

From: Isabel Gill <[REDACTED]>
Sent: 26 February 2025 13:29
To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
Subject: Re: 242725 - St Mary's Cottage, Church Row, Ross-on-Wye

Dear Josh

Thank you for agreeing to confirm the render change this way. I am now pleased to attach my confirmation on the drawings as requested. I hope it adequately suffices to the needs of the Conservation Officer.

With kind regards
Isabel
ISABEL GILL CURTAINS & INTERIORS

> On 25 Feb 2025, at 16:37, Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk> wrote:
>
> Dear Isabel,
>
> If you could just annotate the notes on Drawing Number 04 A (Front, Rear and Side Elevations as Proposed), that will suffice at our end and we can issue the LBC thereafter.
>
> To assist, you should be able to print out and write over the top/annotate as the Building Conservation Officer had advised, and scan back as a pdf to save needing architect to update on their computer.
>
> It's only the notes that need to be amended because we need to condition the approved plans. I say this because you will otherwise have a juxtaposition between what's approved and what takes place on site.
>
> Kind Regards,
> Josh
>
> Josh Bailey
> Senior Planning Officer - Hereford and South Team
> Development Management - Economy and Environment Directorate
> Personal Contact Details:
> @ Josh.Bailey@herefordshire.gov.uk
> Tel 01432 261903
> Mail Development Management, Herefordshire Council, Plough Lane Offices, Plough Lane, Hereford, HR4 0LE
>
>
>
>
> Please consider the environment - Do you really need to print this E-Mail?
>
> Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council. This e-mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from

being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender immediately and destroy all copies of it.

>
>
>
>

> -----Original Message-----

> From: Isabel Gill <[REDACTED]>
> Sent: 24 February 2025 21:31
> To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
> Subject: Re: 242725 - St Mary's Cottage, Church Row, Ross-on-Wye

>

> Dear Josh

>

> I am more than happy to accept the suggested revised modification to the render, as discussed in our last emails, but I am not sure any revised textural effect on an elevation drawing is going to show up sufficiently, or give a complete picture. I will, however, certainly sort out a sample of the render to be used and check what will be acceptable to Nick Joyce, and would not proceed until all parties are happy with it. He originally said to patch in-keeping with the existing render would be ok, after the new windows have been fitted, so it may come to this, if costs rocket much more, but I will certainly discuss everything along the line with him, of course. I like to know exactly how things will look before anyone goes ahead too, having been in interior design for about [REDACTED] years!

>

> I will also certainly get the specific list of details arranged, sampled and drawn up, as he requests, and am already onto this. Many of these are already covered to some degree in my application, and appreciate more can be added, particularly to things like the front door hood, and full detailed specifications for the two window types et al. I already have a slate sample to show Nick, and hopefully the gables and cappings will be direct copies of the existing, but these can be drawn up too.

>

> Hopefully everything is now in place, with the list of conditions being arranged, and consent will be awarded.

>

> With very many thanks for your help!

>

> Kind regards

> Isabel

> ISABEL GILL

>

>> On 6 Feb 2025, at 17:41, Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk> wrote:

>>

>> Dear Isabel,

>>

>> Thank you for your email.

>>

>> If you're happy to accept the suggested revised roughcast to the principal elevation, can you just send me an updated proposed elevation drawing to me in due course please? We can look to make a determination of the application thereafter but means we can condition in accordance with the approved plans, hence the request to update them.

>>

>> The list is conditions requested by the Conservation Officer which would require further specific

details to be supplied when the relevant phase of work is about to commence. The codes are fairly standard on our system but to assist in your case:

>>

>> CI2 - Rainwater goods - Details of the material, sectional profile,
>> fixings and colour scheme for Rainwater goods (gutters, downpipes,
>> hopper-heads and soil pipes) to be submitted to and approved in
>> writing by the Local Planning Authority prior to the commencement of
>> this element of works

>> CI3 would be a specification or sample panel of the roughcast render to be prepared and approved prior to re-rendering that elevation, along with details of the decorative material and colour to be submitted and approved.

>> CH8 is details of any joinery works such as your windows, doors and door hood. We would likely be seeking precise details of all external windows and doors and any other external joinery have been submitted to and approved in writing by the Local Planning Authority. These normally include:

>> Full size or 1:2 details and sections, and 1:20 elevations of each joinery item cross referenced to the details and indexed on elevations on the approved drawings; Method & type of glazing; Colour Scheme/Surface Finish.

>> Finally, CG4 is in relation to roofing details e.g. sample of the type of roofing material or treatment of gables and cappings.

>>

>> Hopefully this helps.

>>

>> Kind Regards,

>> Josh

>>

>> Josh Bailey

>> Senior Planning Officer - Hereford and South Team Development

>> Management - Economy and Environment Directorate Personal Contact

>> Details:

>> @ Josh.Bailey@herefordshire.gov.uk

>> Tel 01432 261903

>> Mail Development Management, Herefordshire Council, Plough Lane

>> Offices, Plough Lane, Hereford, HR4 0LE

>>

>>

>>

>>

>> Please consider the environment - Do you really need to print this E-Mail?

>>

>> Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council. This e-mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender immediately and destroy all copies of it.

>>

>>

>>

>>

>>

>> -----Original Message-----

>> From: Isabel Gill [REDACTED] >

>> Sent: 05 February 2025 13:44

>> To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>

>> Subject: Re: 242725 - St Mary's Cottage, Church Row, Ross-on-Wye

>>

>> Dear Josh

>>

>> Thank you so much for your very pleasing email! I am, of course, delighted that the Conservation Committee seems to approve most of my plans for St Mary's. This is good news!

>>

>> With regard to the front render, I have discussed the comments made with my Heritage Consultants, and I/we understand the opinion of the Conservation Officer, and are willing to accept them, albeit, as suggested by him, in the form of a less pronounced roughcast, which should allow the detailing to work well. I think the existing finish is a clumsy version of what it probably was, so hopefully all parties will be happy with a meeting of the ways, and we can proceed with this arrangement.

>>

>> Please can you also clarify what is required of me with regard to the list supplied by the Conservation Officer at the end of his statement?

>>

>> I will look forward to hearing from you again soon!

>>

>> Kind regards

>> Isabel

>> MRS ISABEL GILL

>> [REDACTED]

>>

>>> On 31 Jan 2025, at 16:07, Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk> wrote:

>>>

>>> Dear Isabel,

>>>

>>> Comments from the Building Conservation Officer are now online -

>>> https://www.herefordshire.gov.uk/info/200142/planning_services/planni

>>> n

>>> g_application_search/details?id=242725

>>>

>>> The only query we need to resolve is that they remain of the opinion (as expressed at the pre-application stage) that the front elevation should remain as a roughcast finish. They accept that the current rendering dates to a more recent refurbishment but this would have replicated the earlier finish and would have been consistent with a late C17th or early C18th date for the house. Smooth renders are more common on later date buildings when a smooth classical appearance was desired. They do not accept that reinstating a roughcast would significantly obscure the projecting details around windows. A slightly less pronounced roughcast would be acceptable and there is no objection to a smooth render on the rear elevations.

>>>

>>> Hopefully, this is something which is fairly easily resolvable by way of an amended proposed elevation drawing. If not intending to do this then I suggest some form of reply by way of establishing what are the clear public benefits the proposed elevational treatment would have which would otherwise outweigh the less than substantial harm the proposals would have when applying Paragraph 215 of the National Planning Policy Framework.

>>>

>>>> I appreciate that it may not be an immediate reply so please feel free to discuss with the author of the heritage statement in terms of an appropriate reply which I am more than happy to take into consideration. May I suggest we formally agree an extension of time until Friday 28 February 2025 though if we can resolve sooner, that works for me.

>>>>

>>>> I look forward to hearing from you in due course.

>>>>

>>>> Kind Regards,

>>>> Josh

>>>>

>>>> Josh Bailey

>>>> Senior Planning Officer - Hereford and South Team Development

>>>> Management - Economy and Environment Directorate Personal Contact

>>>> Details:

>>>> @ Josh.Bailey@herefordshire.gov.uk

>>>> Tel 01432 261903

>>>> Mail Development Management, Herefordshire Council, Plough Lane

>>>> Offices, Plough Lane, Hereford, HR4 0LE

>>>>

>>>>

>>>>

>>>>

>>>> Please consider the environment - Do you really need to print this E-Mail?

>>>>

>>>> Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council. This e-mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender immediately and destroy all copies of it.

>>>>

>>>>

>>>>

>>>> -----Original Message-----

>>>> From: Isabel Gill [REDACTED] >

>>>> Sent: 27 January 2025 15:30

>>>> To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>

>>>> Subject: Re: 242725 - St Mary's Cottage, Church Row, Ross-on-Wye

>>>>

>>>> Dear Josh

>>>>

>>>> Thank you very much for your email and great to be introduced, albeit online, and know the way forward. I knew my outcome date was the 14th January, but also guessed that things were a little delayed, however, I look forward to hopefully a good outcome soon, and to meeting you at some point too!

>>>>

>>>> Kind regards

>>>> Isabel

>>>>

>>>>> On 27 Jan 2025, at 15:11, Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk> wrote:

>>>>>

>>>> Dear Mrs Gill,

>>>>

>>>> Thank you for your email which has been forwarded to me as case officer.

>>>>

>>>> I am aware of your application and was only allocated the application at the start of last week. I'm afraid I haven't had the time to get round to notifying you formally though I note you are aware of this on the application webpage. I can only apologise for this.

>>>>

>>>> We have yet to make a determination of the application as this is pending comments from the Council's Building Conservation Officer who is working through outstanding consultations. Once have they have been published and are favourable, it is more than likely that we will be able to progress towards a determination of your listed building consent application thereafter.

>>>>

>>>> Kind Regards,

>>>> Josh

>>>>

>>>> Josh Bailey

>>>> Senior Planning Officer - Hereford and South Team Development

>>>> Management - Economy and Environment Directorate Personal Contact

>>>> Details:

>>>> @ Josh.Bailey@herefordshire.gov.uk

>>>> Tel 01432 261903

>>>> Mail Development Management, Herefordshire Council, Plough Lane

>>>> Offices, Plough Lane, Hereford, HR4 0LE

>>>>

>>>>

>>>>

>>>>

>>>> Please consider the environment - Do you really need to print this E-Mail?

>>>>

>>>> Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council. This e-mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender immediately and destroy all copies of it.

>>>>

>>>>

>>>>

>>>> -----Original Message-----

>>>> From: Joyce, Nick <Nick.Joyce2@herefordshire.gov.uk>

>>>> Sent: 27 January 2025 13:53

>>>> To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>

>>>> Subject: FW: Josh Bailey?

>>>>

>>>> -----Original Message-----

>>>> From: Isabel Gill <[REDACTED]>

>>>> Sent: 22 January 2025 09:19

>>>> To: Joyce, Nick <Nick.Joyce2@herefordshire.gov.uk>

>>>> Subject: Josh Bailey?

>>>>

>>>> Dear Nick

>>>>

>>>> I have just been having a look online to see whether there is a decision on my consent application, but am none the wiser! I think no answer yet, though a result was expected on the 14th January.

>>>>

>>>> I do, however, see that I have been given a case officer called Josh Bailey. Is he my case officer, and you my conservation officer? Just wondering if you know the situation? I have received no formal communication.

>>>>

>>>> I very much hope you are still on board and look forward to seeing you again before long.

>>>>

>>>> Kind regards

>>>> Isabel

>>>

>>

>