

Council for British Archaeology

A National Amenity Society

Ms Laura Smith
Planning Case Officer
Herefordshire Council
By email: Laura.Smith@herefordshire.gov.uk

20th August 2019

Dear Ms Smith

Coed Lank Farm, Broad Oak, Hereford, Herefordshire, HR2 8QY. Application No. 192606

Thank you for consulting the Council for British Archaeology (CBA) on the above case. The CBA is always disappointed when the owners of designated heritage assets undertake work without prior approval in the form of Listed Building Consent. We are certain that Herefordshire Council share our views and fully understand that such unauthorised works are an offence under Section 7 and 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

However, we note with interest the detailed assessments of impact of unauthorised works contained within the Design, Access and Heritage Statement. It does appear that there has been minimal harm to significance through these unauthorised works and we defer to your own conservation advisors for confirmation. We feel that the insertion of the two first floor bathrooms and stair to mezzanine as well as the mezzanine itself requires scrutiny and the question must be whether the LPA would have granted permission for these un-authorised works and if so, would they have been conditional?

We hope that the LPA will particularly examine the potential impact of two new bathrooms and their associated plumbing on the sustainability of the early 17th century fabric of the Listed Grade II Coed Lank Farmhouse.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.



Bob Sydes MCIfA
Listed Buildings Caseworker for England

Council for British Archaeology

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2015**.

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