

Report of the Chief Officer Planning and Regulatory – 25 July 2022

APPLICATION NO:
P/2022 /0071

LOCATION:
BETTISFIELD HALL BETTISFIELD
WHITCHURCH
SY13 2LB

DATE RECEIVED:
18/11/2021

COMMUNITY:
Maelor South

CASE OFFICER:
SJG

WARD:
Overton

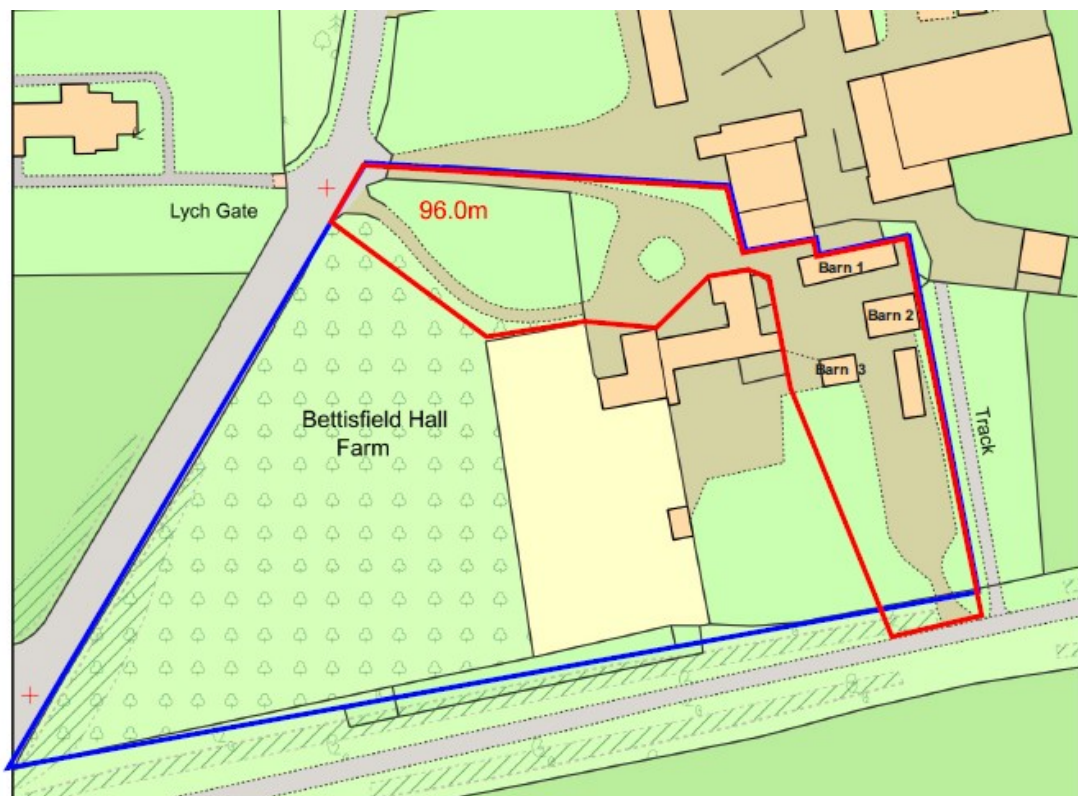
DESCRIPTION:
CANIATAD ADEILAD RHESTREDIG
AR GYFER DYMCHWEL A DISODLI
UN YSGUBOR A CHDOI DAU DY
ALLAN BACH NEWYDD (CAIS OL-
WEITHREDOL) / LISTED BUILDING
CONSENT FOR THE DEMOLITION
AND REPLACEMENT OF ONE BARN
AND ERECTION OF TWO NEW
SMALL OUTBUILDINGS (IN
RETROSPECT)

AGENT NAME:
MR DAVID HICKIE

APPLICANT(S) NAME:
MR & MRS NELSON

THE SITE

The site is to the north of Bettisfield village.



Report of the Chief Officer Planning and Regulatory – 25 July 2022

PROPOSAL

As above

Plans and photographs are included with the report for planning application P/2022/0070

The application includes heritage assessments.

Applicant's supporting statement

The key changes to the non-curtilage listed buildings can be summarised as:

A: Outbuilding 1 - Demolition of Existing Barn and Replacement with Outbuilding 1 on same footprint. Positive Impact – Removal of dilapidated barn and replacement with new timber Outbuilding with slate roof – that does not harm the historic significance of the listed building.

B: Outbuilding 2 – Erection of new small workshop. Neutral Impact – sympathetically designed in an area of the setting that that is less sensitive.

C: Outbuilding 3 – Erection of new small store. Neutral Impact – sympathetically designed in an area of the setting that that is less sensitive.

HISTORY

P/2022/0070 Planning application for same development Current

DEVELOPMENT PLAN

The site is outside settlement limits as set out in the Wrexham Unitary Development Plan. Policy EC9 is relevant together with Welsh Government TAN 24.

CONSULTATIONS

Community Council:

Consulted 26/1/2022

Local member:

Consulted 26/1/2022

Amenity Societies

Consulted 26/1/2022

SPAB-

In summary, we are deeply concerned by the proposals contained within this application, the harm to the setting and character of Bettisfeild Hall, the assessment of the impact on the historic fabric and the neglect to include other harmful unconsented works within the application. Based on the information provided, we consider there to be a substantial risk of harm to the character and setting of the Grade II* listed building and therefore wish to register a strong objection to the proposals contained within this application. SPAB maintain their objection despite the revised Heritage Statement

Conservation officer:

Recommends that consent be granted

Report of the Chief Officer Planning and Regulatory – 25 July 2022

Press notice expired: 23/2/2022
Site Notice: Expired 18/3/2022
Neighbours: Notified 16/2/2022
No representations received

SPECIAL CONSIDERATIONS

Bettisfield Hall is a Grade II* listed house with its origin in the early 17th Century. It lost a wing to fire in the 18th Century, and has been extensively extended to the rear in the 19th Century. The garden of Bettisfield Hall is also Grade II listed. To the rear of the property is Bettisfield Hall farm. The two were originally one property, with the farm divided from the listed Hall in the 1970s.

Advice regarding the removed barn was sought from the Conservation Officer prior to removal in 2018. It was concluded at the time that the building was likely post-WW2 and was not considered to be curtilage listed.

The proposals which were put forward at the time was for a repair of the walls and new roof (replacing asbestos for slate), and so no record of the building was requested. This scheme was also deemed to not require planning permission as it constituted repair work. No consultation was made on the implemented scheme for a full demolition and replacement on the footprint with a brick plinth and otherwise mostly timber construction.

The three new outbuildings are all of a similar style which mirrors agricultural buildings found in this part of the County Borough and across the border in nearby Shropshire, utilising timber framing and boarding and slate roofs. The hall and associated farm buildings are all brick built, and this would have been a more appropriate material for the outbuildings, however there are several sites in this area which have a mixture of brick farmhouses and timber outbuildings which are historic and listed in their own rights.

All three outbuildings are situated to the rear of the hall, towards the neighbouring farm. This area has a more 'working' character than the front of the building and so they are not out of place here. Outbuilding 2 also provides a location for renewable energy generation without any compromise of the listed building. Having visited the site, I do not consider there to be any harm to the setting of the listed building to the rear.

Outbuilding three can just be seen over the listed wall of the garden from the front of the hall. This does have a small, potentially harmful, impact on the listed building, however the traditional materials and craftsmanship of the new outbuilding does go some way to mitigate this.

I have no objections to the retrospective application as the overall impact of the new outbuildings would appear to be, at worst, neutral. I would advise that the Heritage Impact Statement is strengthened to include more detail about setting and clarify that advice was sought regarding the status of the removed barn prior to its removal before the application is considered by Cadw.

Report of the Chief Officer Planning and Regulatory – 25 July 2022

I am happy that the additional Heritage Assessment now captures the points I was keen to see included prior to determination. There are no objections to the new outbuildings.

CONCLUSION

The proposal does not harm the special architectural and historic interest or setting of the Grade II* listed building

RECOMMENDATION

That Listed Building Consent be GRANTED subject to first being referred to Cadw, and the following conditions.

CONDITION(S)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawings received 26/1/2022.

REASON(S)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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