

DELEGATED DECISION REPORT

APPLICATION NUMBER

220197

Camberwell Cottage, Weobley, Hereford, HR4 8SH

CASE OFFICER: Planning Contractor
DATE OF SITE VISIT: 2.2.2022

Relevant Development Plan Policies: **Herefordshire Local Plan – Core Strategy Policies:**
LD1 Landscape and townscape
LD4 Historic environment and heritage assets
SD1 Sustainable design and energy efficiency

Weobley Neighbourhood Development Plan 2019:
Policy WEO7: Protecting Heritage Assets

NPPF
Chapter 2 Achieving Sustainable Development
Chapter 12 Achieving Well Designed Places
Chapter 16 Conserving and enhancing the historic environment

Relevant Site History: None relevant

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Historic Buildings Officer	X		X		
Site Notice	X	X			
Local Member	X see below				

PLANNING OFFICER'S APPRAISAL:

Site description

Camberwell Cottage is a Grade II listed detached house located on the southern side of Mill Bank, on the south-western fringe of Weobley. It is located in the Weobley Conservation Area.

Originally the building was listed as Chamberwell Cottage, Chamber Walk, but the statutory address was amended to Camberwell Cottage, Mill Bank. The Planning Statement advises that the current owners are keen to redress this and the cottage name is to be reverted to Chamberwell Cottage to reflect its history.

Proposal

Listed building consent is sought for:

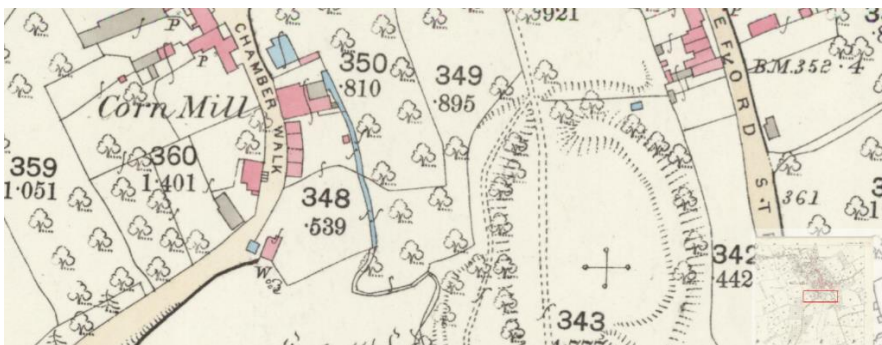
- Windows to front west elevation – like for like repairs.
- Windows to south elevation – replaced with more traditional casements.
- South elevation brickwork – modern non-breathable paint coatings removed and a lime based render system applied to act as the protective external shelter coat.
- Repairs to timber frame to south gable and front Elevation
- Re-roofing over kitchen – slates replaced with traditional lead roll roof
- Pentice Boards - additional board proposed above the existing full length pentice board.
- Garden Wall - The top stones to the wall are to be removed and the wall height dropped to below the sole plate to protect the historic fabric for a distance of approximately 300mm. Stones are to be relaid using lime mortar.

Representations:

Historic Buildings Officer

Summary: The application can be supported from a heritage perspective. The proposed work entails careful repair and remedying of previous modern and inappropriate alterations. The application would result in no harm to the significance of the listed building and conservation area as designated heritage assets and as such accords with all relevant national and local policy.

Site: Camberwell Cottage is a detached house in a large garden plot located on the south-western fringes of the historic village of Weobley. It is largely timber framed with some later alterations and additions. The oldest part of the house, the two bay framed timber cottage aligned north-south, can be tentatively dated to c. C17 and is awarded the highest level of value in terms of the historic significance of the property. This cottage can be seen in the 1887 OS map published for the area.



Source: <https://maps.nls.uk/view/120895801>

The next map, published in 1904 records the first additions to the house. A two storey cross range was added to the north-east corner, and a single storey lean-to infilled the rear. This indicates these extensions were either contemporary with each other, or occurred within a short space of time. The house was extended again in the late C20, refs: 930110/F and 930005/L.



Source: <https://maps.nls.uk/view/120895804>

Weobley is a large village 10 miles north-west from the city of Hereford, the entirety of which falls within the boundaries of Weobley Conservation Area. The present village of Weobley is an extremely well preserved remnant of what was a larger medieval town. The historic town of Weobley contained a church, market and castle. Many very old buildings following the original street layout remain.

Camberwell Cottage is located on Mill Bank at the southern edge of the historic core of the village where there are examples of the black and white timber buildings which define Weobley most strongly, alongside more recent 19th century brick and stone buildings. The sequence of views looking first east then north around the corner of Mill Bank are considered to be key views in terms of the conservation area, and Camberwell Cottage contributes strongly to these views. To the west of Camberwell Cottage going out of the village, Mill Bank is a deep holloway with mature hedges on either side.

Significance: Camberwell Cottage is significant primarily for its architectural and aesthetic value as an old, traditionally built timber framed dwelling which has retained its character over the centuries. It will also have value for the archaeological evidence it contains in its fabric of traditional carpentry and other building techniques, and the timber frame will be able to be dated accurately by dendrochronology.

Comments:

Generally: The careful removal of vegetation from the historic timber frame is welcomed. Vegetation can hold moisture against the building leading to accelerated rate of decay in historic material. It is good practise to check and clear all guttering and on a yearly basis to ensure rainwater is able to easily run off. This work would qualify as general maintenance and does not require formal LBC.

Windows to Front West Elevation: The repair and retention of the historic windows in the western elevation is welcomed. Historic windows make an important contribution to the overall historic, architectural and aesthetic value of any listed building. Repair as described would be considered “like-for-like” repair and does not require formal LBC.

Windows to South Elevation: There would be no objection to replacing the windows labelled W1-W6 in the southern elevation. They are a mix of modern, double glazed units and hold no historic or architectural value. The details for the proposed replacement windows, drawing no. 21-1058-05, based on historic joinery found elsewhere in the property can be supported.

Brickwork to south Elevation: The removal of the existing modern paint finish to the GF brick section of the southern elevation through the non-abrasive method of soda blasting is welcomed and can be

supported. The modern paint is likely non-permeable, and allowing moisture to become trapped within the fabric of the wall. Replacement with a lime based external finish will maintain the wall's natural breathability while also giving the moisture a greater surface area to evaporate from.

The removal of the modern internal plasterboard decorative finish and replacement with breathable alternatives is welcomed. The sectional detail through this section of wall as shown on drawing 21-1058-03B can be supported.

There would be objection to the creation of French drains along the existing access path in this area to help divert ground water away from the base of the cottage.

Historic Timber Frame to South Gable and Front Elevation: There would be no objection to replacing the infill panels in this section. They are modern and likely of inappropriate and impervious materials which is contributing to the issues of damp internally. Replacing them with a modern breathable alternative would be of benefit to the building and result in no harm. The sectional detail through the proposed infill panels as shown in drawing 21-1058-03B can be supported.

No objection to the careful removal of cement render applied to the sole plate.

It is appreciated the full extent of timber frame repairs is unknown at this stage. A condition attached to any consent granted requesting a fully detailed timber frame survey and schedule of repairs is recommended.

Pentice Boards: There would be no objection to the introduction of a full length pentice board on this elevation in two locations. Pentice boards are a traditional feature which aide the deflection of rain water away from the building. Their presence in this area would not be out of character, they are typically utilised where timbers are not perfectly weather tight. Their introduction may allow for a greater amount of historic timber framed to be retained.

Re-roof Kitchen: There would be no objection to re-replacing the existing slates to the rear lean-to/kitchen roof with traditional led wood roll roof. The current pitch appears too shallow for slates and this is likely allowing water ingress. The proposed roofing details as shown in drawing 21-1058-04A can be supported.

Garden Wall: No objection to the minor works to the stone boundary wall.

Recommended Conditions:

CE9 Later Approval of Details

No works in relation to any of the features specified below shall commence until details are submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details;

- Sample panel and details of surface finish to brick, i.e. lime render/lime wash;

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CI6 Timber Framing Repairs

Prior to commencement of works to the Timber Frame, a fully detailed scheme of repairs to the existing timber frame shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- A method statement, having regard to the structural integrity of the frame.
- Plans, sections and elevations at a scale of not less than 1:50 showing full details of the components to be repaired or replaced with the location of new timber cross referenced with separate detail drawings of the type of jointing used.
- A complete specification for replacement timbers the proposed methods of repair, and
- Details of surface treatments or decorative finishes to be applied.

The works shall be completed in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with Policy LD4 of the Herefordshire Local Plan - Core Strategy, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Ward Member

Cllr Jones has been updated. No re-direction request received

Pre-application discussion:

None sought.

Constraints:

Grade II listed building
Conservation Area
Surface Water
SSSI Impact Zone
Priority habitat adj
Ancient monument adj

Appraisal:*Policy Context and Principle of Development*

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."

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the ‘made’ Weobley Neighbourhood Development Plan 2019. The National Planning Policy Framework 2021 is a significant material consideration.

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) 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 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was made on 9th November 2020. 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 therefore are attributed significant weight.

Heritage Character

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving listed buildings and their setting which is of considerable weight and importance.

CS Policy LD4 is concerned with the impact of development on heritage assets and the wider historic environment. The policy seeks to, amongst other matters, ensure development protects, conserves and where possible enhances heritage assets and their settings, and contribute to local distinctiveness of the townscape or wider environment, especially within conservation areas.

WNDP Policy WEO7 states that the significance of heritage assets and their settings within the Parish will be conserved and enhanced in particular through, as relevant to this application, resisting development that adversely affects features and the setting of listed buildings.

The Historic Building Officer has provided a comprehensive assessment of the scheme and does not object to the proposed schedule of works. Many of the elements of the works are welcomed and will enhance the significance of the asset, for example the replacement of non-original windows with more traditional windows. The conditions recommended by the HBO are supported.

It is concluded that, subject to compliance with conditions, the works will result in no harm to the significance of the building as a Grade II listed heritage asset. As no harm is identified, NPPF paragraph 202 does not engage.

The proposal accords with CS Policy LD4 and WNDP Policy WEO7. Listed building consent is recommended subject to conditions.

RECOMMENDATION: PERMIT

CONDITIONS

1. LBC Time Period

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

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

2. Development in accordance with the approved plans

The development shall be carried out strictly in accordance with the approved plans (21-1058-01B, 21-1058-02B, 21-1058-03B, 21-1058-04A, 21-1058-05, 21-1058-06, 21-1058-07, 21-1058-09) except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 and LD4 of the Herefordshire Local Plan – Core Strategy, Policy WEO7 of the Weobley Neighbourhood Development Plan 2019 and the National Planning Policy Framework.

3. Later Approval of Details

No works in relation to any of the features specified below shall commence until details are submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details:

- a. Sample panel and details of surface finish to brick, i.e. lime render/lime wash;

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy, Policy WEO7 of the Weobley Neighbourhood Development Plan 2019, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Timber Framing Repairs

Prior to commencement of works to the Timber Frame, a fully detailed scheme of repairs to the existing timber frame shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- a. A method statement, having regard to the structural integrity of the frame.
- b. Plans, sections and elevations at a scale of not less than 1:50 showing full details of the components to be repaired or replaced with the location of new timber cross referenced with separate detail drawings of the type of jointing used.
- c. A complete specification for replacement timbers the proposed methods of repair, and
- d. Details of surface treatments or decorative finishes to be applied.

The works shall be completed in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with Policy LD4 of the Herefordshire Local Plan - Core Strategy, Policy WEO7 of the Weobley Neighbourhood Development Plan 2019, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any 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.

This Listed Building Consent relates solely to the plans, drawings, notes and written details submitted with the application, or as subsequently amended in writing and referred to on this decision notice. Any variation of the works or additional works found to be necessary before work starts or while work is in progress [or required separately under the Building Regulations, by the County Fire Service or by Environmental Health legislation] may only be carried out subject to approval by the Local Planning Authority. Unauthorised modifications, alterations, or works not covered by this consent may render the applicant, owner(s), agent and/or contractors liable to enforcement action and/or prosecution. For works of Demolition attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that works of demolition should not commence until notice has been given to the RCHME.

This permission does not convey a building regulations approval under the Building Regulations 2010. The works may also require Building Regulations approval.

Signed:  Dated: ...13.5.2022.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

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REFUSE

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Signed:  Dated: 25/5/22

Is any redaction required before publication? ~~Yes~~/No