

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 181044

Old Downton Lodge, Old Downton Farm, Downton-On-The-Rock, Ludlow, SY8 2HU

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**CASE OFFICER:** Mr Adam Lewis  
**DATE OF SITE VISIT:** 11<sup>TH</sup> May 2018

**Relevant Development Plan Policies:** **Herefordshire Local Plan Core Strategy**  
 SS1 -Presumption in favour of sustainable development  
 SS6 -Environmental quality and local distinctiveness  
 RA5 -Re-use of rural buildings  
 LD4 -Historic environment and heritage assets  
 SD1 -Sustainable design and energy efficiency

#### National Planning Policy Framework

#### Leintwardine Group Neighbourhood Development Plan Made 26<sup>th</sup> April 2017

LG1 – Promoting sustainable community  
 LG2 – Protecting Heritage Assets  
 LG3 – Retaining the Natural Environment and Landscape  
 LG5 – Design Appearance  
 LG6 – Sustainable design

**Relevant Site History:** P170193/F / P170194/L - Proposed conversion of outbuildings into 1 no. self-catering holiday unit and 7 bed guest accommodation, kitchen and WC for staff use. In connection with Old Downton Lodge hotel – Approved with conditions.

#### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	✓	✓			
Historic Buildings Officer	✓		✓	✓	
Historic England	✓		✓		
Neighbour letter/ Site Notice	✓	✓			
Other					
Local Member	✓		✓		

## PLANNING OFFICER'S APPRAISAL:

### Site description and proposal:

The application relates to a site within the curtilage of Old Downton Lodge, Downton on the Rock. The lodge itself is a grade II listed building which has been converted to serve as a hotel and restaurant. Within its grounds are various curtilage listed outbuildings, which includes a former cart shed and barn to the north east which are the subject of this application. The buildings are based around a fenced and walled courtyard and are within the setting of the Old Downton Motte Scheduled Ancient Monument, which lies immediately adjacent to the north. The site is accessed from a private road off the C1016

The application proposes the conversion of the outbuildings to the north east of the lodge to additional guest accommodation in association with the host hotel. Three self contained units would be created which each would provide two bedrooms of accommodation. The single storey 'cart shed' to the north would be converted to a single unit, whilst the remaining 'timber barn' and 'stone barn' would each be converted to two storey units.

A separate application for planning permission has also been submitted under ref 181043/F.

### Representations:

The **Local Ward Member** has been updated and has offered no objections to the proposal. She is happy for the application to be determined under the delegated procedure.

The **Parish Council** have not returned comment.

The **Conservation Manager** has offered the following comments;

*The proposed amendments are all acceptable, with the exception of the following:*

- *This revised scheme introduces two new rooflights on the east elevation and one new rooflight on the west side of the roof Unit C – The Cartshed.. Those on the east are acceptable, but the one on the west is not justified solely to provide natural lighting to the en suite to bedroom 1.*
- *Masonry chimneys are a domestic addition to these building which detracts from their agricultural character and would not be permitted. The new wood burner flues are permissible in the locations shown, but they should be exposed, dark in colour and not extend above the roofline.*

*A revised scheme omitting the extra rooflight on the west elevation of the cartshed and the masonry chimneys would be supported.*

*Further, if details of rooflights, windows, doors, paving material for the patios and rainwater goods were supplied at this stage it would avoid them being conditioned alongside any consent granted. The patios may be formed as indicated, though they must take care not to appear too domestic or modern so as to harm the traditional agricultural character of the*

*buildings. Natural stone would be suitable, but pale coloured regularly cut cement blocks would not.*

Further advice was sought verbally following receipt of plans which made the requested amendments. It was confirmed that no outstanding objections remained following this.

**Historic England** have not offered any comments.

Pre-application discussion:

Informal advice sought prior to application being submitted. Application also follows on from previous extant permissions for the conversion of the buildings to hotel rooms.

Constraints:

Curtilage listed – Old Downton Lodge (Grade II)  
Scheduled Ancient Monuments

- Old Downton Motte (Adjacent to north)
- Church of St Giles (Ruins – 50m to south east)

Protected species records

Contaminated Land Records – Nearby

Appraisal:

The main issue to consider as part of this application is the proposal's impact on the character and special interest of the buildings, which are considered to be curtilage listed by virtue of their association with the Grade II Downton Lodge.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In this respect the advice set out at paragraph 193 of the Framework is relevant insofar as it advises that when considering the proposed impact upon the significance of a designated heritage asset, great weight should be given to the assets conservation. The framework goes on to confirm at 195 that substantial loss or harm of designated assets should only be permitted in exceptional circumstances. Paragraph 196 goes on to advise that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy SD1 requires that development proposals take into account the local context and site characteristics. Moreover, new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area.

Policy SS6 states that development proposals should be shaped through an integrated approach to planning a range of environmental components from the outset, including the historic environment and heritage assets. Moreover, Policy LD4 states that development proposals affecting heritage assets and the wider historic environment should protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and design. At a local level, policy LG2 of the Leintwardine Group NDP requires that development should protect and where possible enhance features and the setting of Listed Buildings and other heritage assets.

The revised proposal scheme in this instance is considered to respect the character and historic significance of the curtilage listed buildings. The residential conversion scheme has been designed in a manner which respects the internal spaces and features of the buildings with minimal works to the original historic fabric being required. Any subdivision of internal spaces would be reversible, and where new features such as windows or flues are required they have been discretely located to minimise any potential for impact. Full details of joinery and other finishes will be required by condition to ensure they are appropriate to the character of the buildings. The character and original function of the buildings remains clearly readable, and the Conservation Manager confirms he has no objections to the scheme as amended.

Accordingly, it is considered that the proposed works would preserve the significance of the listed building and accord with Section 16 (2) of the 1990 Act, policies SD1 and LD4 of the Core Strategy, policy LG2 of the Leintwardine Group NDP and paragraph 132 of the Framework. The application is therefore recommended for approval subject to the conditions below.

The Local Member has been updated and has no objections to the scheme. She is happy for the application to be determined as a delegated matter.

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

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

*(please note any variations to standard conditions)*

1. C23
2. C08 – Amended plans 17/047/02/J, 17/047/03/H, 17/047/11/D received 26th July 2018 and Design and Access Statement / Heritage Statement received 20th March 2018
3. Prior to works pertaining to each individual item listed below being undertaken, the detail requested with regard to that specific item shall be submitted to and approved in writing by the local planning authority:
  - Architectural details of windows and their openings, doors and their openings, eaves, verges and bargeboards and ridges, at a minimum scale of 1:5 for general arrangements and 1:1 for joinery sections such as glazing bars;
  - Details, including trade details, of the rooflights to be used and the way they are to be fitted into the roof; and

- Details of the finishes to be used for all external joinery and timber surfaces.
- Details of rainwater goods

Works shall be implemented as approved.

Reason: To safeguard the architectural and historic interest and character of the buildings and to comply with the requirements of Policy LD4, RA5 and SD1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework]

## Informatives

1. PP2

A.M.L.

Signed:

Dated: 31/7/2018

### TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:

W.B.

Dated: