

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 18/0461/LBC

Grid Ref: E: 314827
N: 312864

Community Council: Meifod Community

Valid Date: 07.09.2018

Applicant: Mr and Mrs Wilkinson

Location: Dyffryn, Meifod, Powys, SY22 6HL,

Proposal: Construction of open porch, construction of garden room and internal alterations

Application Type: Listed Building Consent

The reason for Committee determination

The applicant is a County Councillor.

Consultee Responses

Consultee

Received

PCC-Built Heritage Officer

8th Oct 2019

1.0 Recommendation - No objection subject to conditions

Recommended conditions

The proposal shall be undertaken in accordance with the letter dated 18th July 2019 and drawing numbers; CCCXCV11+17 – Proposed section B, CCCXCV11+19 – Details of Proposed Roof Lantern, CCCXCV11+6 Proposed Ground Floor Plan Rev A, CCCXCV11+18 – Proposed Section C, CCCXCV11+16 – proposed Section A, and CCCXCV11+9 Proposed Elevations Revision A.

Reason: For the avoidance of doubt as to the approved plans pursuant to the provisions of Section 17(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Prior to the removal of the ground floor window to the existing south west elevation being removed, details as to how the window will be removed, and if necessary repaired, and reinstalled to the window opening above, including a date(s) for its removal and reinstatement shall be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt as to the approved plans pursuant to the provisions of Section 17(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Prior to works commencing on site, samples of all the external materials to be used on the walls, and roof to be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: To safeguard the character and appearance of this grade II listed building in accordance with national legislation policy and guidance and policy SP7 of the Powys Local Development Plan.

Prior to the installation of any fenestration as part of the development hereby approved, drawings indicating details of all windows and external doors, including cross sections of glazing bars and trickle vents, to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.

Reason: To safeguard the character and appearance of this grade II listed building in accordance with national legislation policy and guidance and policy SP7 of the Powys Local Development Plan.

Prior to the introduction of a cowl to the chimney or any flue liner to the chimney, details of the flue liner and proposed cowl including colour shall be submitted to and approved in writing by the Local Planning Authority

Reason: To safeguard the character and appearance of this grade II listed building in accordance with national legislation policy and guidance and policy SP7 of the Powys Local Development Plan.

2.0 Background to Recommendation

2.1 Designations

Cadw ID 15968 Dyffryn included on the statutory list on 26/05/1995

Adjacent to

Cadw ID 15971 Stone Building and Calf House, at the E side of the Farmyard at Dyffryn Farm included on the statutory list on 26/05/1995

Cadw ID 15970 Cowhouse forming N side of Farmyard at Dyffryn Farm included on the statutory list on 26/05/1995

Cadw ID 15969 Cowhouse and Granary on W side of Farmyard at Dyffryn Farm included on the statutory list on 26/05/1995

2.2 Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 9th edition 2016

Conservation Principles published by Cadw

TAN24

Managing Change to Listed Buildings in Wales – Annexe to TAN24

Setting of Historic Assets in Wales – Annexe to TAN24

Heritage Impact Assessments – Annexe to TAN24

Historic Environment Records

Local Development Plan

Strategic Policy SP7

DM13 Design and Resources Local Development Plan Themes and Objectives;

Theme 4 – Guardianship of natural, built and historic assets

LDP Objective 13 – Landscape and the Historic Environment

3.0 Comments

Dyffryn is a listed building Located to the S of the village of Meifod , lying back from the road at the back of a large circular driveway with a splayed entrance to the road. Dyffryn is listed as a significant, well preserved, farmhouse, of two periods. The house dates from the C17 and early C19. Rendered stone, timber framing and slate roofs. The earlier farmhouse is now at the rear, a low 1 storey and attic earlier building of 3 bays, set parallel to road, with a jettied and close-studded timber framed upper floor over, underbuilt with rendered masonry on the ground floor and rendered stone gable end. The E gable is painted reflecting the internal decorative framing, but original decorative apex panel with convex braces.

The proposal relates to;

- The opening of a doorway from the existing snug to the proposed garden room
- The enlargement of a window from the snug to the proposed porch
- The alteration to the fireplace in the snug to block it up internally and expose it in the proposed garden room.
- The enlargement of the window to form a doorway from the kitchen to the proposed garden room.
- The formation of a new garden room,
- The formation of a porch
- The loss of a porch canopy

I had previously requested further information in respect of;

Whilst no objection in principle to the size, design or materials of the proposed sunroom further details as to how and where the wall plate of the proposed sunroom would attach to the timber framed wall.

No objection to the removal of the modern wall between the study and the entrance hall, however further details were requested in respect of the detailing and positioning of the new wall.

Details of the reinstated wall within the dining room to create an Inner Hall/utility room.

Concern was raised in respect of the opening to be created to form an access into the proposed sunroom, which would have resulted in the loss of an historic fireplace.

As some historic windows would be removed the request was made that the displaced windows be considered for reuse in the openings that had modern windows

I note with thanks that the above has been considered and I note the amended plans that indicate both the above revisions and the above requested clarification.

The opening of a doorway from the snug to the proposed garden room

The doorway would be created in a wall to the side of an existing fireplace. The room is relatively small and has 2 doorways in opposite walls effectively resulting in this room being used as a passageway. There is no objection to this element of the application.

The enlargement of a window from the snug to the proposed porch

The existing window will be enlarged to form a doorway. This section of the house is effectively a link between the older (C17th) rear house and the newer (earlyC19th) house at the front. The earlier farmhouse is now at the rear, a low 1 storey and attic earlier building of 3 bays, set parallel to road, with a jettied and close-studded timber framed upper floor over, underbuilt with rendered masonry on the ground floor and rendered stone gable end. This window is of historic note, however the reasons for the modifications to the layout are understood. A request was made for this window to be carefully removed for re-use in the window opening above which appears to be of the same size. It is noted that this element now forms part of the applications. As such in that regard the loss of the historic window has to be balanced against the replacement of the more modern window above. On balance it is considered that any perceived harm by the introduction of a doorway will be more than offset by the replacement of the window above. As such this element of the works is supported.

The alteration to the fireplace in the snug to block it up internally and expose it in the proposed garden room.

I note with thanks that amended plans have been received in light of my previous concerns in respect of the loss of the fireplace. The proposal is now to retain the existing fireplace in the former snug/proposed entrance hall, and create a new fireplace in the proposed garden room extension to the rear of the existing fireplace. The new fireplace will house a log burner and the log burner will utilise the existing chimney and as such there will be an opening and a flue in the existing chimney. The retention of the existing fireplace is welcomed, and there are no objections to the amended plans. Details of the door should have been included in the application, however in this instance it could be conditioned.

The enlargement of the window to form a doorway from the kitchen to the proposed garden room.

It is noted that the existing three light casement window will be widened and lengthened to form an opening into the garden room. The widening of original window openings to listed buildings should be carefully considered. However in this instance, the windows appear to be part of the C19th remodelling when the front element of the house was constructed. As such this is not an original opening and also the original timber framing in this section of wall has already been compromised. As such there is no objection to this element of the works.

The formation of a new garden room,

The house is essentially an "I" shaped building with the old house at the rear and the new part of the house at the front with a link between. The proposed garden room will be between the old and newer elements of the house accessed via the "link". The proposed garden room will not be

completely screened by the newer element of the house and some element of the proposed garden room will be visible from the front elevation.

The garden room will have a flat roof with central lantern, and confirmation was sought in respect of the fixings of the roof structure, that is will they be attached to the timber framing or the relatively newer masonry below. I note with thanks the confirmation that the timber framing will not be cut to accommodate the roof structure.

The principle of a garden room is not always acceptable on listed buildings and care has to be taken in order that the character and appearance of the listed building is not affected by the garden room, which is a now a common feature on houses, but traditionally was only found on the larger non vernacular and polite properties.

Having said that the size of Dyffryn is noted, along with the aspirations of the early C19th owner who built a symmetrical house of 2 storeys, 3 bays in the polite tradition with gates gatepiers and driveway from the A490.

In this instance I would have no objection to the proposed garden room as it is not considered that in this instance the garden room would adversely affect the character and appearance of this property.

The formation of an open porch

The proposed open porch would be on essentially the “link” between the older and newer elements of the house. The open porch would be of three bays, the central bay being an open doorway and the 2 side bays having a dwarf wall and timber framing above in a arched window.

The porch is simple in its construction having a simple lean-to roof of matching slate, however the timber framing above the dwarf wall is relatively ornate, and follows neither the detailing of the older element of the house nor the newer element, but rather a form of “hybrid” with timber framing details that were common in the C16th and c17th and again revived by the Victorians. It is considered that this approach is appropriate rather than dating it to one period or another, and given the grandeur of the house, this approach is welcomed.

There is no objection to this element of the works.

The loss of a porch canopy

This is a modern porch canopy and its removal is not opposed.

Conclusion

I note the amended plans and further information received. The house is complex in that it is of 2 distinct phases of construction and the proposal seeks to utilise the space between the 2 build elements, which is a preferred location for an extension.

The porch and garden room are relatively simple in their design, which is welcomed given the architectural detail of the house(s), however there are sufficient design elements for the proposals to be readily absorbed into the house.

Whilst noting the details contained in the amended plans, I have suggested a number of conditions that will address the information not provided in the application either minor details such as the new door to be created, and as yet unknowns.

As such I can confirm that I would have no objections to the proposal.

Community Council

No response received.

Representations

A site notice was displayed from 3.10.2018 but no representations have been received.

Planning History

App Ref	Description	Decision	Date
18/0467/HH	Construction of an open porch and garden room	Pending	

Principal Planning Policies

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning Policy Wales (edition 10, 2018)
Technical Advice Note 24 – The Historic Environment (2017)

Other Legislative Considerations

Crime and Disorder Act 1998
Equality Act 2010
Planning (Wales) Act 2015 (Welsh language)
Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. As outlined within sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is the local planning authority's duty in considering listed building consent applications to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. This duty is reinforced within Planning Policy Wales (2018) and Technical Advice Note 24.

Dyffryn is grade II listed as a significant, well preserved, farmhouse, of two periods. The house is set back from the A495 highway, approximately quarter of a mile south west of Meifod. The earlier 17th century house is now set at the rear and is attached via a link extension to the 19th century structure at the front of the property. The current dwelling is effectively 'I' shape in form.

The proposal relates to:

- The formation of a new garden room
- The formation of a porch
- The loss of a porch canopy
- The opening of a doorway from the existing snug to the proposed garden room
- The enlargement of a window from the snug to the proposed porch
- The alteration to the fireplace in the snug to block it up internally and expose it in the proposed garden room
- The enlargement of the window to form a doorway from the kitchen to the proposed garden room.
- Relocation of a modern partition wall, reinstatement of an internal wall and the removal of an internal wall.

The scheme proposes two extensions, both within the recesses between the two building phases of the property. The garden room will be created by a single glazed wall with a flat lead roof containing a glazed lantern. An existing porch canopy will be removed to make way for the garden room extension. The existing porch canopy is a later addition to the property and its removal is not opposed. This extension will also include the creation of a new doorway from the 'link' as well as a removal of a section wall from the kitchen to create an opening. The principle of this extension is not opposed as it is considered that, given the status of the property, a conservatory would not be out of character. Additional details have been secured to ensure that the fixings of the roof do not damage the timber work of the existing property. A new fireplace will also be created within this room which will vent to an existing chimney.

The open porch on the opposite side of the dwelling is simple in its form and appropriate in its design for the host dwelling. It will involve the enlargement of an existing window opening to create a doorway and the existing window will be re-sited on the property in place of a modern addition (directly above).

Internally there are also proposals for the relocation of a modern partition wall to create a larger study, no objection is raised to this proposal as it would result in a room with more appropriate proportions around the inglenook. The repositioned wall would be directly under an existing beam which is considered the most suitable location. Adjacent to this, there would also be the removal of an older section of wall into the newly formed wc (formally the utility), although not welcomed, the alteration is understandable and a condition will be attached to ensure a recording of the wall is made prior to removal. Finally there are proposals to reinstate a post and partition wall between the proposed utility and inner hall. The existing beam shows evidence of this wall construction in this location and as such its reinstatement is considered to be justified.

The proposed scheme is considered to preserve the character of the listed building and is considered to comply with the objectives of the 1990 Act, Planning Policy Wales and Technical Advice Note 24. Therefore, it is recommended that the application be granted approval subject to the conditions below.

Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to notify Welsh Ministers (Cadw) of any application for listed building consent which they propose to grant. Should members resolve to grant this permission, Officers will issue consultation to Cadw to allow the opportunity for call in. Permission will not be issued until the relevant documentation has been received from Cadw confirming that the Local Planning Authority can issue the decision.

RECOMMENDATION

Conditional Consent subject to consultation with Cadw.

Conditions

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out in accordance with the following approved plans and documents: The letter dated 18th July 2019 from Tony Rowland to Debra Lewis and drawing numbers; Proposed Block Plan Dyffryn, Meifod, CCCXCV11+6 Proposed Ground Floor Plan Rev B, CCCXCV11+8 Proposed Elevations Sheet 1-A, CCCXCV11+9 Proposed Elevations Sheet 2-A RevA, CCCXCV11+10 Proposed Elevations Sheet 3-A, CCCXCV11+16 – proposed Section A, CCCXCV11+17 – Proposed section B, CCCXCV11+18 – Proposed Section C and CCCXCV11+19 – Details of Proposed Roof Lantern.
3. Prior to the removal of the ground floor window to the existing south west elevation, details as to how the window will be removed, and if necessary repaired, and reinstalled to the window opening above, including a date(s) for its removal and reinstatement shall be submitted to and approved in writing by the Local Planning Authority.
4. Prior to works commencing on site, samples of all the external materials to be used on the walls, and roof to be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.
5. Prior to the installation of any fenestration as part of the development hereby approved, drawings indicating details of all windows and external doors, including cross sections of glazing bars and trickle vents, to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.
6. Prior to the introduction of a cowl to the chimney or any flue liner to the chimney, details of the flue liner and proposed cowl including colour shall be submitted to and approved in writing by the Local Planning Authority
7. During the removal of the wall detailed on plan CCCXCV11+6 Proposed Ground Floor Plan Rev B serving the WC and on plan CCCXCV11+1 Existing Ground Floor Plan serving the WC and utility, a photographic record of the wall, including its construction, must be made and subsequently submitted to the Local Planning Authority prior to its replacement.

Reasons

1. Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 2. For the avoidance of doubt as to the approved plans pursuant to the provisions of Section 17(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3 to 7. To safeguard the character and appearance of this grade II listed building in accordance with national legislation policy and guidance and policy SP7 of the Powys Local Development Plan.

Case Officer: Louise Evans, Principal Planning Officer
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