

# Burton & Co.

Architectural Planning  
and Conservation Consultants

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Your Ref:  
Our Ref: 819/05  
Date: 1<sup>st</sup> December 2007

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COPY

The Planning Officer  
Herefordshire Council  
P.O. Box 230  
Hereford  
HR1 2ZB

S W 0 7 / 3 8 5 2 / F 1

Dear Sir/Madam,

## **Proposed Conversion of Redundant Buildings to Three Houses (i.e. Two Houses and One Annexe) at Sydcombe Farm, Dorstone**

I enclose a Planning Application and a Listed Building Consent Application in respect of the above and comprising the following documents:

Planning Application Form and Ownership Certificate  
Listed Building Consent Application Form and Ownership Certificate  
Marketing Report prepared by Brightwells  
Ecological Report prepared by Collins Environmental Consultancy  
Non Mains Drainage Form  
Percolation Test Report  
Design and Access Statement  
Structural Report  
Statement Upon Mitigation and Enhancement of Wildlife Habitat  
12 sets of Plans

Please note the following:

1. These applications are resubmissions of Planning and Listed Building Consent Applications refused on 9<sup>th</sup> May 2007, ref: DCSW2007/0770/F and DCSW2007/0774/L.
2. Consequently a planning application fee is not payable in this case.
3. The above list of documents is virtually identical to that submitted with the earlier applications.
4. The plans are listed in the Structural Report.
5. Reasons no. 3 of the planning refusal and no. 2 of the listed building refusal are each totally incorrect. Both refer to the absence of details of bat loft and of Structural Report when, in fact, both were included. Please refer to enclosed documents.

Continued.....

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17 DEC 2007

To: .....  
Ack'd: .....

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6. These applications are resubmitted in a revised form, having taken account of the comments of Mr. A. Prior, Planning Officer, Mrs. H. Royle, Ms. M. Gilbert and Mr. R. Walker, Conservation Officers, Ms. B. Symons, Ecologist, and Mr. Cooke, Highways (Development Control) Officer. Their comments were expressed by internal memoranda and at meetings with Burton and Co. The proposed design is revised, where possible, to take account of these views in the fields of building conservation and protected species conservation, though there remains some conflict between these objectives. Highways concerns are addressed by the submission of additional information included within the Design and Access Statement.
7. Reasons no. 2 of the planning refusal and no. 1 of the listed building refusal are each addressed and that aspect of the design is now omitted.
8. There remains therefore only one viable reason to refuse the enclosed applications. This concerns highways matters and these are discussed in detail in the Design and Access Statement.
9. The need to find a new viable use for these redundant buildings of high architectural and historic interest is now a matter of great urgency. At the time of the original applications, the Structural Report referred in detail to structural instability in each of the buildings and since then a major storm has caused the collapse of the south gable end of the Cow House. We have carried out emergency works to prevent further collapse, by written agreement with Mr. Walker.
10. The central issue to be addressed is the relative merits of building conservation and highways safety and specifically the proposed design to convert these dilapidated historic buildings to two houses and one annexe and the effect of marginally increased traffic at the junction with the B4348 approximately one mile distant.
11. Recent historic research has revealed Sydcombe Farm to be the oldest property in the ownership of Jesus College, Oxford. The farm was given to the college by the Bishop of Hereford in 1603. The application buildings were erected, in stages, relatively soon after this date.
12. National and local policy and advice supports the conversion and re-use of redundant historic rural buildings including PPG6, Living Buildings in a Living Landscape (English Heritage, 2000), The Conversion of Traditional Farm Buildings (English Heritage 2006), Herefordshire UDP (specifically policies HBA 1, 3, 12 and 13) and Herefordshire Supplementary Planning Guidance (July 2004). These documents acknowledge that conversion to a new use is often the only means to save dilapidated Listed Buildings and this is the case at Sydcombe Farm. The conversion of these buildings to any use, whether residential or business, will generate some additional traffic. To refuse these applications on the basis of a slight intensification of the use of Sydcombe Lane and the B4348 junction is to condemn these buildings. We therefore appeal to the planning authority to adopt a balanced approach that recognises these realities.

Yours faithfully,

  
Gary Burton

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