

DELEGATED DECISION REPORT



APPLICATION NUMBER S122828/FH

Falcon's Nest, How Caple, Hereford, HR1 4TF

CASE OFFICER: A Prior
DATE OF SITE VISIT: 15 November 2012

Relevant Development UDP :S2, DR1, H18, HBA12, CF4, LA1
Plan Policies:

Relevant Site History: SH980376PF – Conversion of barn to workshop/gallery
space and self-contained dwelling unit – Approved 9
August 1999

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y	Y			
Historic Buildings Officer	Y				Y
Ecologist	Y		Y	Y	
Neighbour letter/ Site Notice	Y Y				Y (1)
Local Member	Y		Y		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application site relates to a single storey stone rubble and slate covered building that adjoins a two storey building converted previously for residential and workshop use. This grade II listed building has a north elevation that backs onto the B4224 road. The main barn as viewed from the classified road is of a cartway entrance infilled by horizontal cladding with slits on both sides. The building the subject of this application comprises an unbroken stone rubble wall an pair of wooden doors on the western end. The main changes externally will be on the south elevation facing across the courtyard. This elevation is infilled by two doorways and horizontal cladding. The building is used for ancillary storage purposes as well as a log store.

The building will provide a small shower room, utility room and play room heated by a wood burning stove, the flue for which will project through the north facing plane of the roof and will be black painted. It is also proposed to install a conservation roof light into the north facing

roof slope and on the southern plane install a range of solar panels that will cover over 80 per cent of the existing slate roof. The courtyard elevation will be altered by the provision of full height glazed timber doors and windows in the central and eastern bay. The western bay will be infilled by two windows with horizontal boarding underneath together with a vertically boarded door on the western end. A new opening will be created between the main barn and this building. This will necessitate steps being provided in the single storey building given the difference in level between the two buildings.

Representations:

Parish Council has not responded

Building Conservation Officer has objected to principle of installing solar panels onto roof of a building that should also require listed building consent.

Planning Ecologist supports application subject to inclusion of condition that recommendations in the ecologist's report are carried out

Ward Member has no objections

Pre-application discussion:

Yes informal with Senior Officer

Constraints:

Setting of Grade II listed building
AONB

Appraisal:

The main issue is considered to relate to the principle of extending the residential accommodation into this ancillary building. This relates to the treatment of the building of this building given that it adjoins a listed building, including the installation of solar panels on the south facing roof and the impact in the wider landscape given the site is within the designated Wye Valley Area of Outstanding Natural Beauty. Therefore, the proposal needs to be determined in accordance with Policies DR1, H18, HBA12, CF4 and LA1 of Herefordshire Unitary Development Plan together with the provisions of the National Planning Policy Framework (NPPF).

It is considered that the first issue that needs to be addressed is the status of this building in the light of the objections received from the Building Conservation Officer (BCO). This building and indeed the larger barn it adjoins are not curtilage buildings to the grade II listed building. The Falcon, which is further up slope and to the west of the application site is the nearest listed building and it is sub-divided from Falcon Field by a stone wall. This is crucial as regards the installation of solar panels on the roof of the building, which would be an issue

were the building considered a curtilage listed building. Planning history identifies the submission of a listed building consent application in relation to Falcon Field, another converted barn that shares the access onto the B4224 road with Falcon's Nest. This was submitted a year after the granting of planning permission. However, listed building consent was never sought in relation to Falcon's Nest following the granting of planning permission in August 1999 (SH980376/F). Therefore, it is considered that the principle of installing solar panels can be considered. The solar panels are installed on a roof slope that is not prominently viewed in this part of the designated AONB. This is of particular significance given the provisions of Policy CF4, which emphasises the need for the protection of landscape quality. Therefore, the proposal accords with Policies CF4 and LA1 of HUDP.

The second related matter is the principle of undertaking further works to a building that has already been the subject of a barn conversion scheme. This is particularly given that such development is considered to be finite and this is reflected in the Council's SPG and by the removal of permitted development rights for the converted building. However, it is considered that the scope and scale of the proposal which is an ancillary building and will remain so is such that it can be considered on its merits with regard to Policies DR1 and HBA12 of HUDP.

The treatment of the south facing elevation with new oak doors and increased levels of glazing reflects the openness of the original structure and is in sympathy with the integrity and character of the original building. New timber cladding is proposed on the roadside or north elevation. It replaces existing vertical cladding. The type of timber and treatment is not specified and would need to be the subject of a planning condition. The two other alterations are the insertion of a Conservation roof light over the proposed shower room and a black painted flue at the eastern end of the northern plane of the roof. These are considered to be alterations that would not detract from the amenity of this roadside building within the AONB.

It is not considered that the representations received which relate to the existing use of the main barn and the potential to raise rental income for the property, are matters that raise material planning issues in relation to the current proposal.

There are considered to be no material biodiversity issues given that there is no evidence of bat roosting. Therefore, the provisions of Policies NC1 and NC5 of HUDP.

Conclusion

It is considered that the alterations proposed to this ancillary building will not detract from the unique quality and character of this part of the designated AONB, particularly as regards the insertion of solar panels on a slate roof in a secluded position. The other alterations are in keeping with the character of the original building subject to further details of timber cladding on the north elevation, details for roof lights and solar panels particularly as regards the framing for the solar panels being approved. Therefore, subject to this proviso the scheme accords with Policies DR1, HBA12, CF4 and LA1 of HUDP.

RECOMMENDATION:

PERMIT



REFUSE



CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1. C01
2. C06 (3775-5-1B, 3775-5-5, 3775-5-7A, 3775-5-8A)
3. C24 (a) Conservation roof light
(b) timber cladding to north and south elevations
(c) solar panels i.e colouration including framing

Reason :2 HBA12

4. CE2

5. CD1... set out in the ecologist's report dated 4 September 2012 should be followed. (DELETE FROM 'in relationas approved)"

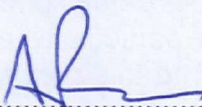
Reasons for Approval

It was considered that the alterations proposed to this ancillary residential building were in keeping with and sympathetic to the historic and architectural interest of this former agricultural barn. The installation of solar panels on the south facing roof slope away from general views is an important factor given the building is located within the Wye Valley Area of Outstanding Natural Beauty. The Ecological survey submitted establishes that there are no roosting bats in the building the subject of this application. Therefore, it was considered subject to further details for framing of the solar panels and materials and finishes for cladding and roof lights, and taking into account the representations, that the proposal accords with Policies S2, DR1, HBA12, CF4, LA1, NC1 and NC5 of Herefordshire Unitary Development Plan together with the provisions of the National Planning policy Framework

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and other planning considerations, including the representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signed:



Dated: 17 December 2012

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed:



Dated:

20/12/12

REASON FOR DELAY (if over 8 weeks)

Negotiations

☐

Consultees

☐

Other

☐

(please specify)