

15 DCNC2004/3516/F - CONVERSION OF FARMHOUSE AND OAST HOUSE TO PROVIDE 3 NO DWELLINGS. GARAGING AND STABLES AT BRIERLEY COURT , BRIERLEY, LEOMINSTER, HEREFORDSHIRE, HR6 0NU

DCNC2004/3517/L – AS ABOVE

For: S & A Property Ltd per Batterham Matthews Design Ltd 1 Tollbridge Studios Tollbridge Road Bath Wilts BA1 7DE

Date Received:
12th October 2004

Ward:
Leominster South

Grid Ref:
49540, 55950

Expiry Date:
7th December 2004

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The site is located south of unclassified road 93600 in the hamlet of Brierley approximately 2 miles south of Leominster Town. The buildings the subject of the applications comprise of a late 18th century house with relatively formal elevations constructed from stone under a natural slate roof with well proportioned fenestration. West and attached to the house is a former hop drying warehouse with attached hop kiln which retains a distinctly agricultural appearance reminiscent of its previous use. The house and attached warehouse and hop kiln are Grade II listed as is a further range of timber-framed stone barns immediately north of the site. East is an extensive range of barns for which are currently being converted to holiday units, north-west is a detached dwelling and west are two large agricultural buildings which historically have been used in connection with hop production and are now being used for general storage. South is largely agricultural pasture land.
- 1.2 The applicants propose the conversion of the existing dwelling, attached oast house and hop kiln to create three 4-bedroomed dwellings, along with the provision of new garaging/domestic storage and stabling to serve each of the three units. The existing access will serve unit 1 with the access which currently serves the modern agricultural buildings to serve units 2 and 3.

2. Policies

2.1 Hereford and Worcester County Structure Plan

CTC2 – Areas of Great Landscape Value
CTC7 – Listed Buildings and their settings
CTC9 – Development requirements
CTC13 and CTC14 – Conversion of buildings
H20 – Housing in rural areas

2.2 Leominster District Local Plan (Herefordshire)

- A1 – Managing the district's assets and resources
- A2 – Settlement hierarchy
- A9 – Safeguarding rural landscape
- A18 – Listed Buildings and their settings
- A57 – Sub-division of houses
- A60 – Conversion of rural buildings outside settlements to residential use
- A78 – Protection of Public Rights of Way

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- HBA1 – Alterations and extensions to Listed Buildings
- HBA3 – Change of use of Listed Buildings
- HBA4 – Setting of Listed Buildings
- HBA13 – Re-use of rural buildings for residential purposes
- LA2 – Landscape character and areas least resilient to change
- H7 – Housing in the countryside outside settlements
- H17 – Sub-division of existing housing

- 2.4 PPS7 – Sustainable development in rural areas
- PPG15 – Planning and the historic environment
- Supplementary Planning Guidance – Re-use and adaptation of traditional rural buildings

3. **Planning History**

- 3.1 None identified.

4. **Consultation Summary**

Statutory Consultations

- 4.1 Environment Agency: No objection subject to condition concerning the scheme for the disposal of foul drainage.
- 4.2 English Heritage: 'We have considered the application and do not wish to make any representation on this occasion.'

Internal Council Advice

- 4.3 Head of Highways and Transport: No objection subject to conditions concerning visibility from the access and adequate parking provision.
- 4.4 Chief Conservation Officer: No objection in principle but detailed design causes major concern. I suggest that many issues might be resolved by negotiation but as it stands I object to this proposal on design grounds.
- 4.5 PROW Manager: The proposed development would appear to affect Public Footpath ZC86 which crosses the application site, in particular the proposed landscaping in north-west corner of the site should not encroach onto the footpath which must be a minimum width of 2 metres. If this requirement cannot be met the applicant can apply for a Footpath Diversion Order under the Town and Country Planning Act 1990.

5. Representations

- 5.1 Leominster Town Council: Recommend approval.
- 5.2 Two letters of objection have been received from Mrs P Johnson, Secretary, Arrow Valley Residents Association, and Tom Inglis of Hillview, Aulden, Leominster. The main points raised are:
- a) There are already 6 dwellings (barn conversions) under construction in Brierley hamlet and the proposed development will increase the amount of traffic using the lanes which are very narrow and not of sufficient standard to accommodate the likely traffic.
 - b) The access roads for unit 2 and 3 crosses public right of way from Brierley hamlet up to Brierley Wood which is a popular route for local people going to the ancient hill fort of Ivington Camp.
 - c) The farmhouse Grade II listed and merits careful consideration before any permission is granted to make permanent alterations.
 - d) The applicants have recently had permission refused for two large farm buildings. Any new buildings that are required should be an extension of the existing farmstead and the approval of this development would prevent the more natural development of the farm. The applicant should prove that he has no viable use for the warehouse and hop kiln buildings in their present form.
- 5.3 A letter of support has been received from Lyn Hazel and Elaine Johnson, Walnut Tree Cottage, Brierley, and Yew Tree Cottage, Brierley, who comment that 'The proposals appear to be a sympathetic and positive change from one dwelling to three, with appropriate access and does not have a negative impact on our homes. In our view, the development is compatible with the adjoining barn conversions which overall benefit the community living in the hamlet of Brierley.'
- 5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The existing dwelling, attached oast house and hop kiln, alongside the range of timber-framed stone barns, form an impressive group of buildings of considerable architectural and historic interest. As such, they warrant sensitive renovation and conversion to ensure their long-term survival. As the oast house and hop kiln is physically attached to the existing dwelling, it is not considered necessary for the former agricultural buildings to be marketed in the normal manner as these buildings could be used for purposes ancillary to the principal dwelling including ancillary residential accommodation.
- 6.2 The form of the buildings is such that they sub-divide into three units relatively comfortably. However, some reorganisation of internal room layout is required in order to satisfactorily divide and create three independent units. The extent of alteration has generated an objection from the Conservation Officer and as a result the applicants have been given the opportunity to amend and somewhat simplify the plans. Amended plans are currently awaited identifying these alterations.

- 6.3 A number of external alterations are also required including the creation of new window openings particularly within the former oast house. As with the internal alterations, a degree of external alteration is inevitable in introducing a residential use. The number of new openings originally proposed is considered to be excessive. Once again, the applicants have been given the opportunity to reduce the number of openings, both within the oast house and existing dwelling. However, amendments have been discussed with the agents and the Conservation Officer and it is anticipated that the amended plans will address the concerns raised by the Conservation Officer.
- 6.4 The existing property is set within the large curtilage, which is proposed to be sub-divided through post and wire fencing to create three separate garden areas. The method of sub-division is such that the impact on the setting will be minimal subject to the removal of permitted development rights preventing the proliferation of garden sheds and other domestic paraphernalia. Also proposed are garaging, domestic storage and stables. These are to be constructed from high quality materials, namely timber frame clad with weatherboard under a clay tile roof. The impact on the setting impact will be minimal largely due to the siting. This is providing the garaging for properties 2 and 3 are repositioned southwards to move them slightly further away from the listed property.
- 6.5 Along with the garaging, the necessary amount of vehicle parking and manoeuvring area for each of the units is proposed and Highways raise no objection to the access arrangements subject to slight improvement in visibility. No concerns are also raised with the capacity of the road network to accommodate the existing and proposed traffic associated with the development. The applicants have been advised of the actual line of the footpath and the need to retain the footpath unobstructed or submit a formal diversion order.
- 6.6 Subject to the submission of satisfactory amended plans addressing the design concerns raised above, the proposed sub-division of the property to create three dwellings is considered acceptable in accordance with Policy A18 and A57, in particular, of the Leominster District Local Plan.

RECOMMENDATION

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Subject to the receipt of suitably amended plans, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - E16 (Removal of permitted development rights)

Reason: To safeguard the character and appearance of the buildings of architectural and historical interest and their setting.

4 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

5 - No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the local planning authority. No part of the development shall be brought into use until such treatment plant has been installed in accordance with the approved details.

Reason: To prevent pollution of the water environment.

6 - H03 (Visibility splays) (2.4m x 33m)

Reason: In the interests of highway safety.

7 - H11 (Parking - estate development (more than one house))

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

8 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

9 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**
- 2 - HN01 - Mud on highway**
- 3 - HN02 - Public rights of way affected**
- 4 - HN05 - Works within the highway**
- 5 - HN10 - No drainage to discharge to highway**

Decision:

Notes:

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NC04/3517/L

Subject to the receipt of suitably amended plans, the officers named in the Scheme of Delegation to Officers be authorised to issue listed building consent subject to the following conditions and any additional conditions considered necessary by officers:

- 1 - C01 (Time limit for commencement (Listed Buildings))**

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

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.