

DELEGATED DECISION REPORT

APPLICATION NUMBER

192039

Brockhampton House, Brockhampton Mews, Bringsty, Worcester, WR6 5TB

CASE OFFICER: Mr Matthew Neilson

DATE OF SITE VISIT:12/07/2019.....

**Relevant Development
Plan Policies:** **Herefordshire Local Plan – Core Strategy
Policies:**

SD1 (Sustainable design and energy efficiency)
LD1 (Landscape and townscape)
LD4 (Historic environment and heritage assets)
SS1 (Presumption in favour of sustainable development)

**Brockhampton Neighbourhood Development Plan
Neighbourhood Area has been identified but to date a plan
has yet to be drafted.**

National Planning Policy framework:

Paragraphs: 189, 193, 194, 196
Chapter 2, 7. (Achieve sustainable development)

Relevant Site History: **191001 & 191002** - Proposed alterations and installation of internal doorways and doors to facilitate the insertion of a passenger lift, the addition of a timber and glass screen within an existing porch – Approved with conditions.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Historic Buildings Officer	X		X	X	
Historic England	X	X			
Here & Worc Gardens Trust	X	X			
The Gardens Trust	X	X			
Press/Site Notice	X				X
Local Member	X	X			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Brockhampton House is a substantial Grade II* listed building found at the heart of the Brockhampton Estate. As part of the wider Brockhampton Estate the site occupies a prominent position in the landscape amongst several listed properties; most significantly Lower Brockhampton House to the north west. Looking north from the site can be seen the large estate and main building at Whitbourne Hall, with elements of Bringsty Common to the east. Although set amongst extensive grounds the property maintains significant privacy due to the local topography and dense tree cover to the south and east. Restoration work was undertaken during the 1980's and 1990's

The proposed development is formed of four distinct elements:

- The removal of the existing fuel tank to be replaced and relocated to the rear of the garage complex to the north of the main house.
- The replacement of the existing garage doors with painted timber side hung door with high level glazed panels.
- Alterations to the existing bay window to the morning room, forming part of the eastern elevation of the main building.
- The replacement of floor finished on the ground floor.

It is noted that the proposed development has been amended since initial application, with the removal of a proposed replacement roof to the garage building.

Representations:

Parish Council – Support

Historic buildings Officer – Approve with conditions.

Garage Alterations

The alterations to the garage add a steeply pitched roof which adds considerable to the height of the existing flat roofed building. This will be higher than the single storey element of the neighbouring former stable block to the west, though the orientation of the garage and distance between the garage and former stables mean the garage will not dominate or harm the setting of the stables. The pitched roof is more appropriate in style for a service building to the house than the existing flat roof.

Re-siting oil tanks

There is no objection to the removal of the oil tanks from the cellars. The new location will not affect the setting of any nearby listed buildings.

Ground floor surfaces

We have no objection to the removal of modern ceramic tiles and replacing them with natural stone and wood in the areas proposed. These will remove slightly harmful alterations with more suitable replacements.

Bay windows

These are modern, the alterations proposed will not harm the significance of the house.

Details and finishes

The roof tiles should be good quality clay tile.

New doors and windows should be in durable timber with a flush not storm-proof profile.

Local Member – Councillor Shaw confirmed delegated authority of this application on 3rd September 2019 via email.

Pre-application discussion:

Yes – discussion with the Council Historic Buildings Officer.

Constraints:

Road No. Off A44

Listed Building – Grade II*

Protected Species – Nearby

Surface Water

SWS

Registered Park and Garden

Appraisal:

Policy context and Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

It is also noted that the site falls within the Brockhampton Neighbourhood Area, where the Plan is at drafting stage Regulation 14. At this time the policies in the Brockhampton NDP can be afforded no weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

The key policy of relevance to this application concerns LD4 of the HCS. In this instance, proposals which affect heritage assets and the wider historic environment should look to protect, conserve and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design and particularly, emphasising the original form and function where possible. Furthermore, proposals should contribute to the character and local distinctiveness of the townscape and wider environment, especially within conservation areas. The other relevant policy of note concerns SD1 of the HCS. In this instance,

proposals should look to maintain local architectural detailing and materials which respect height, scale and proportions.

The main issue relates to the principle of the works and the impact that they will have on the integrity and character of this part of the grade II* listed building. Therefore, the proposal needs to be determined in accordance with policies SD1 and LD4 of the Herefordshire Local Plan-Core Strategy together with the provisions of Chapter 12 of the National Planning Policy framework. Additionally, the proposal has been assessed in accordance with paragraph 193 of the NPPF which requires great weight, proportionate to the heritage asset's importance, to be given to its conservation.

Proposed re-location of the fuel tank:

In the first instance the impact of the proposed fuel tank will be assessed. As outlined in paragraphs 194 and 196, where the increase to viability of the heritage asset outweighs the harm represented by the proposed development, such developments should be supported. Under these terms it is therefore necessary to identify the benefits that such a development would represent. The primary benefit afforded by the proposed development would be improved fire safety, as the removal of the existing fuel tank from underneath the heritage asset and relocation of the proposed new fuel tank to a location away from the heritage asset significantly reduces any danger that the fuel tank represents in regards to the main building. It is therefore considered that the minor harm caused by the removal of the existing fuel tank is outweighed by the benefits represented by the new location. This therefore complies with policy LD4 of the HCS.

In terms of the location of the proposed fuel tank it is considered to be appropriate. As the Historic Buildings Officer has stated, 'The new location will not affect the setting of any nearby listed buildings.' This therefore complies with policy LD4 of the HCS.

Proposed replacement of the existing garage doors with painted timber side hung door with high level glazed panels:

As the proposed alterations to the garage only pertain to the garage doors after amended plans were submitted removing the proposed pitched roof. The proposed doors are considered to be of little impact upon the heritage asset as the garage is a modern construction and to the rear of the main building with limited inter-visibility between the main house frontage and the garages to the rear. The proposed garage doors therefore comply with policy LD4 of the HCS.

Proposed alterations to the existing bay window to the morning room, forming part of the eastern elevation of the main building:

The proposed alterations to the bay window involve some minor changes to surrounding windows and the installation of double glass door. As the Historic Buildings Officer has noted, the windows which will be altered are modern and thus the proposed changes will directly impact any of the historic fabric associated with the heritage asset and the overall design is considered an improvement over the existing and more sympathetic to the character of the heritage asset. It is also noted that as the proposed changes are to the eastern elevation of the house the proposed alterations would not impact upon any neighbouring or public amenity. This therefore complies with policies SD1, LD1 and LD4 of the HCS.

Proposed replacement of floor finished on the ground floor:

The existing ceramic flooring to be removed is a modern addition, therefore as the Historic Buildings Officer has noted 'the removal of modern ceramic tiles and replacing them with natural stone and wood in the areas proposed. These will remove slightly harmful alterations with more

suitable replacements.' It is therefore considered that as the proposed flooring alterations do not impact the historic fabric of the heritage asset there is no appreciable harm and therefore the proposal complies with policy LD4 of the HCS.

I am of the view that overall, the proposal will preserve and ultimately enhance the heritage asset of the Grade II* Listed Building of Brockhampton House. When considering the proposal in relation to the test outlined in paragraph 196 of the NPPF, the benefit of the sustainable long-term viable use of the dwelling is considered to outweigh the less than substantial harm of the proposal, judged to be at the lower end of the harm spectrum.

The proposal is an appropriate premise in terms of design and does not raise adverse material or ascertained effects as a consequence of the proposal, according with SD1 and LD4 of the HCS. I find the proposal to be sustainable development for improved public benefit, conforming to SS1 of the HCS.

The local member has been updated and is content for the application to be dealt with as a delegated matter. Based on the aforementioned appraisal, the application is recommended for approval with conditions outlined below.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

CE7 – LBC Time period

C06 - Drawings No. 487/02 051 Rev C, 487/02 054, 487/02 060, 487/02 070 Rev A, 487/02 080 Rev A.

With exception to further conditions below, the scheme is carried out exactly in accordance with the supplied design and access statement and drawings.

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.

Before the relevant work begins, details in respect of new doors, windows, roof tiles and floor surfaces shall be approved in writing by the Local Planning Authority. Details of new doors, windows should include section drawings through the frames and bars at 1:2 or 1:5 scale. The work shall be carried out in full in accordance with such approved details.

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.

Informatives

IP2 – Application approved with amendments.



Signed:

Dated:03/09/2019.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:



..... Dated: 4/9/19