

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **28TH JUNE 2017**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **APPEAL BY MR. R. FURSE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE PROPOSAL FOR ONE RESIDENTIAL UNIT ON THE FIRST FLOOR IN THE NORTH BARN RANGE, AND ENLARGING THE GROUND FLOOR UNIT INTO THE ADJOINING BAY INCLUDING REMOVAL OF A C21 STAIR. TO REPLACE THE RETURN OF THE BOUNDARY WALL ON THE NORTH WEST CORNER OF THE BARN RANGE IN RECLAIMED RUBBLE SET IN LIME MORTAR TO MATCH THE EXISTING AND PAINT THE PAIR OF NEW FRENCH DOORS IN THE ESTATE LINSEED BASED GREEN. FORM A WINDOW OPENING IN THE EXISTING DOOR ON THE SOUTH ELEVATION AT NERQUIS HALL, NERCWYS – DISMISSED.**

1.00 APPLICATION NUMBER

1.01 053467

2.00 APPLICANT

2.01 Mr. R. Furse

3.00 SITE

3.01 Nerquis Hall,
Nercwys.

4.00 APPLICATION VALID DATE

4.01 9th April 2015

5.00 PURPOSE OF REPORT

5.01 To inform Members of a decision in respect of an appeal following the refusal to grant planning consent by the Local Planning Authority for works for the formation of one dwelling unit on the first floor located

in the Northern barn range, including the enlargement of the ground floor residential unit into an adjacent bay area of the barn. The proposal also involved the replacement of a boundary wall at Nerquis Hall, Nercwys, Mold, Flintshire CH7 4EB..

- 5.02 The application was refused via officer delegated powers on the 9th September 2016.together with the corresponding Planning Application also on this agenda under reference 053466.
- 5.03 The appointed Planning Inspector was Vicky Hirst and was considered following the exchange of written representations, the appeal together with five other appeals was **DISMISSED**.

6.00 REPORT

6.01 The Main Issue

The Inspector considered the main issues in relation to this appeal was whether the proposed works and development would preserve the listed buildings or their settings, including any features of special architectural or historic interest which they possess and whether the proposed works and development would protect and conserve the registered parkland and garden and its setting.

6.02 Background

The Inspector noted the listing of the main house Nerquis Hall as a grade 1 listed building and its associated group of stone outbuildings arranged around a courtyard, they were also listed in their own right as grade 11 and were listed for their group value. There are also a number of other listed buildings and structures within the grounds, including garden walls, a folly and orangery and gates. In addition to this it was also noted that 2.7 acres of the parkland land and gardens that surround Nerquis Hall are registered as historic park and garden evaluated to a grade 2. The primary reason for this grading is due to the partial survival of an early 18th C form and layout with unusual garden and park buildings.

6.03 The Bothy

The Inspector noted the proposal related to the creation of two flats within the existing barn known as the Bothy. A one bedroom flat was proposed at ground floor the plans showed a bedroom unit with combined lounge and kitchen area bathroom. The second flat would be provided at first floor with a kitchen and corridor, with a bathroom located within a curved staircase area.

- 6.04 It was noted that both CADW and the Council had no objection in principle to conversion of this building into residential use. What was of concern was the materials to be used, the fenestration design and the philosophy of the design and layout and the associated impact on the historic character and features of this Listed Building

- 6.05 It was noted that consent had been granted in 2012 for conversion to a three bedroom residential unit and the site visit revealed works appear to have been started although not finished. The works involving partition walling and insulation had been installed including French doors having been inserted in the north western elevation. The Inspector noted the use of dry lining was being used rather than the use of traditional plastering techniques normal on such traditional buildings of this age. The use of modern materials would result in hard finishes giving a uniform appearance which is at odds with traditional methods and agreed with the Council that lime plaster should be used to avoid harmful effects.
- 6.06 The scheme showed the use of French doors which and these were identified as total contrast to the traditional fenestration of this building. It was seen that the doors and windows proposed were completely at odds with agricultural form of other windows and doors within the building.
- 6.07 Having considered the impact of the proposed alterations proposed the inspector concluded that the applicant had failed to demonstrate that the proposed works would preserve the special qualities and setting of the listed building.
- 6.08 Registered Historic Park and Garden
The Inspector noted that the works associated with the application related mainly to internal works only or to relatively minor external changes and was happy that these would protect and conserve the features and setting of the registered park and garden.
- 6.09 However, the Inspector indicated that access to the proposal is shown via a French door. No details had been provided regarding any proposal for the garden area or amenity space and the area is in close proximity to a former water garden within the registered park area. Given no details had been provided or any assessment of their relationship with the features the Inspector concluded that the appellant had failed to demonstrate that the works involved would protect the registered park and garden area.

7.00 CONCLUSION

- 7.01 For the reasons given above the Inspector concluded that the appeal together with the associated Planning application be **DISMISSED**.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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