

**From:** Nicholas Keeble [<mailto:nicholas.keeble@gmail.com>]  
**Sent:** 07 May 2015 15:13  
**To:** Tompkins, Matt  
**Subject:** Re: 142687 Old Pontfaen Barns

Dear Mr Tompkins,

Thank you for your email and I apologise for the delay in providing the further information you require.

I attach two copies of the revised Design & Access and Heritage Statement, and I have **highlighted the revisions in the first copy** for easy reference.

The descriptions should make the actions self-explanatory, but for the avoidance of doubt I will detail here the three issues:

### **1 Clause 2.2: Rebuilding Plinths**

This has been discussed at length and the detail has been accepted by Herefordshire Council for over 20 years. Martyn Peters and I therefore thought this would not be an issue, but in future I will be careful to state exactly what is proposed on any future barn conversion scheme.

### **2 Clause 2.4: Strengthening of West Gable Tie Beam**

I confirm that Martyn Peters was consulted very closely over this element. The west gable truss tie beam was seriously defective on its external weather face to its core, and rather than opt for replacement it was decided that a new structural softwood beam of the same dimensions should be introduced against the inner face (which was not damaged) of the original truss tie beam. The contractor carried out very limited face repairs to the oak tie on the external face, and so the happy result is that it has been possible to retain very much more of the original structure than would otherwise have been the case, since it has been relieved of having to carry out such a vital structural job.

### **3 Clause 2.10: Common Rafters**

These elements were undersized for the very heavy natural stone roof tile covering, and this was confirmed by deflection over the whole roof. In addition, many common rafters were defective with shakes and/or varying degrees of rot and infestation. It was therefore decided to replace them. I acknowledge this action should have been noted in the Statement, and I apologise for this oversight.

Please ask if you require any further information.

Best wishes, Nicholas

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On 16 April 2015 at 08:19, Tompkins, Matt <[Matt.Tompkins@herefordshire.gov.uk](mailto:Matt.Tompkins@herefordshire.gov.uk)> wrote:

Dear Mr Keeble,

Thank you for your further submission.

However, there are further outstanding issues. It appears as though original rafters have been removed and replacement ones provided – can you please cover this off also – you will need to provide justification for their removal. Finally there is a structure built at the far gable end of the timber barn which is providing additional support. If this is needed there is likely to be no issue, but the work is not mentioned in the schedule of repairs submitted.

Could you please arrange for the document to be updated to incorporate the above and to fully encompass the works already undertaken on site.

Kind regards,

**Matt Tompkins**

Senior Planning Officer

Herefordshire Council

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