



Historic England

Alisa Ducker
Planning Department
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

14 May 2020

Dear Alisa Ducker

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**Brampton Bryan Hall, Brampton Bryan, Bucknell, Herefordshire SY7 0DH
Application No P201071/L**

Thank you for your letter of 21 April 2020 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The house is listed at Grade II* which recognises the considerable significance of the house standing next to the ruined Brampton Bryan Castle. The house incorporates elements of early fabric which relate to the Castle. The latter is scheduled as an ancient monument, the boundary of which touches the east elevation of the house. There dairy is also separately listed at Grade II.

The proposals break down into two separate areas: works near the dairy and in the basement at the south-east corner of the Hall. None of these works is harmful and they provide an upgrade to the servicing of the house. The basement works include taking out a relatively recent partition and extending the barrel vaulted section of the cellar to its former dimensions. This is a welcome improvement.

As for the other works they are largely invisible and do not have only a minor impact on the listed buildings. We note that the council's archaeologist has recommended there should be an archaeological watching brief, which is entirely sensible in this sensitive location.

As far as the impact on the scheduled monument is concerned the works are not intended to penetrate it in any way. However, the applicants should be reminded that should it prove necessary to undertake any works to the east of the house within the boundary of the monument (for example, if any new cabling or drainage is required there) then they will also need to apply for scheduled monument consent.



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Recommendation

Historic England has no objection to this application on heritage grounds.

We consider that the application meets the requirements of the NPPF, subject to an appropriate archaeological condition as recommended by the Council's archaeologist.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely



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