

DELEGATED DECISION REPORT

APPLICATION NUMBER 132859/L

The Stables, Stocks Court, Woonton, Hereford, HR3 6QU

CASE OFFICER: Mr P Mullineux
DATE OF SITE VISIT: November 13th 2013.

Relevant Development S1, DR1, HBA1, HBA4, LA2, NC1.
Plan Policies:

Relevant Site History: N120872/CE, NW04/3039/L.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y		Y		
Transportation					
Historic Buildings Officer	Y	Y			
Ecologist/Landscape Officer					
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice	Y	Y			
Other					
Local Member	Y		Y		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Located in open countryside, the application site consists of a detached two-storey dwelling externally constructed of timber frame and weather boarding on a stone plinth under a slate roof and forming one of a group of dwellings that were formally traditional agricultural barns.

Application proposes the installation of a wood burning stove and external flue pipe.

Representations:

Almeley Parish Council raises no objections.

Pre-application discussion:

No record of any pre-application advice with regards to this proposal.

Constraints:

Dwelling is grade two listed.

Appraisal:

Application is for listed building consent for the installation of a wood burning stove and external flue pipe onto the rear elevation of the dwelling.

It is recommended that a condition is attached to any approval notice issued in order to ensure that the external flue pipe is a dark matt colour in appearance in consideration of the setting of the listed building and the surrounding built environment.

With consideration to the location for the proposed development and surrounding historic and built environment, the proposed development is considered acceptable and in accordance with relevant policies in the Herefordshire Unitary Development Plan and the National Planning Policy Framework and that of the Draft Core Strategy.

The recommendation is therefore one of approval under the Council's scheme of delegation.

Local member raises no issues with regards to delegated procedure.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S) /:

(please note any variations to standard conditions)

1. C23
2. C06 (elevations plan – drawing number RE-01, floor plan – drawing number GF-01).
3. The external flue pipe will be coloured a dark black matt colour.

Reason: In consideration of the location for the development and the surrounding historic environment and to comply with Policy HBA4 of the Herefordshire Unitary Development Plan.

Informatives

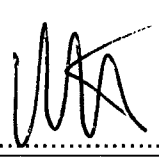
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received.

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.

Signed:  Dated: December 9th 2013.

TEAM LEADER'S COMMENTS:

DECISION:



PERMIT

☒

REFUSE

☐

Signed: Dated: 9/12/13

REASON FOR DELAY (if over 8 weeks)

Negotiations

☐

Consultees

☐

Other

☐

(please specify)