

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 160631

Llanrothal Court, Llanrothal, Monmouth, NP25 5QJ

**CASE OFFICER:** Miss Emily Reed

**DATE OF SITE VISIT:** 17/03/2016

**Relevant Development**      **Herefordshire Local Plan – Core Strategy**  
**Plan Policies:**                **Policies SD1, LD4**

**National Planning Policy Framework (NPPF)**  
**Chapters 7 and 12**

**Relevant Site History:**    **SH871530LA & SH871531PF** – Alterations to windows and doors, loft conversion to form 3 bedrooms and, well capping. Approved 30/11/1987

**SH871424LA & SH871426PF** – Alterations and improvements. Approved 30/11/1987

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Historic Buildings Officer	X	X			
Neighbour letter/ Site Notice	X	X			
Local Member	X		X		

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Llanrothal Court is a Grade II listed building, former farmhouse lying within Llanrothal. The court is accessed via a private track off the unclassified 71218. To the north of the building is various converted listed barns that were presumably once associated with the court.

This application seeks listed building consent for works to the roof including replacing the existing using the current tiles where possible and the shortfall being made up of Welsh slate tiles and the installation of insulation.

#### Representations:



Welsh Newton & Llanrothal Parish Council state that while the application was not available for discussion at their meeting, the Parish Councillors were aware of the application and raised no objection.

Councillor Swinglehurst agreed to delegated authority of the application via email dated 11<sup>th</sup> May 2016.

Constraints:

Grade II listed building

Appraisal:

With the application seeking alterations to a listed building, Policy LD4 of the Core Strategy is engaged. This policy states that development proposals which affect heritage assets and the wider historic environment should protect, conserve and where possible enhance the heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design. This is reinforced by chapter 12 of the National Planning policy Framework.

The Design and Access statement states that repairs to the roof are required due to broken tiles leading to the dwelling not being water tight. As a result there has been damage to decoration as well as the building being damp and cold.

This application seeks replacement of the roof as well as the installation of new insulation, replacing the existing where it is needed. The use of Welsh slates is considered to be acceptable given that this will be in keeping with the existing. However, I find it appropriate to place a condition on any approval stating that samples of the slate should be submitted to the Local Planning Authority prior to commencement of works. I also find it appropriate and reasonable to attach a condition requiring details of the insulation build up to be submitted.

The setting of the building is not considered to be affected given that externally the building will appear the same due to similar tiles being used.

Given the above, and subject to the conditions below, the proposal is considered to be compliant with the relevant policies and NPPF. It is therefore recommended for approval.

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

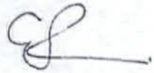
**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**

*(please note any variations to standard conditions)*

- 1) C23
- 2) C13 – only samples of materials to be used externally on roof.
- 3) Prior to commencement of development a drawing indicating the proposed new roof build up, including insulation, shall be submitted to and approved by the local planning authority. The works shall be carried out in accordance with the approved details



To ensure that the work is finished with materials, textures and colours that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy LD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.



Signed: ..... Dated: 11<sup>th</sup> May 2016

**TEAM LEADER'S COMMENTS:**

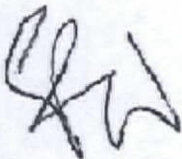
**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed: ..... Dated: 11 May 2016 .....