

20 DCSE2004/1722/L - REPLACEMENT OF 2 EXTERNAL STAIRWAYS. TAKE DOWN AND REBUILD COLLAPSING WALL AT TOVEY COTTAGE, THREE ASHES, HEREFORDSHIRE, HR2 8LS**For: Mr. T. Howe, Tovey Cottage, Three Ashes, Herefordshire, HR2 8LS****Date Received: 11th May, 2004 Ward: Llangarron Grid Ref: 51629, 22750****Expiry Date: 6th July, 2004**

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 The application property is part of a group of listed buildings at Treribble which now form a number of separate residential units. In addition, a former granary and a coach house have been converted into residential accommodation. Tovey Cottage is the rear part of the principal building, which together form the northern side of a courtyard; The Granary being the west side and The Coach House the east side. A stone retaining wall forms the southern boundary. The curtilage of Tovey Cottage includes an access drive to the south of that retaining wall plus the western part of the courtyard.
- 1.2 The application is for listed building consent to retain various works to the drive and courtyard. These include a new (i) brick wall along part of the drive, which has been hard surfaced for parking, (ii) two piers mark the start of the paved area, (iii) a new brick staircase with piers at the western end of the paved area to gain access to the courtyard, (iv) a widened set of steps also of brick linking courtyard with the immediate forecourt of Tovey Cottage.

2. Policies**2.1 Planning Policy Guidelines**

- PPG.1 - General Principles
PPG15 - Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

- Policy CTC9 - Development Criteria

2.3 South Herefordshire District Local Plan

- Policy GD1 - General Development Criteria
Policy C27A - Change of Use of Listed Building
Policy C27B - Alterations to a Listed Building
Policy C29 - Setting of a Listed Building

2.4 Herefordshire Unitary Development Plan – Revised Deposit Draft

Policy S2	-	Development Requirements
Policy HBA1	-	Alterations and Extensions to Listed Buildings
Policy HBA4	-	Setting of Listed Buildings

3. Planning History

- 3.1 SH940561PF Liquid propane Storage Tank - Planning Permission
1800 litres 21.09.94

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Conservation Manager notes "that letter of application accords with understanding of the meeting except that paviers should be removed. Subject to the amendments being part of the application I would not wish to object."

5. Representations

- 5.1 The applicant makes the following submission:

- Now know Listed Building Consent is required and are happy to bring this to a conclusion
- happy to dismantle the right hand brick pillar and make good the stone walling, also to reduce the left hand brick pillar to the level of the boundary wall and cap all four pillars with an unobtrusive concrete cap
- blockwork drive was originally in place to alleviate flooding. The level has been increased by 2-3 inches. Will cover blockwork in pea shingle to cover grey colour
- otherwork to allow access to park and get in and out of car

- 5.2 Parish Council has no objection to this planning application.

- 5.3 Two letters have been received which raise the following concerns and queries:

- concern that development is not in keeping with design of adjoining buildings in particular the tall pillars of entrance,
- should an application for planning permission be also submitted?
- if it is a retrospective application, shouldn't it be described as such?
- no indication of proposed changes i.e. demolition of the brick pillar attached to listed stone wall, an alternative base for parking area and changes to modern brick wall,
- question whether stone wall was in danger of collapsing,
- stairway did not affect parking,
- moving entrance some 4 metres was not necessary to allow parking,
- appearance, materials and quality of workmanship of pillars and brick wall is incongruous with setting of listed building,
- the steps are closer to the Granary affecting privacy,

- care was taken in the conversion of the Granary. Disappointing to see standards falling.

The full text of these letters 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 is considered to be one main issue, namely the effect on the setting of these listed buildings. On the first issue certain aspects of the works undertaken are considered to be out of proportion or inappropriate (e.g. the two brick pillars and the modern concrete paviers). The applicant has agreed to rectify these matters however, and on this basis it is considered that the proposal would be acceptable. The materials are appropriate and the design, once amended, would not be so assertive. The setting of these attractive listed buildings would not therefore be harmed significantly.
- 6.2 The application is for listed building consent rather than planning permission and the effect on the amenities of neighbours is not therefore a relevant consideration in the determination of this proposal. Nevertheless the new steps from parking area to courtyard are much closer to the rear of The Granary and it is not practicable to provide a screen in front of the large windows in that property. The whole of the courtyard adjoining The Granary is part of Tovey Cottage however and it is not considered that there would be a serious loss of privacy.

RECOMMENDATION

That subject to the receipt of acceptable revised drawings relating to the brick piers and hard surfaced parking area that 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. A09 (Amended plans)

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

2. B07 (Stonework laid on natural bed)

Reason: In the interests of conserving the character of the building.

3. Full details of the proposed capping on the pillars shall first be submitted to and be subject to the prior written approval of the Local Planning Authority.

Reason: To protect the visual amenities, character and setting of the Grade II listed building.

4. Full details of the surfact material intended for the driveway surface shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual amenities, character and setting of the Grade II listed building.

5. Full details of any screening to the gas tank shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual amenities, character and setting of the Grade II listed building.

Informatives:

1. N03 - Adjoining property rights
2. N14 - Party Wall Act 1996
3. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.