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Your Ref. T2004/4321

7 January 2005

Mr M Willmont  
Planning Department  
County of Herefordshire District Council  
Southern Planning Services PO Box 230  
Blueschool House  
Blueschool Street  
HR1 2ZB

Dear Mr Willmont

**RE: ALTERATIONS, REPAIRS AND EXTENSIONS TO BARN FOR RESIDENTIAL PURPOSES. NEWTON FARM WELSH NEWTON MONMOUTH HEREFORDSHIRE NP5 3RN.**

This letter is submitted in support of application T2004/4321 recently submitted at your Department's request following our Client, Mr Gilling's work to implement the planning permission previously granted for the conversion and extension of the existing barn.

You may be aware that Mr Gilling has been slowly implementing the planning permission since Spring 2003. The original barn building was in poor condition and I am surprised that prior to the grant of permission you did not require from my Client a Structural Engineers report on the integrity of the structure of the building. Nonetheless, following Officer inspection of the building and due consideration of your Council's policies and other material considerations your Council granted planning permission.

The permission allowed major elements of new development in lieu of portions of the original building which were in poor structural condition. My Client naturally commenced the permission with the construction of these elements because they added structural integrity to the remaining elements which were many years old. Elements of the existing barn had been subject to poor work as part of reconstruction efforts by a previous owner. A visit by the Building Inspector, Mr Herbert confirmed that work carried out as part of the earlier restoration by others had been condemned by him and had to be rebuilt to meet current Building Regulations. As Mr Herbert was an Officer of the Council, Mr Gilling felt that this advice needed to be fully addressed. At no time did Mr Herbert refer Mr Gilling back to the Planning Department for advice. Conversations between Mr Herbert were witnessed by Mr Gilling's employee and no doubt Mr Herbert will have notes of his visits. When Mr Herbert moved to the Northern Hereford Area, two other Inspectors appeared and were content with the work which was being

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

11 JAN 2005

Principal: Derek J. Prosser, B.Sc., DipTP., MRTPi

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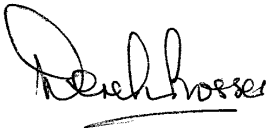
carried out painstakingly in small sections in order to retain as much of the original barn structure as was possible.

During the time the work has been implemented there have been several site visits by your Planning Officers in relation to other proposals at the farm and at no time have questions been raised over the progress of this development. It has been proceeding slowly and completely openly with no intention to deceive. It was consequently, a great surprise to my Client that your Department required this new application.

I have some experience with similar schemes elsewhere and on one occasion with a similar proposal which resulted in major elements of reconstruction, resulting from visits by the Council's Officers, I won an appeal and I recall, an award of costs against the Council when the Council served an Enforcement Notice requiring the demolition of major elements of approved new work. I am sure we can resolve this matter amicably and suggest that we meet at your offices shortly to review the existing planning permission and my Client's efforts to implement it.

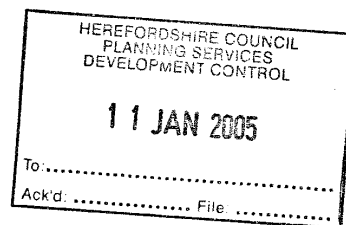
I look forward to hearing from you with some suggested dated for such a meeting with your colleagues, my Client Mr Gilling and Architect, Mr Crowther.

Yours sincerely



Derek Prosser BSc DipTP MRTPI

cc M J Crowther



SE 05 / 0065 / Fmu

The Standing,  
Upper Lane,  
Devauden,  
Monmouthshire  
NP16 6PE

Dear Mr Willmont,  
Ref: Barn, Newton Farm, Welsh Newton.

With reference to the discrepancy in the width of the two wings, I spoke some time ago with the sub contractor responsible for building the wings. He claims that the footings were constructed in the exact 'footprint' of the wings which existed. By way of background the wings comprised of wooden and metal frame structures but with a definite footprint.

It would appear that on-site evidence would point to this being correct. In the case of the southern wing it the kitchen and utility areas, marks on the existing underpinned wall would point to this to this being correct. This can be backed up by the fact that the roof which comprised corrugated sheets were built on metal A frame trusses. We still have these trusses and comparing these against the outside of the reconstructed building would show this to be correct.

The roof over the wing containing the lounge was hand made out of timber, and whilst no back up evidence is available, no doubt the discrepancy on this wing could be explained this way as well. Should it be possible for a member of your staff to visit the site, the evidence could be viewed.

Prior to our commencing work on the barn, the stonework was very stained and covered with moss and vegetation. The fact that no guttering existed only assisted the deterioration.

The stonework was thoroughly cleaned and the appearance of the barn, in our view, enhanced. We did not feel that this cleaning action would contravene any planning permission. The stonework is now weathering evenly and is beginning to resemble the stonework of nearby properties.

I trust this is satisfactory and await you comments.

Yours Sincerely,

  
J.S. Gilling

