

Mr Clarke
Yew Tree House
Pembridge
Leominster
HR6 9JA

Dear Mr Clarke

SITE: Yew Tree House, Pembridge, Leominster, Herefordshire, HR6 9JA
DESCRIPTION: Pre-application advice for 5 areas of work: 1. Windows, 2. Solar panels onto garage roof, 3. Bathroom alterations, 4. Chimneys and 5. Satellite dish.
APPLICATION NO: 222535/CE
APPLICATION TYPE: Pre App Advice

I refer to your pre-application advice request received on 25 July 2022.

My advice in respect of your request is as follows:-

Planning Applications and Site Description

It is noted that Yew Tree Cottage is Grade II Listed and sits within Marstow to the South West of Pembridge and North East of Lyonshall.



The proposal consists of several aspects:

Garage

- Installation of an Electrical Vehicle Charging Point
- Installation of Solar Photovoltaic Panels

Host Dwelling

- Replacement Windows
- Installation of a Shower with installation of extractor fan

- Removal of Satellite Dish
- Addition of a cowl to chimney stack for existing stoves.

Garden

- Replacement of Greenhouse

It is considered that different aspects of the application will require different application types and I will outline which application type is required in my response. The links below will take you to the respective pages on the website where you can submit applications on line and review the associated guidance and fee requirements

Apply: <https://www.planningportal.co.uk/app>

Fees: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

Relevant Policies

Herefordshire Local Plan- Core Strategy (CS)

- SS1 - Presumption in Favour of Sustainable Development
- SS6 - Environmental quality and local distinctiveness
- LD1 - Landscape and Townscape
- LD2 - Biodiversity and Geodiversity
- LD4- Protection and Conservation of Heritage Assets
- SD1 - Sustainable Design and Energy Efficiency
- SD2 – Renewable and low carbon energy generation

Pembridge Neighbourhood Development Plan (PNDP)

- Policy PEM1: Promoting Sustainable Development
- Policy PEM14: Renewable and Low Carbon Energy Generation
- Policy PEM18: Retaining the Natural Environment and Landscape

National Planning Policy Framework (NPPF)

- 2 – Achieving sustainable development
- 11 – Making effective use of land
- 12 – Achieving well-designed places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Appraisal

A. Solar Photovoltaic Panels- Full Householder Application and Listed Building Consent

Please see italicised comments from the Principal Building Conservation Officer below but it is considered that the proposed Solar Photovoltaic Panels would be supported as they would not conflict with CS policies LD1, LD4 and SD2, as well as Policy PEM14 of the PNDP. The Solar PV panels would be well screened from the road and would not be visible within the streetscape or landscape. The solar panels will make positive contributions towards addressing climate change and the utilisation of renewable energy which in this case is considered to outweigh any harm associated with the impact on the character of the curtilage listed building to which they would be attached and the setting of Yew Tree Cottage.

B. Electrical Vehicle Charging Point- Full Householder Application and Listed Building Consent

Please see italicised comments from the Principal Building Conservation Officer below The proposed installation of an EV Charging Port would be supported and would not conflict with CS policies LD1, LD4 and SD2, as well as Policy PEM14 of the PNDP. In principle, the proposed EV charging point would be acceptable and would make a positive contribution towards addressing climate change.

A & B: Historic Buildings Officer Comments

“The addition of 10 solar panel units and an electric car charging port to the modern timber framed outbuilding is supported in principle. The solar panel units would need to be fitted as close to the roofline as possible, with thin frames coloured in a matte black. The car charging port would also need to be in a dark colour, either black or dark grey.

The installation of solar panels and charging point would require Listed Building Consent and potentially Planning Permission. Specifications and detailed drawings with measurements should be included in the applications.”

C. Removal Of Satellite Dish- Listed Building Consent Application

Although Listed Building Consent is required, the proposed removal of the satellite dish, would not conflict with CS policy LD4 and would represent an enhancement to the Grade II listed building.

D. Addition Of A Cowl To Chimney Stack- Listed Building Consent

Again Listed Building Consent required and the proposed addition of a cowl to the chimney is considered acceptable in principle and would not detract from the character of the host dwelling thus complying with policy LD4 of the CS and PEM18 of the PNDP. It is noted that this is subject to the comment provided by the Principal Building Conservation Officer – see below.

Any addition of a cowl to the chimney stack should be black in colour and be as low down as possible so as not to be conspicuous whilst still complying with Building Regulations. This addition will require Listed Building Consent.

E. Construction Of A Greenhouse To The Rear Garden Curtilage- Full Householder Application

It is considered that the principle of a greenhouse to the rear would be acceptable and would not attract an heritage objection. It is considered that further advice can be provided subject to the receipt of a footprint and elevation plan. It is considered that subject to appropriate design there would be no objection from the Local Planning Authority. The proposal in principle is compliant with policy LD1, SD1, LD4 of the CS and PEM1 of the PNDP.

For reference I have again included the conservation advice received below

The construction of a standard, domestic greenhouse in the back garden in the location of the existing defective shed would raise no objection in a Listed Building application. The location specified during the site visit was obscured from any public view of the garden, and a greenhouse would be in keeping with the setting of the farmhouse as a domestic dwelling. The proposed greenhouse would need to be constructed in timber or aluminium and be in a dark, neutral colour so as not to detract from the character of the listed building

F. First Floor Bathroom Alterations- Listed Building Consent Application

It is considered subject to appropriate design and appropriate assessments being undertaken there would be no objection from the local planning authority. Please refer to the heritage advice below in relation to the submission of any future Listed Building Consent application

The removal of the modern cupboards would be considered an enhancement to the listed building. The erection of a stud wall to create a bathroom and corridor is not objected to in principle. Whilst not

a part of the original plan form of the building, it would improve the legibility of the space as a domestic dwelling in which the occupants need to live in logically.

It was discussed on site that a new shower within the upstairs bathroom would require a ventilation flue to be compliant with Building Regulations. Depending on the requirements, the flue could either be located under the eaves of the eastern elevation by the window of the bathroom, through the infill panel. This would be the preferred option as it could be naturally masked by the eaves if there is space to accommodate such a flue. If this is not possible or if building regulations require a longer flue, it could be placed through the ceiling and out the roof. If this option is chosen, it would be preferred that the flue is as close to the roofline as possible, black in colour, and only disturbs a single slate of the roof.

It should be noted that if the flue is required to go through the roof, it may penetrate the roof void and a bat survey may be required as a part of planning permission as they are a protected species in the UK. All native species of bats are European Protected Species.

It is recommended that you seek the advice of the Council's ecologist to ascertain what level of information if any may be required to be submitted with a listed building consent. You can contact ecologists on the following e-mail below: dutyofficerandnaturalenvironment@herefordshire.gov.uk

All elements of this section of proposed works would require Listed Building Consent. Detailed drawings, including the specifications of the ventilation flue and justification for which option chosen, should be included in the application

G. Replacement Windows- Listed Building Consent Application

It is considered that the introduction of secondary glazing would not have an adverse impact upon the character of the host dwelling. It is therefore considered that the principle would be acceptable subject to addressing the points set out in the advice below.

There is no objection to the existing window casements to be re-glazed with double glazing units. Whilst modern in origin, the removal of the frames could potentially harm the building through a loss of historic fabric. Replacing the current single glazing with double-glazed units within the existing casements is the preferred option to improve thermal efficiency. It would be stipulated that the new units, of either 11mm or 14mm, use putty not beading when installed into the existing frames. A slimlite double glazing company will recommend their own putty, which can contain silicon, which will be most suitable to use. This work would require Listed Building Consent, and specifications and detailed drawings for the proposed new double-glazed units should be included in any future application.

There is no objection to the installation of secondary glazing units for the ground floor bow windows of the northern elevation. This would require Listed Building Consent, and specifications and detailed drawings for the proposed units should be included in any future application.

There was also discussion on site as to the possibility of repainting the modern windows once re-glazed to a dark/off-black colour to match the leaded window on the southern elevation. This change would be considered an enhancement and supported in any future Listed Building Consent application. If the applicants chose to go ahead with this change, then a colour sample should be included in the application

Ecology Report (Required)

It is noted that there are several protected species have been identified within the vicinity including a Long Eared Brown Bat being identified in the adjacent property. It is considered that with particular regard to the work to the roof spaces within the garage and the host dwelling a preliminary ecology survey would be a necessary accompaniment to your application submission . This has been discussed with our Ecologist

Conclusion

In summary your proposals do not raise any technical objection subject to any future submission addressing the advice set out above. Further information on the supporting documentation is set out below but from a procedural point of view, you can submit 2 application to cover the works proposed.

A Full Householder Application can be submitted for the solar installation, the charging point and the greenhouse. A Listed Building Consent will also be needed for the solar installation, the charging point, bathroom alterations, removal of the satellite dish and replacement windows

Documentation Required

Site and Block Plan

Elevation drawings and Footprint Plans

Biodiversity Checklist- <https://www.herefordshire.gov.uk/downloads/file/21420/ss6-ld2-biodiversity-ecology-compliance-checklist>

Climate Checklist- <https://www.herefordshire.gov.uk/downloads/file/21421/ss-sd1-climate-change-compliance-checklist>

Heritage Assessment

Design and Access Statement

Preliminary Ecology Report

This advice is given in the context of your request and the information provided in support and has regard to the Council's planning policy. Should you wish to submit a planning application I would recommend that this advice is taken into account. However this advice is offered without prejudice to any future decision the Council may make following the formal consideration of a planning application.

Yours sincerely



**JOSHUA EVANS
PLANNING OFFICER**

Please note

Environmental Information Regulations

Please note that pre-application advice is subject to the Environmental Information Regulations, which means that members of the public can make requests to see the recorded information we hold on pre-application matters.

Although there are various exceptions within the legislation that might prevent release of information, all these have to be seen against the 'public interest' test. This means that the Council may refuse to disclose information only if in all the circumstances of the case the public interest in maintaining the exception outweighs the public interest in releasing the information.

If there are any reasons why you consider that the information should not be made public in accordance with the exceptions set out in the Regulations, for example, where there are issues of commercial sensitivity, please outline them below. We will usually consult you further if a request is made involving information giving to you as pre-application advice, as the situation may have changed by the time a request is received. Herefordshire Council reserves the right to release the information where appropriate in accordance with the requirements of the legislation.