

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 212616

Old New House Farm, Putley, Ledbury, HR8 2QL

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**CASE OFFICER: Mr Josh Bailey**

**DATE OF SITE VISIT: 16 August 2021**

**Relevant Development  
Plan Policies:**

**Herefordshire Local Plan – Core Strategy**

SS1 – Presumption on favour of sustainable development  
SS6 – Environmental quality and local distinctiveness  
LD1 – Landscape and townscape  
LD4 – Historic environment and heritage assets  
SD1 – Sustainable design and energy efficiency

**Putley Neighbourhood Development Plan made 11 March 2019**

PUT1 – Sustainable development  
PUT7 – Natural and historic environment  
PUT8 – Building design and access

**National Planning Policy Framework (July 2021)**

2. Achieving sustainable development  
4. Decision-making  
12. Achieving well-designed places  
16. Conserving and enhancing the historic environment

**Relevant Site History:**

DCNE2004/4188/F and DCNE2004/4189/L – Demolition of existing lean-to and erection of an extension for use as holiday let. Alterations to existing roof and recovering of roofs – approved with conditions  
DCNE2004/1807/L – Change of use from barn to holiday/self-contained flat including alterations to the roof and recovering of walls – refused

## CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object

Putley Parish Council	X		X(SUP)		
Building Conservation Officer	X		X		
National Amenity Societies	X	X			
Historic England	X		X		
Press/Site Notice	X	X			
Local Member	X*(updated)	X			

## PLANNING OFFICER'S APPRAISAL:

### Site description and proposal:

The building comprises of a C17th century farmhouse and a later range of buildings including a Cider House that had been severely damaged by a fire and a C19th brick 2 storey extension which has recently been partly re-built. A single storey extension links the house and Cider House forming a ushaped courtyard. Beyond the Cider House is a later single storey wing of late 20th construction. The site is located south-west of the C1303, just south of the small settlement of Putley Green.

The application before me seeks listed building consent for a proposed replacement two-storey extension and alterations to main farmhouse, as well as the conversion of an existing outbuilding to home office, and the erection of a new carport/garage and new garden store green house.

### Representations:

**Putley Parish Council** – Support: “*Putley Parish Council supports this application*”

**Building Conservation Officer** – No objections and conditions recommended

**National Amenity Societies** – No response

**Historic England** – No comments to offer

**Press/Site Notice** – No response

**Local Member** – Ward Cllr Lester was updated by email on 22 September 2021 (17:23). To date, the local member has not requested redirection to Planning Committee or objected to a delegated decision.

### Pre-application discussion:

P201803/CE

Constraints:

C1303

Grade II Listed Building

PROW (PT7)

Protected Species

SSSI Impact Zone

Appraisal:

*Policy context*

In this instance, the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the ‘made’ Putley Neighbourhood Development Plan (Putley NDP). The National Planning Policy Framework 2021, is also a significant material consideration. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application. From reviewing those policies most pertinent to the determination of this application, they are viewed to be entirely consistent with the NPPF and as such, significant weighting can continue to be afforded to these policies.

In considering the scheme, it is acknowledged that the site and building forming the subject of the application is sensitive in heritage terms. Accordingly, the duties placed upon the Local Planning Authority by Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been considered as part of my assessment of this application.

*Assessment*

In design and scale terms, the proposed replacement extension is typical of many that have been approved and implemented in the locality and exhibits all of the recommended relieving elements, including a slight set back at first floor and ridge level. Whilst I acknowledge that the footprint of the proposed extension is of a reasonable scale which is towards the upper limits of acceptability, it must be put into context that Old New House Farm is well-set back from the C1303 and that when viewed from the roadside, the extension is located at the west facing elevation, providing the least residual visual impact in terms of mass. This is probably the most appropriate elevation for such an extension as such. In the context of CS policies LD1 and SD1, which is consistent with Sections 12 and 15 of the NPPF and Policy PUT8 of the NDP, the design is considered to respond positively to the streetscene and landscape, respecting the scale and form of the property.

The proposal would not have any demonstrable adverse impact upon the setting of the area or any other buildings in the immediate locale. The site is located in a generous plot at this edge of settlement location and therefore the potential for impact in this regard is relatively limited. Nonetheless, the proposal is of an appropriate design and the scheme would have acknowledged benefits in terms of improving the appearance of which is currently in poor state of repair. No harm or conflict with Policies LD4/LD1 is therefore found, which is consistent with Section 16 of the NPPF and Policy PUT7 of the NDP, and the duty imposed by Section 16 of the Act is fulfilled. This conclusion has been drawn given the Building Conservation Officer's lack of objection and no harm being identified. The location of the extension to the side and rear of the cottage is the least harmful one in regard to impact on the listed building's appearance. The height of the extension respects the ridge height of the older building and reduces the bulk of the extension.

The proposed development is viewed to not adversely affect the intrinsic natural beauty of the streetscene and, in accordance with Policy PUT7 of the NDP. The open-nature of the proposed carport and enclosed greenhouse has also appropriately considered the setting of the area in terms of a forward thinking design. The development takes appropriate account of the setting in terms of bulk and mass, siting, design, materials and boundary treatments, which helps to strengthen the distinctive character of the plan area, in accordance with PUT8 of the NDP, as well as Policies SD1, LD1 and SS6 of the CS, which is consistent with Sections 12 and 15 of the NPPF.

### Summary

The application accords with the adopted development plan and no conflict has been identified that would give rise to a substantive reason for withholding planning permission. Accordingly, approval is recommended, subject to conditions as laid out below. The local member has been updated and does not object to a delegated decision.

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

### **CONDITIONS & REASONS:**

1. CE7 (LBC - Time limit for commencement)
2. C06 (Development in accordance with approved plans)
  - 1593 002 (Existing Ground Floor Plan);
  - 1593 003 (Existing First, Second and Cellar Floor Plans);
  - 1593 004 (Existing Elevations – 1);
  - 1593 005 (Existing Elevations – 2);
  - 1593 100 (Site Location Plan);
  - 1593 101 Rev F (Proposed Ground Floor Plan);
  - 1593 102 Rev C (Proposed First Floor/Roof Plan);
  - 1593 103 Rev C (Proposed Elevations);

- 1593 104 (Proposed Elevations);
- 1593 105 Rev A (Proposed Outbuilding);
- 1593 106 (Proposed Green House Store);
- 1593 107 (Proposed Carport);
- 1593 108 (Existing Outbuilding);
- 1593 110 (Proposed South Elevation Repairs);
- 1593 111 (Typical Timber Window Details); and
- 1593 300 (Proposed Site Plan)

3. CE9 (Later Approval of Details) – No works in relation to any of the features specified below shall commence until details are submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details;

- a. Samples of external materials and surface finishes, including roof material;
- b. Details of the material, sectional profile, fixings and colour scheme of all new guttering and downpipes;
- c. Details of all new rooflights;
- d. Details of new flues including surface finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy, Policy PUT7 of the Putley Neighbourhood Development Plan, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. CH8 (Joinery Works) – No joinery works shall commence until 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 shall 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

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy, Policy PUT7 of the Putley Neighbourhood Development Plan, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. CH3 (Masonry Sample Panel) – No works in relation to any of the features specified below shall commence until a sample panel(s) of all new facing brickwork is provided on site at a minimum size of 1m x 1m and showing the proposed –

Brick types, sizes, colour, texture face-bond; brick bond and type; pointing mortar mix, joint thickness and finish profile.

Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority and carried out accordingly. The approved sample panel(s) shall be retained on site until the work is completed.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy, Policy PUT7 of the Putley Neighbourhood Development Plan and the National Planning Policy Framework.

## **Informatives**

### **1. I69 (LBC)**

Signed:  ..... Dated: 30/9/2021

#### **TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT** ☒

**REFUSE** ☐

Signed:  ..... Dated: 30<sup>th</sup> September 2021 .....

Is any redaction required before publication? No