

# DELEGATED DECISION REPORT



## APPLICATION NUMBER N120660/FH

Mudwall Cottage, Bishops Frome, Herefordshire, WR6 5BP

**CASE OFFICER:** Mr Matt Tompkins  
**DATE OF SITE VISIT:** 24/12/12

**Relevant Development Plan Policies:** **Herefordshire Unitary Development Plan**  
**LA2** – Landscape character and areas least resilient to change  
**HBA4** – Setting of a listed building  
**T8** – Road Hierarchy

**Relevant Site History:** **DCNE2004/0078/L** – Alterations to external elevations:  
*Approved*

**DCNE2006/3128/F** – Erection of 1.2 metre high timber post and rail fence and the removal of an existing soil mount and planting of a hedgerow: *Approved*

**DCNE2008/0277/L** – Replacement windows and internal alterations: *Approved*

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation	X			X	
Historic Buildings Officer	X		X		
Ecologist/Landscape Officer	X		X		
Neighbour letter/ Site Notice	X	X			
HRA	X	X			
Local Member	X		X		

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Mudwall Cottage is a 16<sup>th</sup> century timber framed dwelling within the boundary of Bishops Frome as defined by policy H4 of the Herefordshire Unitary Development Plan. It was formerly a farmhouse

with farmland and orchards stretching to the west and north. The curtilage today is much reduced but the cottage is still prominent on the Burley Gate Road.

The scheme proposes to undertake a number of landscape improvements to the site including the erection of a shed in the south-west corner of the site, improvements to the drainage system, erection new post and rail fences, planting of new hedgerows and the provision of new oak gates.

#### Representations:

The **Transportation Officer** states that the hedge and fence along the east boundary of the property should be limited to 1.05 metres in height to give the required visual splays.

The Historic Building Officer states that the shed should not be roofed in felt as suggested, but a material more sympathetic to the listed building.

#### Pre-application discussion:

None

#### Constraints:

Works affecting the setting of a listed building

#### Appraisal:

The proposals to upgrade the boundaries and landscaping to the listed building have been carefully chosen to use materials for longevity and quality of appearance that would enhance the setting of the listed building. The existing fencing to the north boundary with the Green Dragon public house car park is of poor quality and in need of repair so a replacement oak hurdle fence would be welcomed in this location.

The southern and eastern boundaries currently consist of an embankment and planting. Insertion of a post and rail fence with a new native hedge and a traditional five-barred gate to the driveway would provide a more secure boundary, particularly where pets are concerned as the road is relatively busy and therefore potentially hazardous.

The hard landscaping is considered acceptable and, again, will upgrade the setting of the listed building appropriately. In connection with this the insertion of French drains and a replacement soakaway will help in protecting the plinth and timber-frame of the cottage from excess water penetration.

The re-formation of the steps to the front door of Mudwall Cottage was discussed on site with the Historic Building Officer and the revised orientation is considered an appropriate response to the currently awkward approach and exit. The material for the steps themselves is considered

acceptable and the simple blacksmith handrail is also considered appropriate and will enhance the frontage.

The proposed shed to the north-east of the cottage is a large improvement over the existing plastic shed and lean-to shelter which is currently in use. Its design and materials are considered appropriate, and will ensure that the setting of the listed building is enhanced.

The scheme is considered to enhance the setting of a listed building and thus accords with the relevant policies of the Herefordshire Unitary Development Plan. The application is hereby recommended for approval.

The local member has been contacted and is happy for the application to be dealt with under delegated powers.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

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

1. ~~C23~~ C06 /
2. C06 – 170/P.01, 170/P.02
3. The post and rail fence & new hedge planting defined by the letter D on the Block Plan (170/P/01 rev A) shall have a maximum height of 1.05 metres from ground level to the highest point of the erection.

Reason: In the interests of highway safety, ensuring that the required visual splays can be achieved at the site access and to comply with the requirements of policy DR3 of the Herefordshire Unitary Development Plan.

4. Development of the hereby permitted shed shall not commence until details or samples of the material to be used to roof the shed has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the roof is covered in a material which safeguards the special architectural or historic interest of the building and to comply with the requirements of Policy HBA1 and HBA4 of the Herefordshire Unitary Development Plan.

## Reasons for Approval

The proposed landscape improvement works are considered to enhance the setting of the listed building whilst being of no detriment to highways safety. The scheme accords with

policies HBA4, LA2 and T9 of the Herefordshire Unitary Development Plan and is in line with guidance provided within the National Planning Policy Framework.

## Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signed: Mal Dated: 6<sup>th</sup> February 2013

### TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: VR Dated: 6/2/13

### REASON FOR DELAY (if over 8 weeks)

Negotiations

☐

Consultees

☐

Other

☐

(please specify)