



Historic England

Ms Elsie Morgan  
Herefordshire Council  
Planning Services  
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Hereford  
Herefordshire  
SY8 4HU

Direct Dial: 0121 625 6846

Our ref: L01211870

22 July 2020

Dear Ms Morgan

**Arrangements for Handling Heritage Applications Direction 2015  
& T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**BOLLITREE CASTLE, WESTON UNDER PENYARD, ROSS-ON-WYE,  
HEREFORDSHIRE, HR9 7PG  
Application Nos 202045 & 202032**

Thank you for your letters of 16 July 2020 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

**Historic England Advice**

Historic England does not wish to comment on changes to the internal layout of the Grade II listed barns or details submitted in respect of conditions relating to remedial works to existing fabric permitted under 192366. We do, however, consider that the barns form part of the setting of the Grade II\* listed building of Bollitree Castle and that the new design for the glazed link alters their external appearance to a degree that will impact on the contribution they make to the significance of the Castle.

The approved scheme used a sloping roof to reduce the visual impact of the link extension and conserve views of the roof junction between the former threshing barn and the arcaded barn. The pitch of the link roof reflected that of the arcaded barn and produced a massing for the extension that responded to that of the historic structures it linked. We note the concerns set out in the Design & Access Statement regarding the visual impact of the curved form of the permitted link and have no objections to the proposed squaring-off of the structure. We are concerned, however, that the flat roof proposed and externalisation of structural supports raises the eaves and creates a more visually intrusive elevation. We are not persuaded that the design draws successfully on the character of the historic barns but consider that it results in harm to aesthetic and architectural value. We therefore urge you to negotiate changes that



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retain the sloping roof form. The potential for a glazed sloping roof that addresses the applicant's desire for views could perhaps be explored?

### **Recommendation**

Historic England has concerns regarding the applications on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 193, 194 and 196 of the NPPF.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Also, section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



**Sarah Lewis**

Inspector of Historic Buildings and Areas

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cc: Conor Ruttledge, Building Conservation Officer



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