

Report of the Chief Officer Economy and Planning

Application Reference

P/2023/0359

Applicant

G AND EA MAYER

Agent

BERRYS MRS LINDSEY SPROULLE

Site Address

BANK FARM HIGHER LANES ISCOYD WHITCHURCH SY13 3AX

Description of Development

CANIATAD ADEILAD RHESTREDIG AR GYFER NEWIDIADAU MEWNOL AC ALLANOL GAN GYNNWYS CADW RHAN O ESTYNIAD CEFN A CHODI ADEILAD ALLANOL GYDA CHYSWLLT GWYDR I'R ANNEDD / LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS INCLUDING PART RETENTION OF REAR EXTENSION AND ERECTION OF OUTBUILDING WITH GLAZED LINK TO EXTENDED DWELLING

Ward

Bronington/Bronington (Historic)

Community

Bronington/Bronington

Recommendation

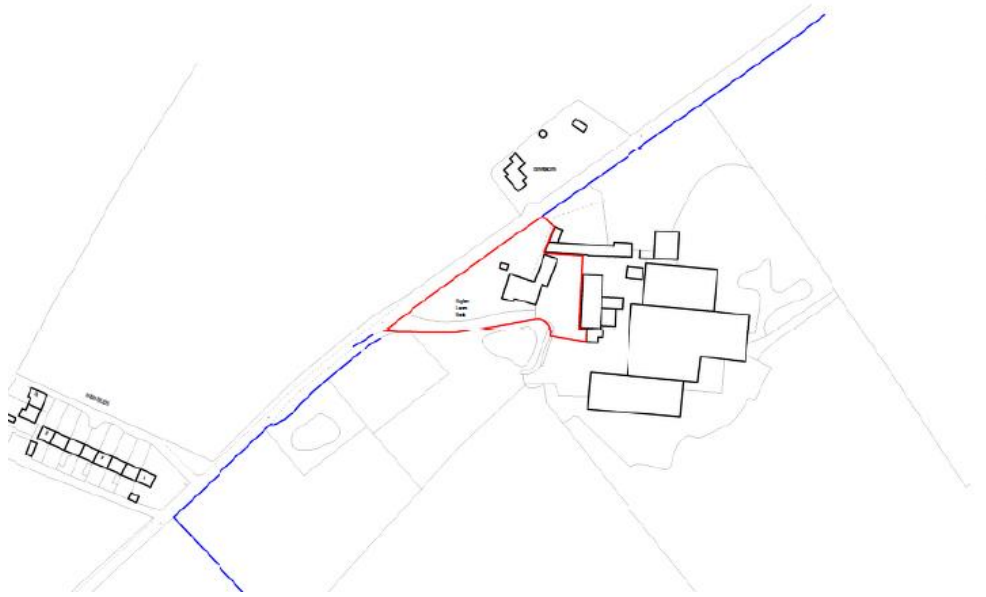
That Cadw be notified that Wrexham County Borough Council is minded to grant Listed Building Consent in accordance with Section 13 of the Planning (Listed Building and Conservation Area) Act 1990 subject to Cadw confirming within 28 days that they direct the application be determined by Welsh Ministers or period of 28 days has expired without Cadw issuing a direction, and to the conditions below.

Officer Report

Site Description

The application site comprises of a Grade II listed farmhouse together with a range of separately Grade II listed barns.

Report of the Chief Officer Economy and Planning



Proposal

Works have been carried out to demolish all but part of the rear wall of the Grade II listed former piggery and extend the Grade II listed farmhouse to the rear, on the footprint of the demolished piggery. These works were carried out without the required Listed Building Consent (LBC).

The application seeks to regularise the works by removing all but the catslide roof extension to the dwelling and original rear wall of the former piggery. A new outbuilding would be erected on the footprint of the former piggery and connected to the adjacent range of farm buildings. It is proposed to provide a physical glazed link to the dwelling to use it for domestic purposes (utility area).

Some remediation works are also proposed to the lean-to extension to improve its appearance.

Reason for Committee Determination

The Community Council have objected to the proposals and 10 representations have been received from members of the public.

Site History

P/2023/0360 ALTERATIONS TO OUTBUILDING PROVIDING ANCILLARY RESIDENTIAL ACCOMMODATION, GLAZED LINK AND CAT SLIDE ROOF REAR EXTENSIONSTO DWELLING

Development Plan

Local Development Plan

The buildings are Grade II Listed. The following LDP Policies apply:

Report of the Chief Officer Economy and Planning

SP14 Natural Environment
SP15 Historic Environment

Consultation Responses

Community Council

Expressed concerns that the originally submitted plans are incorrect. States that structural changes ought not to be carried out to a listed building without having obtained prior planning approval to do so, as it can cause irreparable and irreversible damage to the building. Permission should have been obtained prior to the commencement of works.

Acknowledges the improvements proposed on the amended plans but remains concerned with the impact upon the integrity of listed buildings.

Local Member

Has declared an interest on the grounds that the applicants are personal friends.

Conservation Officer

Advises that overall, the scale of changes now proposed to the Piggery to restore it to its original position and footprint, and the changes to the lean-to extension, are considered to be a vast improvement over the unauthorised works and are now at a point where concerns have been addressed and the scheme is acceptable. Advises that this is subject to conditions to secure the submission of material samples and external finishes such as worker, pointing, windows etc. and a construction method statement.

RCMHMW

No response received.

Ancient Monument Society

No response received.

Council for British Archaeology

No response received.

Denbighshire Historical Society

No response received.

WACS

No response received.

Victorian Society

No response received.

Georgian Group

No response received.

CPAT

No response received.

Report of the Chief Officer Economy and Planning

Publicity

Site Notice: Expired 18/07/2023

Press Notices: Expired 19/07/2023

Notification Letters: The owners/occupiers of one nearby property notified on 20/06/2023.

Response to Publicity

10 responses received. Whilst no responses refer to the proposed remediation works, the following concerns relevant to the unauthorised works have been expressed:

- The works should not be allowed because they impact upon the preservation of the local historic assets of the surviving former Iscoyd Park Estate Buildings;
- The piggery, shippon and house have entirely lost their significant history due to the demolition and alteration works;
- The work has been done without permission/consent and this should not be allowed.

Background

Status of the Buildings

Higher Lanes Bank Farm is a 19th century farming complex with potentially earlier origins. It was subject to estate-sponsored improvement in the mid-late 1800s which saw the farmhouse rebuilt and a piggery and cart-house added to the existing shippon and stable barn complex. The farm complex derives significance through historical association with the Iscoyd Park, for which it was one of several estate farms.

The farmhouse, multi-purpose barn range and the nearby “Ty Bach” outbuilding were all separately designated as Grade II listed buildings in 2005, in recognition of their special interest as part of a mostly intact 19th century farmstead. The multi-purpose barn range (shippon, stable, piggery and cart-house) is assessed by Cadw as being of special interest due to retaining definitive early 19th century character. The piggery is described as a lower building (to the stable and shippon range) with modified openings. The piggery is considered to be a fundamental element of the multi-purpose barn range and provides important evidential value of evolving farming practices and animal welfare during the 19th and early 20th century.

The farmhouse, is separately listed to the multi-purpose barn range and is a large T-shaped dwelling built of red hand moulded brick under a tile roof with brick chimney stacks. The main range is one and a half storeys tall with a higher two and a half storey wing. The front elevation is to the south and faces away from the farmyard and barn ranges to the north and east. To the rear (north) of the house is a lean-to extension, noted in the list description recorded by photographs. This is a brick built addition with a corrugated iron roof, boarded timber doors at each end and 3 light central casement. The reasons for the farmhouse's designation are similar to that of the multi-purpose barn range in that it has special interest as a well-preserved 19th century farmstead building,

Report of the Chief Officer Economy and Planning

characteristic of the Iscoyd Park estate style. It along with other surviving estate building contribute to the distinctive historic character of the area and is a good example of estate-sponsored improvement.

Piggery

With the exception part of the rear wall, this element of the multi-purpose barn range has been demolished. This has caused significant harm to the multi-purpose barn range's significance as a fundamental element of the listed building has been removed.

Farmhouse

The lean-to to the rear of the building, as noted in the list description, has been taken down and replaced with a large single storey rear extension of larger footprint, also occupying the footprint of the former piggery. These changes now cloud the historic layout of the farm complex and impact on the ability to appreciate and understand the historic farmsteads form and functions.

It is considered that the above works have caused a moderate level of harm to the significance of the farmhouse. Whilst a proposal to rebuild the lean-to would not have necessarily been objectionable, the manner in which it has been carried out, the unsympathetic interfaces with the historic building and building erected on the footprint of the piggery makes it ungainly and it lacks grace, detracting from the simple yet beautiful character of the 19th century farmhouse.

Enforcement Notices

Enforcement Notices have been served which require demolition of the unlawful extension and rebuilding of the rear lean- to and separate piggery to replicate that which was previously on site.

Originally Proposed Remediation Works

The application originally proposed a series of works to try and retain the unlawful extension and achieve an acceptable design. Remedial works included elements such as repositioning the lean-to roof so that it sits below the 3 small windows once more; installing mock rafter spars to restore the exposed eaves detail which have been cut back; redesigned link building; inclusion of a section of exposed rafters and purlins between the piggery and barn to express the previous position.

Whilst the intention to achieve an agreeable design solution was welcomed, these proposals did not overcome the fundamental concerns with the rebuilding and re-siting of the Piggery, which has now completely separated it from the barn range it was designated a listed building as part of. This is assessed as causing a significant level of harm to the barn ranges significance and could not be supported.

Report of the Chief Officer Economy and Planning

The Council's Conservation Officer recommended that the re-sited new Piggery be taken down and returned to its original position and proportions; that the lean-to was similarly taken down and returned to its original proportions to allow the original roof pitch to be achieved and that the asymmetrical link building should also be removed.

Amended Scheme

Following advice from the Conservation Officer, and following further negotiations, the applicants have revised their proposals to propose the following:

- Reduce the size of the building erected on the site of the piggery so that it reflects the footprint of the demolished building. The remaining rear wall of the original piggery would be retained;
- Reduce the height of the above building to better reflect the historical height of the former piggery. The new building would remain 3 courses higher than original building in order to provide a usable internal height;
- Reconnect the building to the Grade II listed multi-purpose barn range;
- Increasing the degree of separation distance between the farmhouse and building erected on the site of the piggery so that there is a clear distinction between farmhouse and range of barns. Access would be retained through a lightweight glazed link;
- Amended fenestration to the eastern elevation to more closely reflect the appearance of the former piggery;
- The farmhouse cat slide roof extension to be retained but the rooflights replaced with conservation style rooflights, French doors and windows replaced with timber variants, replacement of projecting flues with flush tile vents; and
- Uncovering of the rafter feet.

Design

The proposed works would restore much of the original character through a significant reduction in size of the building erected in place of the original piggery. By physically linking it to the range of adjacent barns, the proposed works would also restore the historic aesthetic and functional relationship between buildings within the site. Careful consideration has been given to these revised proposals which now overcome the fundamental concerns raised previously.

Although the proposed changes would restore much of the original layout, the unauthorised works have caused significant and permanent damage to the listed buildings through the loss of a substantial amount of historic fabric and impacting on the evidential value of the Grade II multi-purpose barns significance.

It is proposed to retain the as built cat slide roof extension, but with changes to reduce its impact and improve its appearance. Whilst the retained lean-to extension would still obscure the 3 small windows, which have been demonstrated to be intact and in-situ, the proposed remediation works are

Report of the Chief Officer Economy and Planning

considered to reduce the impact of this extension on the farmhouse's significance.

Overall, the works now proposed are considered to be a significant improvement compared to the unauthorised works. The Council's Conservation Officer raises no objections subject suitably worded conditions to secure:

- Joinery details of all new and replacement doors and windows (to include finishes, ironmongery, glazing type etc);
- Lime mortar specification for the rebuilding of the Piggery;
- Sample panel of mortar 1msq which shall be retained on site throughout the works for reference;
- Samples of all external finishing material to include bricks, slates and any barge boards;
- A method statement for how the Piggery is to be reconnected to the multi-purpose range which should detail all opening up works, alterations to roof structures, tying in, and making good; and
- Detailed plans of the glazed link to include section drawings and detailing of the interfaces between the Piggery and link and also the farmhouse and link respectively.

The method of construction differs to that specified in the Enforcement Notices. However, the proposed works do secure the restoration of the original form and layout of the site. The Conservation Officer has advised that, on balance, allowing the proposed construction method would ensure that the building is rebuilt in a way that ensures its continued re-use. It therefore represents a pragmatic resolution to a significant breach of planning control.

Subject to the suitably worded conditions referred to above, the proposed works accord with LDP Policy SP15.

Conclusion

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority has had special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest which it possesses. The proposed development would satisfy these requirements as well as according with the relevant location and national policies regarding the preserving of historic buildings.

Conditions

1. The works shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

22-141b Rev H;

Report of the Chief Officer Economy and Planning

22-141c Rev E;

22-141d.

2. No further works shall take place until samples of the materials to be used in the construction of the external surfaces of the building shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
3. No further works shall take place until detailed plans of the glazed link to include section drawings and detailing of the interfaces between the Piggery and link and also the farmhouse and link respectively, and the tying in of the piggery barn to the Shippon, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the plans as approved.
4. No further works shall take place until a Conservation Method Statement for how the Piggery is to be reconnected to the multi-purpose range, detailing all opening up works, alterations to roof structures, tying in, and making good, has been submitted to and approved in writing the Local Planning Authority. All works shall be carried out in strict accordance with the approved Conservation Method Statement.
5. Prior to the first beneficial use of the extensions and outbuilding, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.
6. No pointing works shall take place until a lime mortar specification for the rebuilding of the piggery has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

Report of the Chief Officer Economy and Planning

7. No pointing works shall take place until a 1msp sample panel of the method of pointing has been submitted to and approved in writing by, the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved, and the sample panel shall be retained on site throughout the works for reference.

8. No further works shall take place until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads, ironmongery etc. The works shall only be carried out in strict accordance with the approved details.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy SP15 of the Wrexham Local Development Plan.

4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policy SP15 of the Wrexham Local Development Plan.

Report of the Chief Officer Economy and Planning

5. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.

6. To ensure the works reflect the character and appearance of the building in accordance with Policy SPF 15 of the Wrexham Local Development Plan.

7. To ensure the works reflect the character and appearance of the building in accordance with Policy SP15 of the Wrexham Local Development Plan.

8. To ensure the works reflect the character and appearance of the building in accordance with Policy SP15 of the Wrexham Local Development Plan.