



By Email

16/2/21

For the attention of Mared Rees- Jones

Your Ref: P/2021/0041

Dear Ms Reed - Jones,

Re: Iscoyd Park, Hall Green, Iscoyd

Thank you for advising the Georgian Group of the application for listed building consent at Iscoyd Park. The application proposes to convert the Pidgeon House into a Ceremony Building, change of use of the walled garden for ten yurts, as well as siting a Shepherd's Hut and Storage Building. The Georgian Group objects to the proposals.

The main house, grade II*, dates from 1737, when William Hanmer bought Iscoyd. Philip Lake Godsal bought the estate in 1843, and added the portico and the dining room. In the Second World War the park at Iscoyd was requisitioned for use as a 1,500-bed hospital for United States Forces with a prisoner-of-war camp in the enclosure. Subsequent generations of the Godsal family have restored Iscoyd Park, and it is now used as a successful wedding venue. The grade II Pidgeon House is shown on a plan of 1780, attached to a larger outbuilding. In the mid C19 it became a detached feature in what had become a formal garden. The garden walls is grade II listed for its special interest as walls to a well-preserved kitchen garden, part of a remarkably intact ensemble of C18 outbuildings and structures.

The Pigeon House currently benefits from consent for the conversion of the Pigeon House into guest accommodation. The proposed works to convert the building into a Ceremony Building would result in less building work, and would not cause harm to this listed building. The Georgian Group have no concerns regarding this aspect of the proposed scheme.

The application documents show ten Yurts are to be located within the Walled Garden. The proposed tents would have a diameter of c5.5m and provide an internal space of c25 m². They state that these temporary structures do not require any significant groundworks for their installation and that guests would utilise the existing car park. A c63 m² storage building to provide ancillary storage for the business, located within the existing car park is also proposed.

The Georgian Group have concerns regarding the siting of the ten Yurts. These additions would have an impact on the character of the walled garden. Whilst the documents mention that the Yurts '*do not require any significant groundworks for their installation*', further information is needed. Are they to be occupied twelve months a year? What groundworks are needed? Would they require lighting and drainage? Are formal paths to be introduced? What conveniences are needed in order to service the additional guests? Cumulatively, all of the above would negatively impact the character and special architectural and historic interest of the walled garden.

Planning Policy Wales, 6.1.10 states: '*For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.*' PPW, 6.1.13 states: '*Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance*'. Further information is therefore needed to adequately justify the proposed works within the walled garden.

Local authorities have a statutory duty under section 16(2) 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.



THE
GEORGIAN
GROUP

We would urge the applicant to withdraw this application until such time as they can address the issues highlighted within this letter. If the applicant is unwilling to do so, then listed building consent should be refused.

Yours sincerely,

Gareth Roberts BSc, DipTp, MSc Architectural Conservation
Conservation Adviser

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