

DELEGATED DECISION REPORT

APPLICATION NUMBER

160383

Steels, Underdown, Ledbury, Herefordshire, HR8 2JE

CASE OFFICER: Mr Fernando Barber-Martinez

DATE OF SITE VISIT: ...23/2/2016.....

Relevant Development Plan Policies: National Planning Policy Framework 2012.

Herefordshire Local Plan: Core Strategy (October 2015) LD4 (historic environment and heritage assets).

Relevant Site History: See associated 160382.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation					
Historic Buildings Officer	X	X			
Ecologist/Landscape Officer					
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice	X	X			
Other					
Local Member	X	X			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site comprises a large listed country house on the southern side of Ledbury town within an Area of Outstanding Natural Beauty. This has an assortment of annexes and outbuildings which are now in residential use. 'Steels' is located at the rear of the country house building with the Old Bakehouse to the north and The Apple House to the south east.

The proposal involves:

- A double pitch in lieu of a monopitch on the rear addition above the bathroom. Matching materials are proposed
- Internal demolition to form a new hall;
- New Stairs over existing.

Representations:

Cllr Holton: No response.

Ledbury Town Council: Support.

Historic Building Officer (Mr Joyce): No objection.

Pre-application discussion:

151980 Kate Graham. Works no objection except removal of existing stair case which is strongly resisted.

Constraints:

Small country house. Late C18. Ashlar, lead roof concealed behind a block- ing course over a moulded cornice and fluted frieze with paterae. 3 storeys. 3 bays, the outer ones are full-height segmented bows. Glazing bar sash windows, the central ones are in plain architraves. Guilloche band over ground floor. Central panelled door flanked by narrow side-lights, all set within a doorcase with thin pilasters, a fluted frieze, dentilled cornice and a central pediment. The entrance at north elevation as a mid-C19 5 bay, arcaded loggia (the two right bays are blocked) and a 4 stage water tower at the rear left; all windows have architraves, triple round-headed windows on top stage of tower. Rear service wing, offices and staff flat. The interior was damaged by fire late in 1983 and was unrestored at the time of the resurvey.

Area of Outstanding Natural Beauty.

Appraisal:

The proposal raise no objection with the Historic Building Officer and the proposal will preserve this element of the wider building. This accords with Policy LD4 and the duty imposed in law in respect of listed buildings.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

1. C023.

2. C06 Drawings Received 10th February 2016.
3. C014 (matching materials).

Informatives

None.

Signed: *FBM* Dated:13/05/2016.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

M. Tan

Signed: Dated: 17/5/16.....