

DELEGATED DECISION REPORT

APPLICATION NUMBER N121202/FH

Eye Manor, Eye, Leominster, Herefordshire HR6 0DT

CASE OFFICER: Mr C Brace

DATE OF SITE VISIT: 29th May 2012

Relevant Development DR1 – Design
Plan Policies: DR2 – Land use and activity
 H18 – Alterations and extensions
 HBA1 – Alterations and extensions to listed buildings
 HBA4 – Setting of listed buildings

Relevant Site History: N110561/L – Installation of bathrooms into first and second floor rooms – Approved w/conditions

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	√		√	√	
Transportation	√		√		
Historic Buildings Officer	√		√	√	
Ecologist/Landscape Officer	√		√	√	
Environmental Health	√		√		
PROW	√		√		
Neighbour letter/ Site Notice	√	√			
Other					
English Heritage	√		√	√	
The Georgian Group	√			√	√
Local Member	√				

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application is located in Open Countryside comprising a Grade I listed building, of which the listing significance is attributed to significance of the remarkable interior comprising important and rare ceiling plasterwork and other internal ornamentation. The house dates from 1673 with further additions from the 18th century and a further service range extension from the early 20th century.

The application is for the demolition of 19th and 20th century additions to the house, construction of a new service wing extension, internal alterations, re-alignment of the access drive and erection of entrance gates and piers

Representations:

Luston Parish Council has no objection regarding the demolition of the later additions and replacement with a new extension, however objects to the removal of a mature pine tree.

English Heritage acknowledges the significant pre application discussions they were party of, and recommends conditions if approval is granted.

The Georgian Group whilst does not object to the principle of removing the later additions, objects to the over dominant and detailed extension, considering simpler and restrained elevations and detailing more appropriate and subservient to the original house. Furthermore this along with the new revised access is considered to diminish the importance, dominance, and stature of the original principle elevation.

The Council's Area Engineer has no objection

The Council's Senior Conservation Officer notes the significant pre application advice given and followed. The SCO supports the application

The Council's Senior Landscape Officer accepts and supports the proposed landscaping and maintenance programme proposed and requests conditions to ensure this is carried out as detailed

The Council's EHO has no objection

The Council's PROW Officer has no objection

No other representations were received

Local Member advised in email

Pre-application discussion:

None with Planning however significant pre application discussions, including site visits took place with the applicants, agents, SCO, and English Heritage and the Georgian Group.

Constraints:

Impact on the character and appearance of a Grade I listed building

Impact on the setting of listed buildings

Impact on the character and appearance of the Open Countryside

Appraisal:

This application is fully supported by an expert analysis of the fabric and setting of the building and has been subject to and formed from much pre application discussions with the LPA's SCO, and English Heritage and The Georgian Group.

The proposed extension is considered to be reasonably necessary, given the quality of the existing services, and as such do not serve the house to an extent which could be called comfortable or convenient. The SCO advises the current accommodation is akin to 'living in a museum piece' so unsuitable it is and constrained as far as the practicalities of modern living.

These proposals and an earlier scheme for internal alterations which was approved in Listed Building Consent application N110561/L, form parts of a carefully considered programme which was the subject of advice from English Heritage and the Georgian Group.

The proposed extensions are suitably deferential but have some visual quality in their own right. The work is commensurate with the exterior quality of the listed building and the setting of the adjacent church. Whilst there are arguments for fewer "embellishments" - for example the bow window, gable and cupola - the design is clearly subordinate to the principal range, and these elements are not so out of character or such a nature to substantiate grounds for refusal. Indeed as noted, the exterior of the original building is surprising plain given the opulence and decoration of the interior.

The interior works do not affect significant fabric and, more particularly, do not detract from the plasterwork schemes, which are the reason this building is afforded such a high heritage listing rating.

The additions removed and replaced are of 18th and 20th century origins and are not attributed significant heritage value notwithstanding that they have some merit and interest. The Georgian Group, although preferring their retention does not object to their removal in principle. Given the significant and original fabric is retained and given the above in regards the appropriateness of replacement extension, the removal of these additions is considered acceptable and is supported.

The new gates are grand and not to everyone's taste, however are of a form appropriate and in keeping with the form and stature of the house, and in an appropriate location. The rerouted driveway is considered to provide a more dramatic approach to the house and the LPA does not share the opinion of The Georgian Group that the dominance and importance of the original principle elevation is diluted, indeed a contrary opinion is formed.

Additional information has been provided in relation to existing trees and landscaping as part of this application. This includes detailed emails from the applicant, describing the intent to maintain appropriate tree cover on the site, and an assessment of the quality of the existing trees by a professional tree care assessor. The SLO accepts and agrees with the assessment report that the row of trees lining the drive varies in form, health and species and that this area will benefit in the long term through significant maintenance work at this time. The proposals for replanting includes lime trees either side of the driveway, together with ground cover of grass and spring flowering bulbs. This is appropriate to the site and should be taken as the landscape scheme. Conditions are recommended to ensure that this work is implemented in the next planting season after

completion of the drive re-alignment in order the pleasant character and appearance of the area is maintained.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

CONDITIONS & REASONS:

1. C01

2. C07 – plans

Titled 'Location Plan', Drawing No: 5476/01, Scale 1:1250, Received 23rd April 2012

Titled 'Proposed Site Plan', Drawing No: 5476/02C, Scale 1:200, Received 23rd April 2012

Titled 'Proposed Ground Floor Plan', Drawing No: 5476/03B, Scale 1:100, Received 23rd April 2012

Titled 'Proposed First and Roof Plan', Drawing No: 5476/04C, Scale 1:100, Received 23rd April 2012

Titled 'Proposed Sections and Elevations', Drawing No: 5476/05B, Scale 1:100, Received 23rd April 2012

Titled 'Proposed East Elevation', Drawing No: 5476/07A, Scale 1:100, Received 23rd April 2012

Titled 'Entrance to Service Yard', Drawing No: 5476/17, Scale 1:50, Received 23rd April 2012

Titled 'Main Entrance Drive and Gates', Drawing No: 5476/18, Scale 1:200, Received 23rd April 2012

Tree Report from Arbotech received 29th July 2012

Email from Robert Jenrick titled 'Eye Manor Planning Application Tree Report, Received 29th July 2012

3. C14

4. C16

5. C26

6. C27

7. C32

8. C37

9. C64

10. C97

11. CBK

Reasons for Approval

The proposal results in no harm or disturbance to the significant and important internal plasterwork which gives this building its Grade I* listed status. The removal of later additions and replacement with a subservient extension is considered to enhance the external character and appearance of the building and is in its own right, is of merit and a high architectural and design standard, respectful and complimentary to its context. Further landscaping, re-routing of the access, and installation of gates with ornamental piers are also considered of a suitable design, complimentary and in keeping with the setting. The application is considered to satisfy adopted local plan policies DR1, DR2, H18, HBA1 and HBA4 and meet the aims and objectives of the National Planning Policy Framework

Signed: CJ Dated: 15/8/12

TEAM LEADER'S COMMENTS:

To be sent to Sec of State.

DECISION:

PERMIT ☒

REFUSE ☐

Signed: VB ~~21/8/12~~ Dated: 21/8/12

REASON FOR DELAY (if over 8 weeks)

Negotiations ☐

Consultees ☐

Other ☐