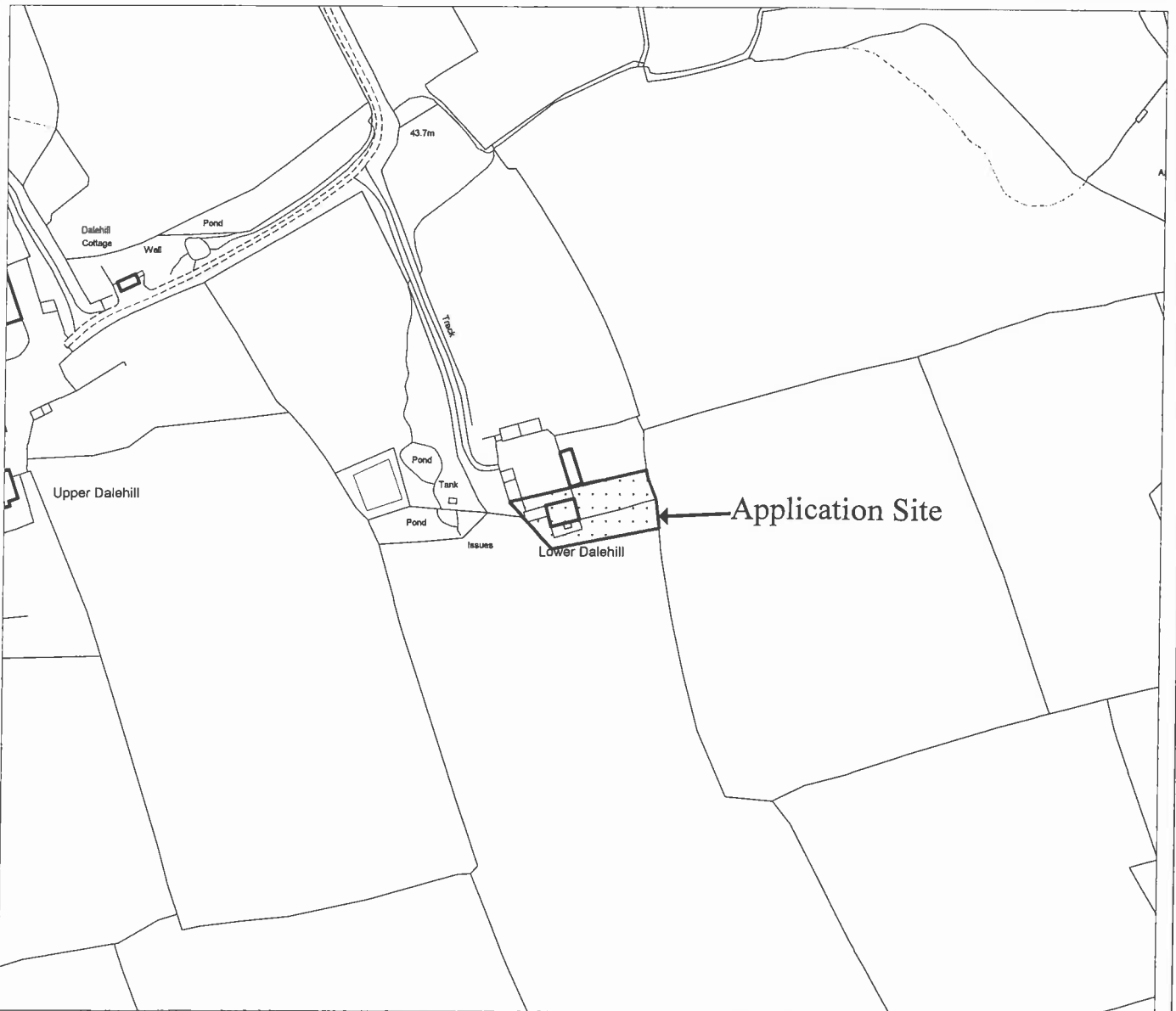
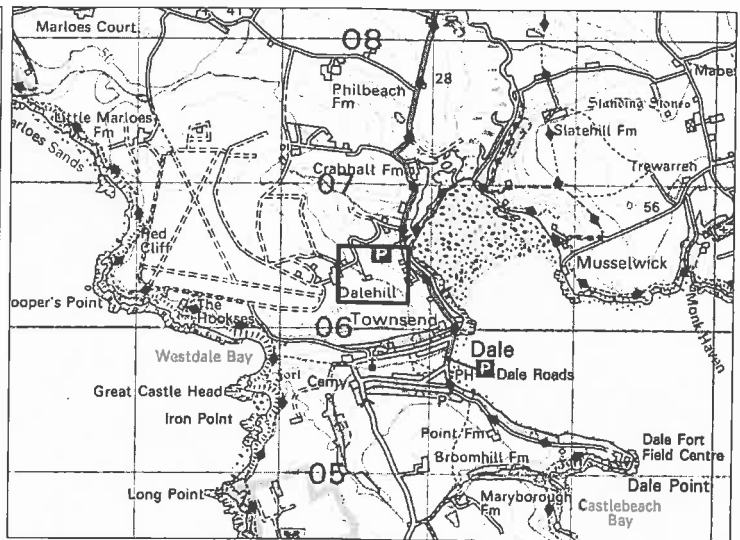
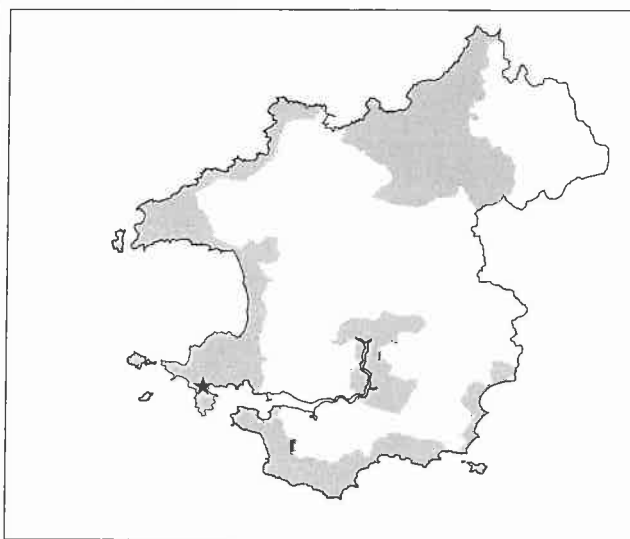


# NP/10/541

## Lower Dale Hill, Dale

Scale 1:2500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
Pembrokeshire Coast National Park Authority - copyright licence/account number 100022534

**Application Type:** Listed Building  
**Reference:** 10/541 Grid Ref. SM806063  
**Applicant:** Mr & Mrs G Potter & Brett-Jones,  
**Agent** Ms Deacon  
**Proposal:** Minor alterations  
**Site Location:** Lower Dale Hill, Dale

**Description:**

This is a re-submitted Listed Building Consent application for alterations to the Grade II Listed Lower Dale Farmhouse, Dale. The proposed works are for a variety of works to the farmhouse, including replacement rainwater goods, replacement of artificial slates with natural ones, rooflights to the rear elevation of the property, replacement windows, the removal of the cement render on the western elevation and its replacement with lime render, and the removal of modern ceilings and their replacement with insulation, building board and lime hemp plaster. Most of the proposed works to the building are considered acceptable in principle, but the insertion of double glazed sash windows is considered detrimental to this Grade II Listed Building and thereby contrary to national guidance. In addition, no information has been submitted concerning the removal and replacement of the render and ceilings, which means that no assessment can be made of these aspects of the proposal. Consequently the application is recommended for refusal.

The application has been brought before the Development Management Committee because the agent is a partner of an officer of the National Park Authority.

**Consultee Response:**

DALE COMMUNITY COUNCIL: No comment received

**Public Response:**

The application has been advertised with a site notice. No responses have been received at the time of writing the report.

**Officers Appraisal:****Policies:**

LDP Policies –

Policy 1 – National Park Purposes and Duty

Policy 7 – Countryside

Policy 8 – Special Qualities

Policy 15 – Conservation of the Pembrokeshire Coast National Park

Policy 29 – Sustainable Design

Policy 30 – Amenity

Policy 31 – Minimising Waste

PPW 3 chapters -

Chapter 4 – Planning for Sustainability

Chapter 5 – Conserving and Improving Natural Heritage and the Coast

Chapter 6 – Conserving the Historic Environment

Chapter 12 – Infrastructure and Services

Chapter 13 – Minimising and Managing Environmental Risks and Pollution

Technical Advice Notes -

N/A

Supplementary Planning Guidance –

---

Validation of Planning Applications  
Sustainable Design  
Landscape Character Assessment

Officers Appraisal:

Background & Description

The Farmhouse is an early nineteenth century detached farmhouse, lying to the north-west of Dale village. It was originally built as part of the Dale Castle estate. It is constructed of hanging slates to the front elevation, with rendered sides. The farmhouse is two stories, with a gabled porch to the front elevation and an outshut roof extension to the rear. The house is Grade II Listed, lying within the open countryside.

Current proposal

This Listed Building Consent application proposes the following works: -

- The reinstatement of natural slates on the outshut roof;
- The replacement of upvc rainwater goods with traditionally profiled metal ones;
- The replacement of the existing rooflight and insertion of three additional ones;
- The replacement of modern windows with single glazed sash windows to the south elevation, and double-glazed sash units to the north elevation;
- The replacement of the cement render on the western elevation with lime render; and
- The replacement of modern ceilings in the extension with insulation, building boarding and lime hemp plaster.

Key Issues

This Listed Building Consent application raises the following heritage matters:-

- Planning history; and
- Impact of the proposed works on the special architectural and historic qualities of this Grade II Listed Building.

This is the second application for Listed Building Consent applying for various external and internal alterations to this Grade II listed farmhouse. The previous application, NP/10/489, was reported to the December meeting of the Development Management Committee, with a recommendation for refusal for insensitive alterations to the Listed Building (double-glazed French doors) and insufficient information. The applicant withdrew this proposal, and has resubmitted it, omitting the French doors, and providing additional drawings concerning the roof-lights and windows. In addition to the originally proposed works, this current application also seeks the removal of the cement render from the farmhouse's western elevation and its replacement with lime render, and now also includes internal works, namely the removal and replacement of the modern ceilings in the extension.

Much of the work proposed to this Grade II Listed Building is acceptable. The reinstatement of natural slates and the replacement of upvc rainwater goods with profiled metal ones are acceptable improvements to the Listed Building. Details of the proposed materials can be requested through condition.

The proposal also seeks to insert new rooflights in the rear elevation and replace the existing one. The Park's Conservation Officer has raised no objection to this proposal, considering it to be an acceptable measure that allows the upgrading of the rear bedrooms and bathroom. The use of low-profile velux rooflights with conservation quality flashings is considered acceptable.

The replacement of the modern sash windows is also considered acceptable, offering the opportunity to replace modern windows with more appropriately designed four-pane timber sash ones. This would benefit the character and appearance of the Listed Building, particularly on the south elevation. However, the replacement of the modern windows on the north elevation is to be with double-glazed timber sashes. Although the applicant has proposed as narrow glazing beads as possible, the provision of double-glazed sealed units into Listed Buildings is contrary to national guidance due to its detrimental impact on the character and appearance of the Listed Building.

Windows form one of the most significant constructional elements of any building, and their style and proportion vitally affect the character and appearance of elevations. Government guidance goes on to advise that "It is usually impossible to install double-glazed sealed units in existing frames or to replicate existing frames with new sealed units without making drastic changes to the shape or proportions of glazing bars. Although they have been proposed in order to minimise heat loss, national guidance is clear that there are other alternatives to double-glazed sealed units to make the building as sustainable as possible. The applicant has sought to minimise the visual impact of the double-glazing, but the noticeable changes that its installation would have on the building is considered detrimental to the special architectural and historic quality of this Grade II Listed Building. As a result this forms a reason for refusal.

However, the applicant has challenged the grounds of this refusal and cites the approval of double glazed windows on other properties in the National Park. The Conservation Officer is considering the application in light of it proposing slim line double glazing, and is also asking CADW for its views, particularly in light of the requirement for maximising the sustainability of buildings. An update on these matters will be given at the meeting.

This application also proposes the removal of the cement render on the western elevation of the farmhouse and its replacement with lime render in a coloured finish. In principle the replacement of cement render with lime render is acceptable. It allows the building to breathe, unlike cement render which forms a water-proof barrier that can result in damp problems. However, the removal of cement render needs to be carefully undertaken as it can cause damage to the stonework underneath. Although the applicant has requested its removal, neither drawings, details, justification, or a materials schedule have been provided with the application, so no assessment and understanding of the works can be achieved. The applicant has been asked to provide the required information and an update on these matters will be given at the meeting. However, as currently submitted this lack of information forms a further reason for refusal.

In addition to the proposed external works, this application also proposes the replacement of the modern ceilings to the cat-slide bedrooms and their replacement with low carbon building boards and hemp lime plaster. Listed Building Consent must be obtained for all internal alterations to Listed Buildings of whatever grade which affect the character of the building as a listed structure. Apart from this statement of intent no further detail has been provided. This means that an assessment of the works cannot be undertaken, and as a result this forms a further reason for refusal.

However, as with the render, additional information has been requested, and if provided will be reported at the meeting.

Conclusion

Although the proposed works offer many improvements to this Listed Building, the insertion of the double-glazed windows is an unacceptable addition to the Farmhouse. In addition the lack of information for removing the render and modern ceilings does not allow any assessment of these works. Consequently the application is recommended for refusal.

### **Recommendation:**

That the application be refused.

### **Reasons**

1. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires, amongst other things, development within the National Park to conserve or enhance the cultural heritage of the area. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan requires the protection of the special qualities of the National Park, and amongst other things, seeks to ensure that the historic environment is protected and enhanced where possible. Policy 15 of the Pembrokeshire Coast National Park Local Development Plan requires new development to not adversely affect the qualities and special character of the National Park. The insertion of replacement double-glazed windows is an unsympathetic modern addition to this Grade II Listed

---

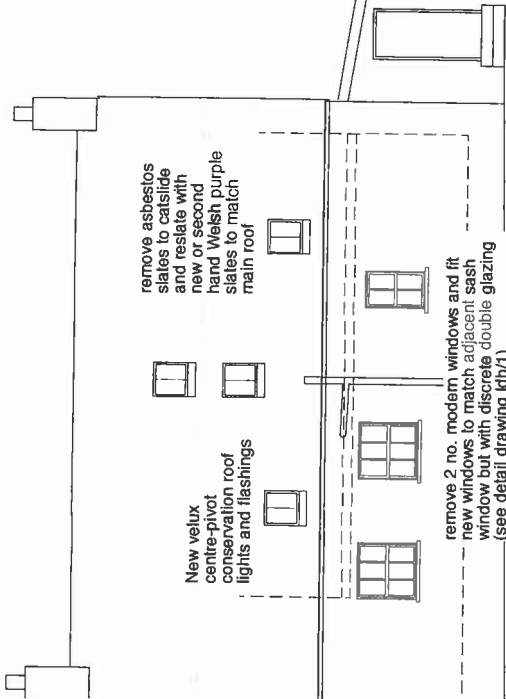
Building that is at odds with its special historic and architectural character. The proposal is therefore considered contrary to these policies and detrimental to the special architectural and historic interest of the listed farmhouse.

2. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires, amongst other things, development within the National Park to conserve or enhance the cultural heritage of the area. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan requires the protection of the special qualities of the National Park, and amongst other things, seeks to ensure that the historic environment is protected and enhanced where possible. Policy 15 of the Pembrokeshire Coast National Park Local Development Plan requires new development to not adversely affect the qualities and special character of the National Park. The application by reason of the lack of information and detail provided is insufficient to enable a comprehensive assessment to be made of the works and necessary mitigation measures to this Grade II Listed farmhouse. The proposal is, therefore, considered contrary to these policies and detrimental to the special architectural and historic interest of the listed farmhouse.

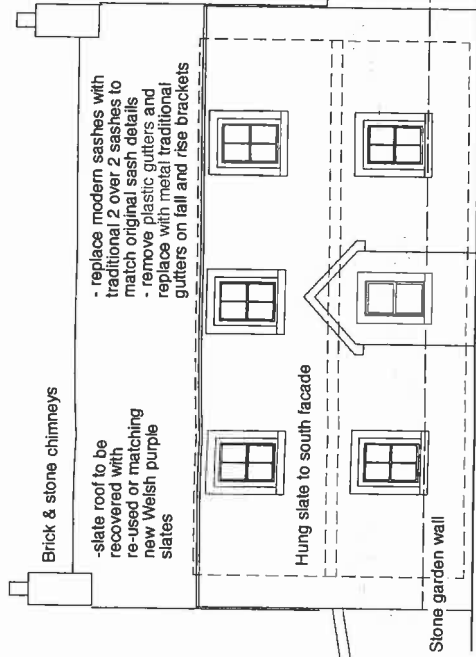
#### Other Material

#### Detailed Plans

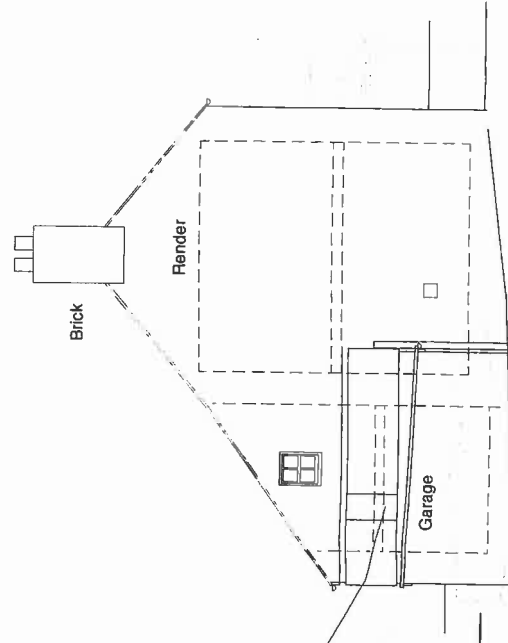
- Site Location Plan (received 16th December 2010);
- Location & Site Plan (received 16th November 2010);
- Existing House Plans and Elevations (received 16th December 2010);
- Proposed House Plan and Elevations (received 16th December 2010);
- 13.13.0.0 (received 16th December 2010);
- Ldh/window detail (received 16th December 2010).



North Elevation



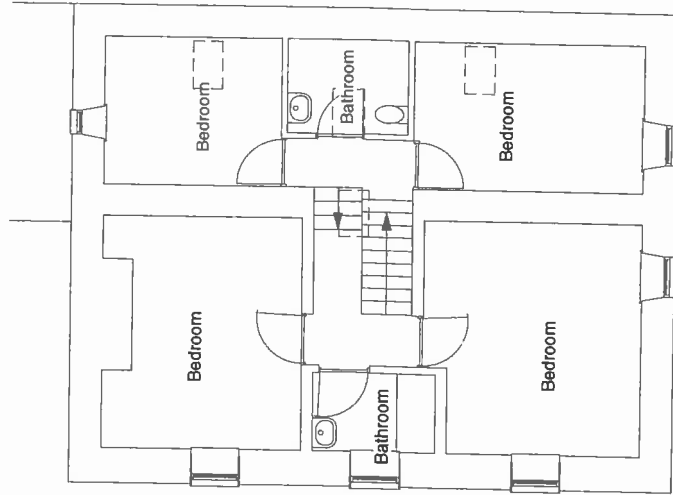
Proposed South Facade



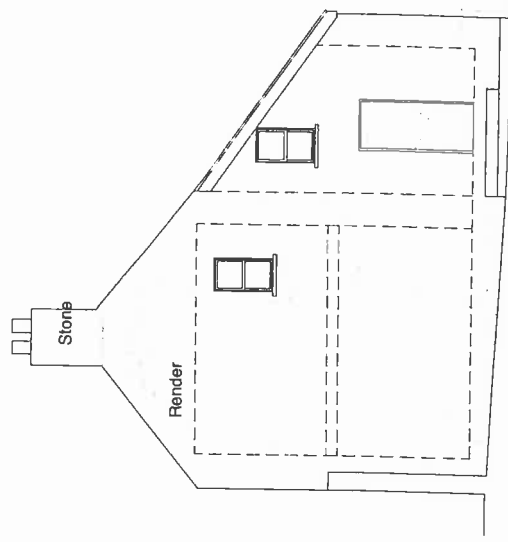
Existing West Elevation



Ground Floor Plan



First Floor Plan



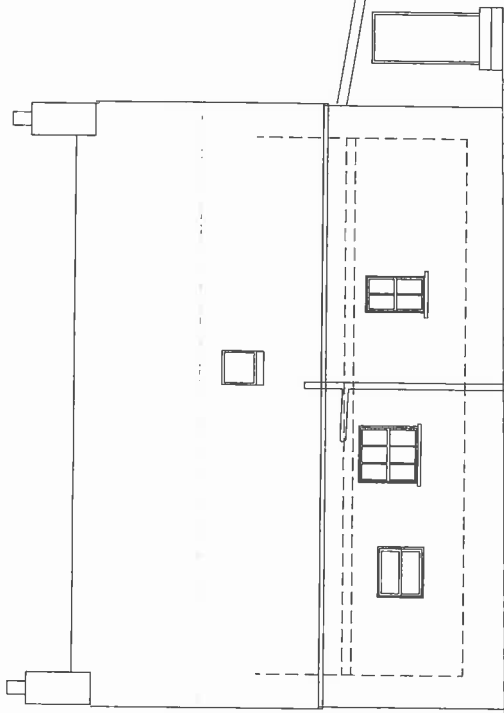
East Elevation

NP 10 5 4 1

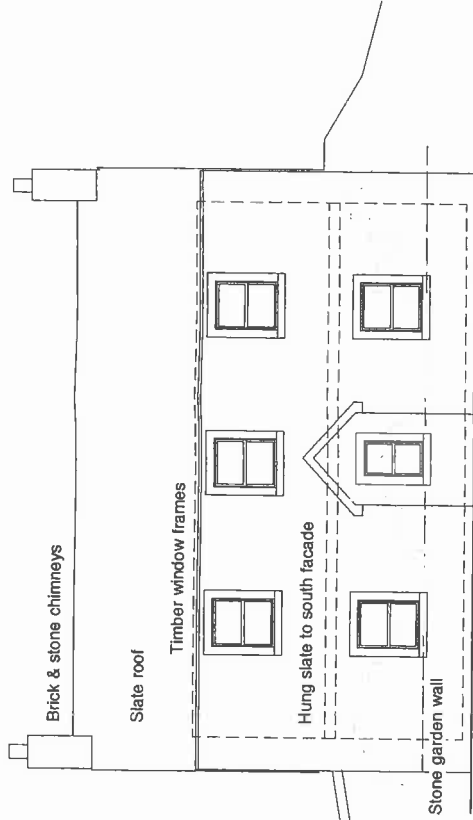
DAVID GOMERSALL MA (RCA) En Des Arch  
Environmental and Architectural Design  
Studio 4 Lower Down, Lydbury North, Stroudshire, ST7 8BS.  
Telephone 01538 680633

PROJECT Lower Dale Hill Farm House  
CLIENT Brett / Potter  
TITLE Proposed House Plan & Elevations  
SCALE 1:100  
DATE September 2010  
DRAWING 266 29 amended Claire Deacon 13 December 2010

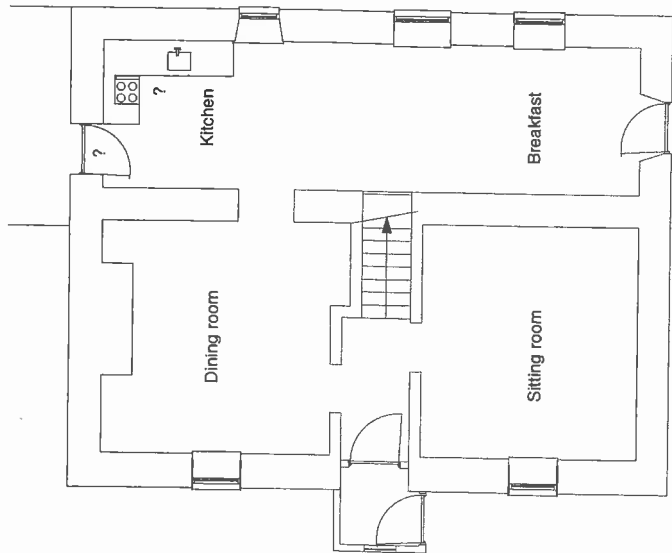
16 DEC 2010



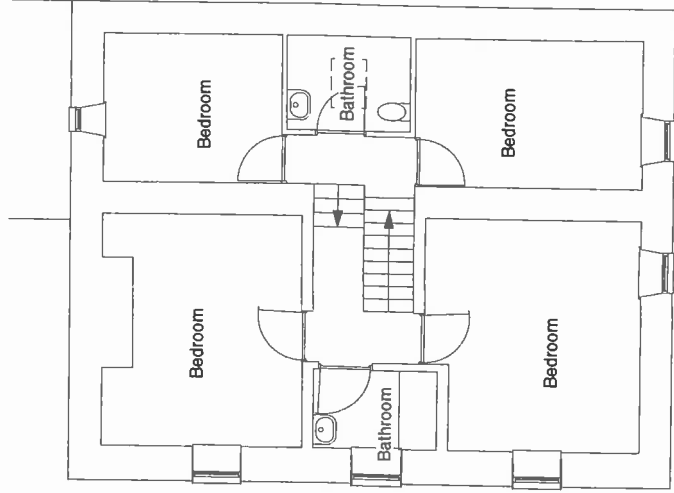
East Elevation



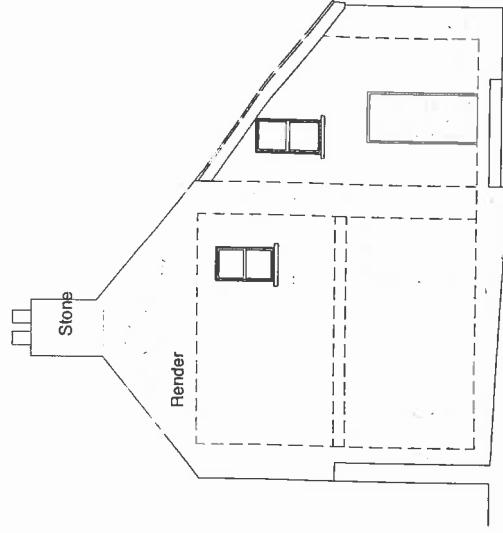
Existing South Facade



Ground Floor Plan



First Floor Plan



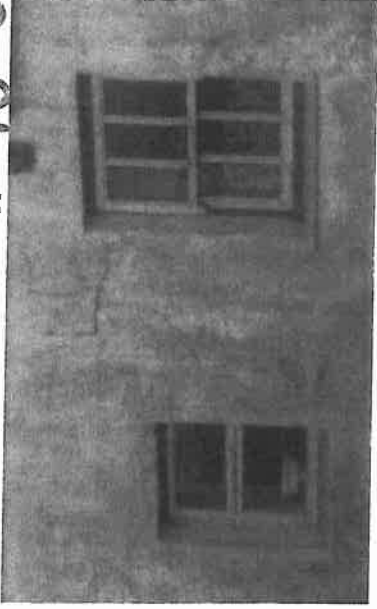
East Elevation

NP 10 5 4 1

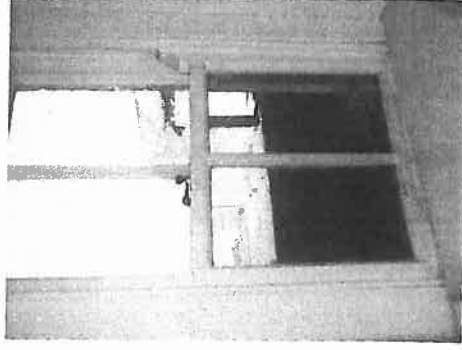
DAVID GOMERSALL MA (RCA) En Des Arch  
Environmental and Architectural Design  
Studio 4 Lower Down, Lydbury North, Shropshire, SY7 8BB.  
Telephone 01588 660683

PROJECT Lower Dale Hill Farm House  
CLIENT Brett / Potter  
TITLE Existing House Plans & Elevations  
SCALE 1:100  
DATE September 2010  
DRAWING 266 28 amended Claire Deacon  
AMFNDFD 13 December 2010

16 DEC 2010



Existing poorly detailed modern windows to N elevation to be replaced with traditionally detailed double glazed sliding sash windows

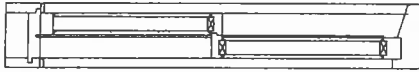


Surviving sash window (right) detailing to be replicated to the new single glazed sash windows to the S elevation.

**Sliding Sash Double Glazed 1:20**  
 2 no. new window to north (front) elevation. To be constructed from timber to match existing window to this elevation

Window to be double glazed yet glazing system will ensure glazing beads are kept to minimum dimensions of 23mm.

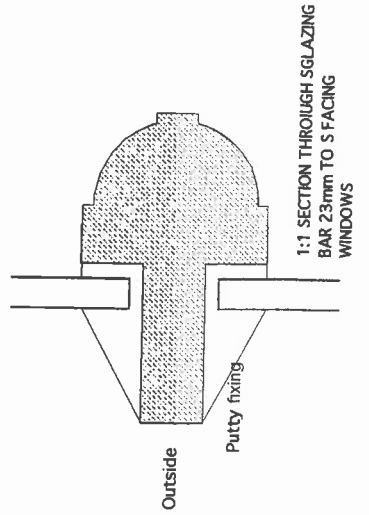
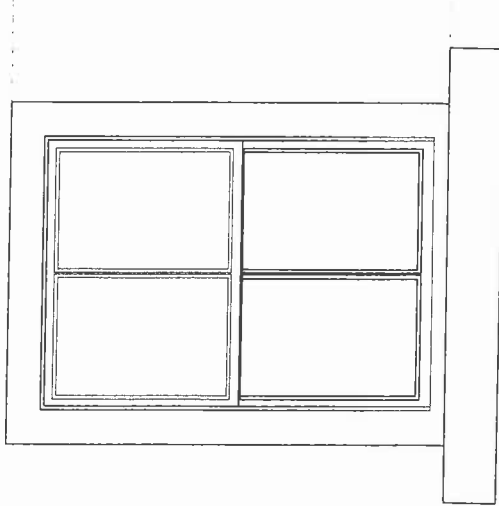
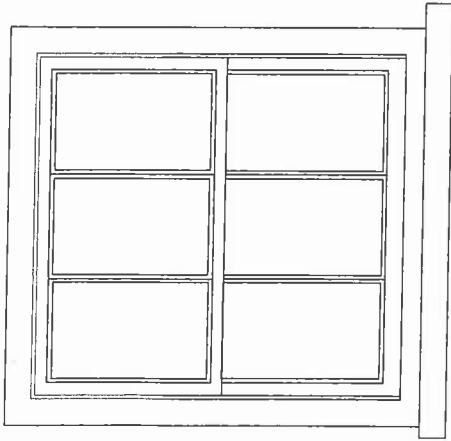
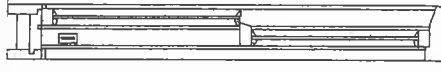
Painted finish.



**Sliding Sash Single Glazed 1:20**  
 5 no. new window to north (front) elevation. To be constructed from timber to match existing original surviving window

Painted finish.

Painted finish.



**Project:** Lower Dale Hill

**Proposal:** reinstatement of traditional windows to farmhouse

Proposed Window Details

Scale 1:20 & 1:1  
 Claire Deacon IHBC MA  
 clairedeacon@talktalk.net

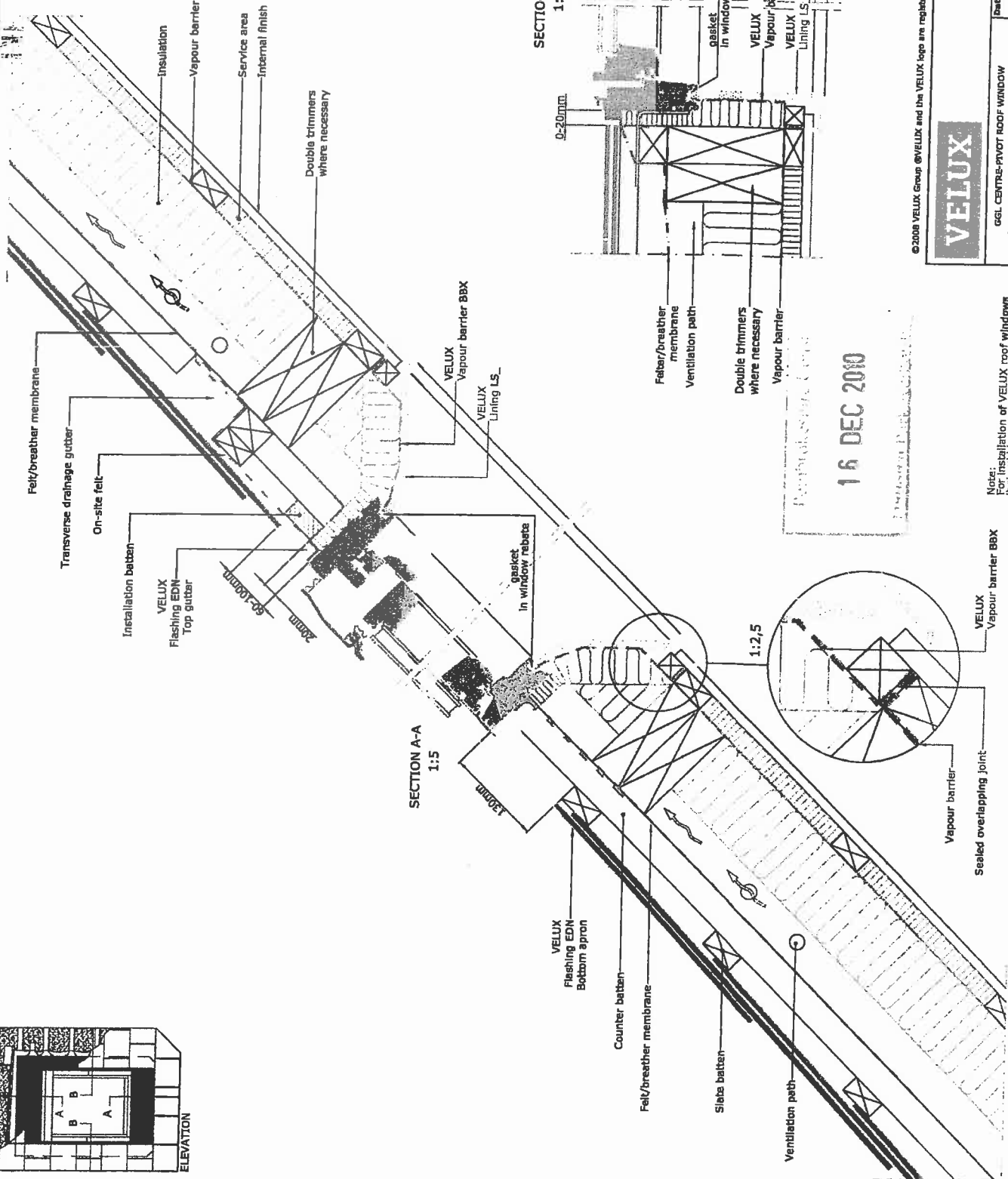
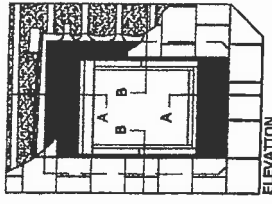
Drawing: ldh/window detail  
 16.12.10

16 DEC 2010



AD 105

Product	Install. angle	
	Min.	Max.
GGL	15°	90°
EDN	35°	90°
LS and BBX	15°	90°
Roofing	Profile	
Slates	Max. 8mm	



SECTION A-A  
1:5

SECTION B-B  
1:5

16 DEC 2010

© 2008 VELUX Group @VELUX and the VELUX logo are registered trademarks used under license by the VELUX Group



<b>VELUX AVS</b>	
Product Management	
Installation support	
Date: 15.02.08	Drawing no.
File name	
AIR measurement in mm	A_000390 A
Scale	13.13.0.0
www.VELUX.co.uk and www.VELUX.de	

Note:  
For installation of VELUX roof windows it should be ensured that the valid building regulations and requirements of the fire authorities are met.