26 For the purposes of informing any potential resubmission, the applicant has been advised that amendments which contained the conversion within the historic footprint of the structure could satisfy heritage concerns. It has been demonstrated that realising a functional arrangement which provides for evolving accommodation needs is possible; and that the lean-to is of sufficient size to enable communication between living spaces and the creation of additional rooms.

RECOMMENDATION

a) That planning permission (P212673/FH) be **REFUSED** for the following reasons.

1. **The proposed demolition and extension of the stone lean-to would fail to conserve the grade II listed building, contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and would result in 'less than substantial' harm to its significance as a worker's cottage built into the slope using locally prevalent materials in a remote estate forest location. The excavation works required would also introduce significant vibration, movement and an increased risk of damage, which could result in further deterioration of other parts of the cottage currently in a good structural state.**

The harm arising is at the upper end of the spectrum and is attributed great weight on the basis of the advice at paragraph 199 of the National Planning Policy Framework. As a reasonable level of accommodation is achievable within the existing footprint there is no clear and convincing justification for the harm. This harm adds to concerns in relation to the revised floor plan of the lean-to, which would be of increased depth, to the detriment of the original plan form.

Accordingly, the proposal runs contrary to Policies SD1, SS6, RA5 (1) and LD4 of the Herefordshire Local Plan - Core Strategy, Policy FW7 of the Fownhope Neighbourhood Development Plan and paragraphs 130, 199 and 200 of the National Planning Policy Framework. In line with paragraph 202 of the NPPF, the harm has been weighed against public benefits. No matters arise that would justify permission being granted, including the re-use of a vacant building.

2. **The proposed drainage strategy fails to demonstrate with the required certainty that the proposed development would not, alone or in combination, lead to significant adverse impacts on the integrity of the River Lugg (Wye) SAC through the transmission of phosphates generated from foul waste. As such, the application has not undergone the Appropriate Assessment required by the Habitat Regulations due to the site location within the catchment of the River Lugg (Wye) SAC. The proposal therefore conflicts with the Conservation of Species and Habitats Regulations 2017 (as amended), Policies SD4 and LD2 of the Herefordshire Local Plan - Core Strategy, Policy FW5 of the Fownhope Neighbourhood Development Plan, the Natural Environment and Rural Communities (NERC) Act 2006 and the guidance set out at paragraphs 179-182 of the National Planning Policy Framework.**
3. **In the absence of an ecological report, prepared by a suitably qualified person and including appropriate surveys as necessary, to assess the ecological value of the application site and its environs and the associated potential for impacts, the application fails to demonstrate the avoidance of harm to protected species and habitats or wider biodiversity interests. The application also fails to make appropriate provision for Biodiversity Net Gain. Accordingly, the proposed development runs contrary to Policy LD2 of the Herefordshire Local Plan - Core Strategy, Policy FW5 of the Fownhope Neighbourhood Development Plan and paragraphs 174 and 180 of the National Planning Policy Framework.**

INFORMATIVES:

1. Refusal with a way forward

b) That listed building consent (P212674/L) be REFUSED for the following reasons:

The proposed demolition and extension of the stone lean-to would fail to conserve the grade II listed building, contrary to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and would result in ‘less than substantial’ harm to its significance as a worker’s cottage built into the slope using locally prevalent materials in a remote estate forest location. The excavation works required would also introduce significant vibration, movement and an increased risk of damage, which could result in further deterioration of other parts of the cottage currently in a good structural state.

The harm arising is at the upper end of the spectrum and is attributed great weight on the basis of the advice at paragraph 199 of the National Planning Policy Framework. As a reasonable level of accommodation is achievable within the existing footprint there is no clear and convincing justification for the harm. This harm adds to concerns in relation to the revised floor plan of the lean-to, which would be of increased depth, to the detriment of the original plan form.

Accordingly, the proposal runs contrary to Policies SD1, SS6 and LD4 of the Herefordshire Local Plan - Core Strategy, Policy FW7 of the Fownhope Neighbourhood Development Plan and paragraphs 130, 199 and 200 of the National Planning Policy Framework. In line with paragraph 202 of the NPPF, the harm has been weighed against public benefits. No matters arise that would justify consent being granted, including the re-use of a vacant building.

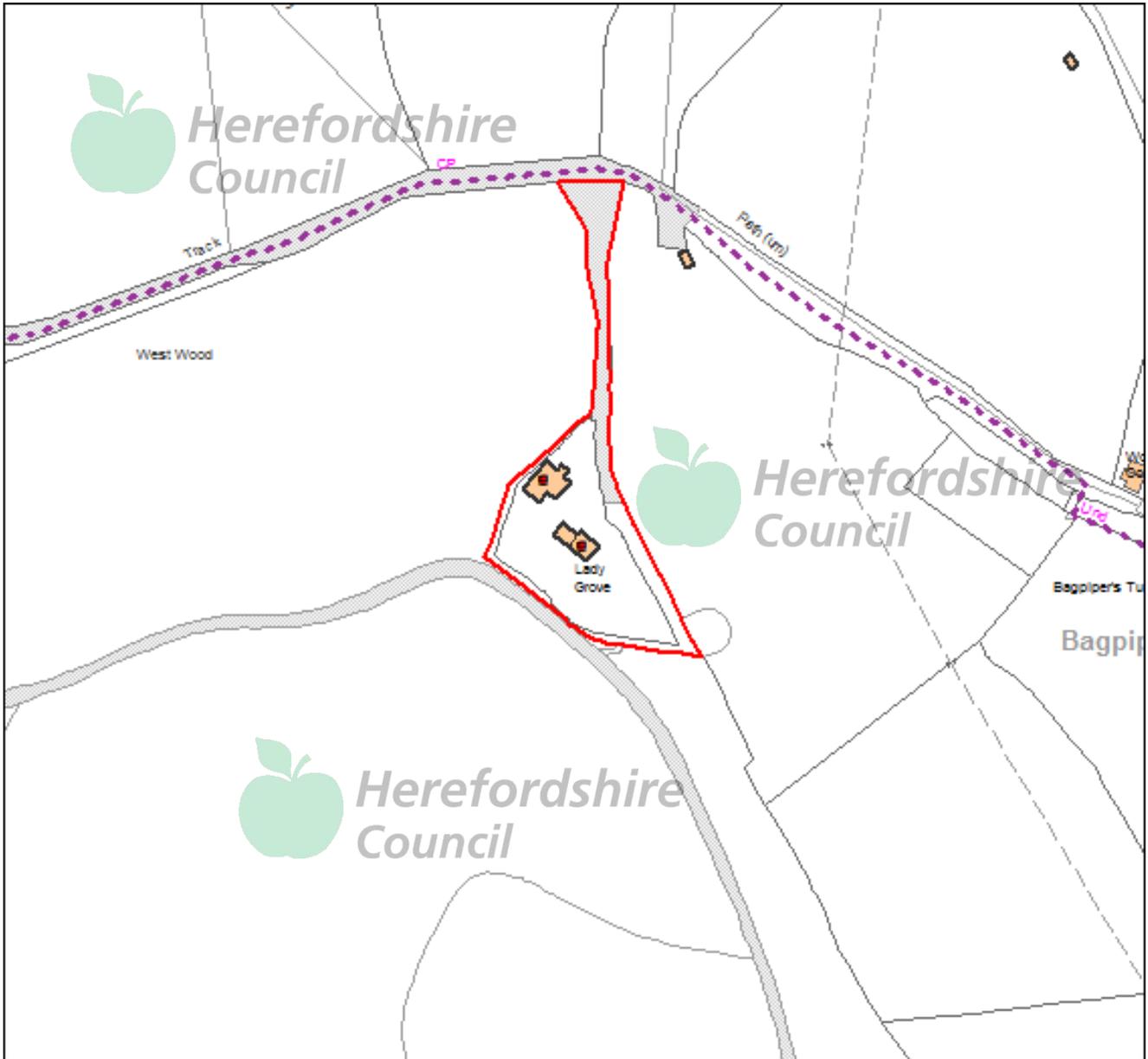
Decision:

Notes:

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Background Papers

None



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APPLICATION NO: 212673 & 212674

SITE ADDRESS : LADYGROVE COTTAGE, MORDIFORD, HEREFORD, HEREFORDSHIRE, HR1 4LT

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