

TO: CONSERVATION MANAGER
FROM: DEVELOPMENT MANAGEMENT

H26

APPLICATION DETAILS

APPLICATION NO: N122295/FH & N122296/L
DESCRIPTION: Two storey side extension and alterations. Works to replace existing hedge to front of Brick House with wall and metal railings and replacement windows(retrospective)
SITE: Old Stable Cottage, Stoke Lacy, Bromyard, HR7 4HJ
APPLICATION TYPE: Full Householder
PARISH: Stoke Lacy
GRID REF: OS 361742, 249254
CASE OFFICER: Mr Matt Tompkins

I have received the above application on which I would be grateful for your advice. The application form and plans for the above development can be viewed on the Internet, normally within 24 hours, using the following link:
<http://www.herefordshire.gov.uk/searchplanningapplications>

I would be grateful for your advice in respect of the following specific matters: -

| | | |
|---|----------------------------|------------------------|
| x | Listed Building | Landscape interest |
| | Design comments | TPO/Trees |
| x | Setting of Listed Building | Ancient Woodland |
| | Conservation Area | Historic Park/Garden |
| | Archaeology | Biodiversity Interest |
| | Scheduled Ancient Monument | Designated Habitat |
| | Setting of Scheduled A M | Amended Plans |
| | AAI | Additional Info |
| | HRA Screening | |

Please can you respond by 19/09/2012 to planning_enquiries@herefordshire.gov.uk

COMMENTS:

This application follows a slightly different scheme that was withdrawn earlier this year. The changes involve the omission of two sets of double doors to the south-west elevation and the request for retrospective permission for the installation of upvc windows in 2004. The design and access statement has been expanded to respond to the objections previously raised by both the Conservation and Highways departments.

As explained in my previous comments, Old Stable Cottage is a converted stable building in the curtilage of Brick House which was grade II listed in 1973. This means that the stable building is curtilage listed and is treated in the same way as the main listed building. A listed building is listed inside and outside plus any buildings and structures present within the curtilage in 1948. The list description very rarely mentions any building other than the main one and even then it is only meant to

identify the building, not necessarily all that is significant about it. This is particularly the case with those buildings added to the Statutory List in the 1970s.

Brick House and Old Stable Cottage were in the same ownership when Brick House was listed and both were sold to the current owners in the late 1970s. The stable building was given consent for conversion to a dwelling in 1979 with the works being carried out in approximately 1980. The consented conversion scheme included timber windows and the scheme was carried out in accordance with that consent. This is a common way of rescuing outbuildings from dereliction as it gives the building a sustainable use for the future.

In 2004, without gaining consent, upvc replacement windows were installed in the converted stable building and unfortunately this change was not picked up until the submission of applications this year. Unlike planning enforcement there is no time limit on when action can be taken to rectify unauthorised works to a listed building. Upvc is considered at national level to be an inappropriate material for use in a listed building and therefore the windows in Old Stable Cottage need to be replaced with timber windows to an agreed design and detail. The retention of the existing windows is not supported.

It is of county-wide and probably national concern that firms fitting upvc windows do not appear to check whether a property is listed or not. Though owners of listed buildings are liable for unauthorised works, in fitting upvc windows the firms themselves are undertaking unauthorised works which can be considered a criminal offence.

These main part of these applications propose to extend the stable building with a two-storey wing to the west and to make various modifications to the internal layout of the property. Since the stables building is a converted rural building it is subject to Policies HBA12 and HBA13 plus the SPG on Reuse of rural buildings and Paragraph 9.6.47 of the UDP which states:

"The scheme for the conversion of the building will be considered to be finite and further development will not normally be permitted. This will ensure that the qualities of the original scheme are not diminished by insensitive works."

It is the "further development" that is being considered in this application not the original conversion itself which was judged on the policies and conservation theories of the time. The current proposal is being considered on the policies, intentions and conservation principles currently held and in my opinion it is not possible to recommend approval of the stables extension.

Though the internal layout proposed does obviously relate to the provision of the extension, the proposal to reconfigure the rooms and their uses within the original building is considered to be acceptable. It retains the cellular character and most of the original walls and this scheme does not seek to enlarge those openings which are in existence. Provided that timber windows to an agreed design and detail were installed, the alterations to the original building are considered acceptable.

The Design and Access Statement provides more details concerning the history of the hedge, railings and front wall to Brick House. This extra information, not given with the previous scheme, clarifies that the removal of the original railings and wall was given consent by MHDC. There is nothing remaining of the original boundary other than the hedge which was planted at a later date. The proposed removal of the hedge and replacement with railings and a roadside grass verge would help to

restore the setting of the listed building and is welcomed, subject to an appropriate design for the railings being agreed via condition.

In comments relating to the previous application there was a query over the windows in Brick House itself. Clarification has now been provided concerning the change in window styles in Brick House and this is acknowledged to be acceptable.

RECOMMENDATION: **REFUSE** extension and windows but would recommend approval of reinstatement of railings and wall

Signed: Sarah Lowe, Senior Building Conservation Officer

Date: 19 September 2012