



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

REFER TO CADW

Application No: 14/10995/LBC **Case Officer:** Ms Tamsin Law
Site Notice Posted: 7th Aug 2014 **Consultation Date:** 15th Jul 2014
Date Valid: 3rd Jul 2014 **8 Week Target:** 28th Aug 2014
Decision Type: Delegated Decision
Proposal: Remove existing timber and glass porch from rear elevation. Remove brick outside WC to erect mahogany UPVC conservatory on masonry dwarf wall with fully glazed side panels and glass roof.
Address: Brookwood Cottage, 6 Forge Row, Gilwern

CONSULTATIONS/COMMENTS

| Consultee | Received | Comments |
|--|---------------|---|
| Llanelly Community Council | 5th Aug 2014 | No Objection |
| Welsh Government Transport Department | 1st Aug 2014 | I refer to your consultation of 11 July 2014 regarding the above application and advise that the Welsh Government as highway authority for the trunk road network does not issue a direction in respect of this application. |
| NP Senior Heritage Officer (Building Conservation) | 30th Jul 2014 | <p>I was surprised that this terrace is listed but I accept that it is designated largely for its historic interest, and the original form/roof. I have found no record of the consent for the two storey extension or lean to conservatory, though you may. Ffion is also recorded on Ffion as having offered pre-app advice, though no record of what that was.</p> <p>However, the two extensions make it difficult to reject a proposal which removes an awkward lean to conservatory and brick outhouse. Provided, the footprint and roof line/form of the principal house can still be 'read', I think we accept this application provided it shows a more muted approach to materials, so that it sits quietly to the back of the terrace. This could be achieved by:</p> <ul style="list-style-type: none">o The use of a rendered blockwork plinth front and |

side elevation, as stated on the app form, rather than the natural stone shown on elevations. This will establish a better match with the existing rough cast render on the main house,

- o The omission of coloured glazing in the front glazed panels,
- o The omission of the crested ridge.

Could you consider this when you do your site visit, and clarify materials with agent? I have read the DAS which is well written and has the basis for a justification for this approach.

Natural Resources
Wales/Cyfoeth Naturiol
Cymru

24th Jul 2014

Natural Resources Wales do not object to the proposal. However, we wish to make the following comments.

Bats

We note that although we hold no bat records from the buildings to be demolished/ altered, records exist in the general vicinity of the proposed development. Due to the nature of the proposed works, the alterations may have the potential to impact on bats. Natural Resources Wales therefore recommend you consult your authority's ecologist with regard to deciding whether bat presence/ likely absence should be established through surveys prior to determination of the planning application.

Flood Risk

The application site lies entirely within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Clydach.

Given the scale and nature of the proposed development (and in the absence of a flood consequence assessment) we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install floodproofing measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/ resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor, and locating electrical sockets/ components at a higher level above possible flood levels.

Additional guidance can be found in the Environment Agency Floodline publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk; click on 'flood' in subjects to find out about, and then 'floodline'.

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which is available from the

Planning Portal website: www.planningportal.gov.uk

We refer you to our 'Planning Advice Note (100) Natural Resources Wales/ Cyfoeth

Naturiol Cymru' for further guidance on environmental planning and regulatory issues.

Please note that we have not considered possible effects on all species and habitats listed

in section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, or on

the Local Biodiversity Action Plan or other local natural heritage interests. To comply with

your authority's duty under section 40 of the NERC Act, to have regard to conserving

biodiversity, your decision should take account of possible adverse effects on such

interests. We recommend that you seek further advice from your authority's internal

ecological adviser and/or nature conservation organisations such as the local Wildlife

Trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for

assessing proposals that have implications for section 42 habitats and species

(www.biodiversitywales.org.uk)

Monmouthshire County Council Highways 20th Aug 2014

PROPOSALS AND COMMENTS

The proposal would have no adverse effect on the adjacent public highway.

RECOMMENDATION

There are no adverse comments I would wish to make.

It should be brought to the attention of the applicant that in the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via the MCC Highways.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised through the erection of a site notice, press advertisement and direct neighbour notification. No representations or objections have been received.

PLANNING HISTORY

| App Ref | Description | Decision | Date |
|---------|-------------|----------|------|
|---------|-------------|----------|------|

OFFICER'S REPORT

Introduction

Listed Building Consent is sought for the replacement of a single-storey extension to the side of Brookwood Cottage, 6 Forge Row, Gilwern.

This site is located within the settlement of Maesygartha as defined by the Brecon Beacons National Park Local Development Plan (December 2013) ('the LDP').

Site Description

Brookwood Cottage is a semi-detached property, located close to the south of Maesygartha. The property is a Grade II Listed Building.

The list description states the following;

'Situated on south side of no-through road between Saleyard and the A465. Approximately 1.5 km south west of Maesygartha. No. 6 forms one of a pair with No. 7.

Pair of single storey cottages with dormers.

No 6 to the right has painted rendered façade of similar length to No. 8. Façade has been remodelled in the 20th Century, with door to left and wide window to right. Concrete tiled roof, the eaves broken by two 20th Century dormers with low-pitch sloping roofs. Rendered gable chimney to right. Large 20th Century flat-roofed rear extension.

History

Late C17, probably contemporary with the opening of Llanelly Furnace Saleyard. The iron furnace was established by Major John Hanbury, and was certainly in production by 1684. Francis Lewis who built Clydach House in 1693. the furnace was charcoal-powered and by 1704, Hanbury was preparing to produce 300 tons of iron per year. In 1717, the furnace was reckoned to be capable of producing 400 tons per year, and by c1720, it was claimed to produce about 25 tons a week in a 40 week campaign. The works closed at the end of the C18, superseded by the coke-fired ironworks at Clydach, set up by 1793. the present No6-7 Forge Row appear to be contemporary with the setting up of the charcoal furnace, and Nos 1-5 are of c.1800, contemporary with the Clydach Works. The row was described in 1813 as 'twenty workmen's houses situate on the railway (the Llan-march tramroad of 1809) leading from the furnace (Clydach Ironworks) to the canal, about half a mile from each'.

Exterior

Original plan-form to both cottages is difficult to reconstruct, but the attics were habitable (note chimney stairs). The length of both cottages suggests that the ground floor had a secondary room each side of the party wall, which was unheated..

Interior

The proposed extension would be located to the rear of the property and would be visible from the Forge Row. Given its size and scale and the use of matching external appearance, the proposed extension would not have an impact on the visual amenity of the area or the setting of adjoining and neighbouring Listed Buildings.

The proposal would therefore comply with policy 17 of the LDP.

Conclusion

There are no concerns in relation to the impact of the extension on the historic fabric, character or appearance of the building and given its size and scale, there would be no impact on the visual amenity of the surrounding area or on the setting of adjoining or neighbouring Listed Buildings.

As such, the application would comply with policies 15 and 17 of the LDP and is recommended for approval subject the following conditions:

RECOMMENDATION – REFER TO CADW

Permit

Conditions and/or Reasons:

- 1 The works hereby permitted shall be begun before the expiration of five years from the date of this consent.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans [drawing nos. NP1v1, NP2v1, NP4v2, NP6v2, NP8v2, NP10v2 and NP12v2] unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

- 1 In order to protect the character and appearance of the Listed Building.
- 2 In order to protect the character and appearance of the Listed Building.

Informative Notes:

Signed (Case Officer):

Ms Tamsin Law
Planning Officer (DC)


----- Date: -----

Checked (Principal Planner):


----- Date: 28.8.14

Signed (National Park Authorised Officer):


----- Date: 28th August '14

Interior of No. 6 has main room to ground floor with rough stop-chamfered beams. Altered fireplace with altered fireplace stair to left. Roof has single oak truss with no collar and massive paired purlins.

Interior of No. 7 not seen, but said to be modernised.

Listed

Listed for historic reasons for association with the late C17 Llanelly Forge and as an extremely rare survival in Wales of a pair of C17 worker's cottages. Despite alterations, the cottages retain their original form and roofs.

Proposal Description

Listed Building Consent is sought for the replacement of a single-storey extension to the side of the property with a conservatory.

The current single storey element to the rear of the property has fallen into a desperate state of repair. It currently provides toilet and storage facilities for the property.

It is proposed to erect a conservatory in its place. The proposed conservatory would measure 5 metres in width, 3.8 metres in depth, with a maximum height of 3.1 metres falling to 2.1 metres at the eaves.

The proposed extension would be finished with mahogany effect upvc and a rendered dwarf wall.

Officer Appraisal

The application is considered against the following policies LDP: Policies 15 and 17 within the Local Development Plan (December 2013) 'LDP'.

There are 2 issues to be considered

- Impact on the historic fabric and character of the Listed Building
- Visual Amenity and impact on the setting Listed Building

Impact of the extension on the historic fabric and character of the Listed Building

Policy 15 of the LDP states that proposals for planning permission which impact on a listed building or its curtilage including the alteration, extension or change of use, whether internally or externally, will only be supported where it can be shown that there will be no significant harm to the special historic or architectural character and setting of the building or historic features.

Although the proposed development is a modern extension to a listed building, following consultation with the Building Conservation Officer no objections have been raised due to the fact that the footprint and original roof line and form can still be read. Amended materials and roof line were requested in order to ensure that the extension blends with the existing building and amended plans were received detailing this.

The size and scale of the extension matches the existing structure on site and as such, the proposal would not have a detrimental impact on the historic fabric, character or appearance of the Listed Building. As such the proposal would comply with policy 15 of the LDP.

Visual Amenity and impact on the setting of Listed Buildings

Policy 17 of the LDP states that 'Development proposals which would adversely affect the setting of listed buildings will not be permitted'.