

Application Ref: NP/12/0158

Application Type	Listed Building
Grid Ref:	SN11563564
Applicant	Mr & Mrs Butler
Agent	Mr W Harries, Harries Design & Management
Proposal	Conversion & extension to existing cottage & outbuilding to form 2 bed dwelling
Site Location	Penbanc, Brynberian, Crosswell, Pembrokeshire, SA41 3TQ
Case Officer	Rob Scourfield

Summary

This application is before Development Management Committee for consideration as the applicant is related to a member of staff.

Full planning permission has already been granted under NP/11/419. It was at the time of consideration of the planning application that the property was considered of significant architectural and historic value, and worthy of listing.

Penbanc is an historic, formerly thatched cottage situated adjacent to the B4329 and forming part of an informal cluster of properties between Brynberian and Crosswell. The proposal involves the sensitive renovation and modest extension of the cottage and outbuilding, spot-listed by Cadw on 06/01/12 (Grade II). The proposal is considered to offer a good balance between the refurbishment and conservation of the semi-derelict cottage whilst ensuring the building is maintained to a level that provides a positive impact on the amenity and character of the area. The repair of this building will also provide an important contribution to the National Park's built heritage.

Consultee Response

Eglwysrwrw Community Council: Objecting - The thatched roof would not be in-keeping with the surrounding area. Also we note that 2 large trees have been cut down

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

Policies Considered

As this application is for listed building consent, section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest. There is, therefore, no statutory requirement to determine the application in accordance with the policies of the development plan.

Welsh Office Circular 61/96 (Historic Buildings and Conservation Areas) and Conservation Principles for the Sustainable Management of the Historic Environment of Wales (Cadw, 2011) are material considerations.

History

Planning consent was granted under NP/11/419 for the conversion and extension of existing cottage to form two-bedroom dwelling and creation of a vehicular access.

Officer's Appraisal

Background

Penbanc is a rare survival of a mid C19 vernacular cottage with attached cowshed, spot listed in January 2012. It is built of lime washed rubble, and has a corrugated roof. Underneath the latter is preserved a thatched roof laid on slated eaves, a typical detail in north Pembrokeshire. The plan-form is remarkably unaltered, comprising an off-centre passage flanked by a kitchen with large chimney to one side, and a small unheated parlour to the other. Over the kitchen is a boarded sleeping-loft, which once extended across the whole length of the cottage. Surviving internal details include the planked partitions, and the rough roof trusses/purlins with remains of the rope underthatch.

As well as of architectural importance, Penbanc is historically important as a site of land encroachment, described as such on the Tithe Apportionment of 1840.

The cottage is now in a derelict condition, and is a building at risk.

Current Proposal

The proposed is to repair the cottage and refurbish it as a two-bedroom dwelling. A small outbuilding is to be repaired for ancillary use. The scheme proposed is considered to be sympathetic, reinstating the cottage back to its original appearance, based on surviving evidence and detail.

The proposal is considered in line with the advice contained within Welsh Office Circular 61/96 with regard to alterations and extensions the listed buildings. It is also considered in line with Cadw's conservation principles, centred on evidential, historical, aesthetic and communal values.

The original detail externally and internally is to be repaired or replicated 'like for like'. Some areas of walling are defective and are to be carefully rebuilt with the existing stone. The roof structure is to be repaired, and the thatch-on-slate to be reinstated like for like. The internal plan is to remain unaltered, with an internal doorway made into the former cowshed, which is to form two bedrooms. A modest bathroom extension clad in corrugated steel sheeting is proposed to the rear of the former cowshed.

Whilst the main principle of repairing historic buildings is 'conserve as found', it is considered that the later alterations- corrugated roof cladding and windows – are superficial in character and are of low aesthetic merit in this case. There is plenty of surviving evidence to permit a 'full' restoration approximately to the original form and appearance of the cottage. The few elements of conjecture include the later windows, which are to be replaced in a simple traditional four-paned casement design. The former cowshed doorways are to be plainly in –filled with half glazed doors, allowing their original form and function to remain understandable.

The original roof structure survives underneath corrugated sheeting. The latter cladding is late in date, in poor repair, and is of little aesthetic merit. The restoration of the original roof structure is necessary even if the sheeting were to be replaced, and in terms of aesthetic appearance and educational value, the reinstatement of the original appearance of the roof is considered to be appropriate. Whilst the Eglwysrwr Community Council object on the grounds that a thatched roof would not be in keeping with the surrounding area, the thatch survives in situ and was historically a typical roof covering in much of north Pembrokeshire.

Eglwysrwr Community Council note that two large trees shown in the original plan (NP/11/419) have been cut down. This is not a material consideration under listed building legislation and a separate response will be sent to the Community Council.

The restoration of the small separate outbuilding as proposed, is considered acceptable.

In terms of evidential value the proposed scheme proposes reinstating the cottage as close to its original appearance as is practicable. This is based on a careful analysis of the original fabric, which is remarkably intact. In terms of historic value, the proposed scheme retains the architectural and historic character of Penbanc as a simple lofted cottage with attached cow-house. Such dwellings were once common in upland Pembrokeshire ; they have either been long abandoned, or completely rebuilt. Aesthetically, the restoration of Penbanc to its former appearance, complete with lime washed walls and thatched roof is to be welcomed. In terms of communal value, the scheme has the opportunity to be of educational value, offering tangible evidence of the socio-economic conditions of upland life in south-west Wales in the early/mid C19.

Conclusion

It is considered that the proposed scheme is in line with the requirements of Circular 61/96 and Cadw's Conservation principles in conserving and refurbishing Penbanc and its outbuildings, and that an appropriate level of detail has been provided by the applicant. As such the application is recommended for approval subject to no adverse consultation responses being received within the consultation period, and with appropriate conditions.

Recommendation

That Cadw be recommended to grant listed building consent, subject to the proposal being carried out in accordance with the submitted plans, and subject to appropriate conditions.

Listed Building Conditions will relate to:

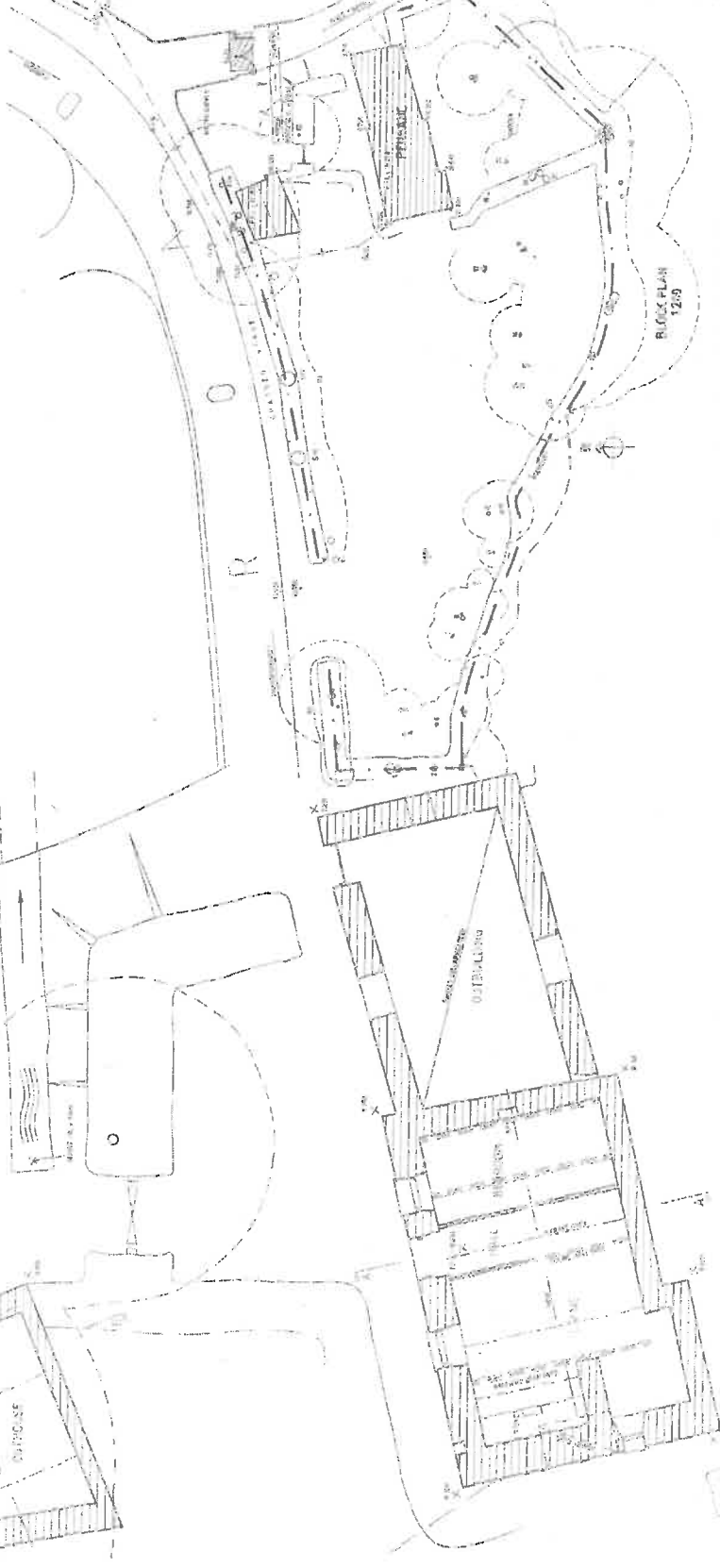
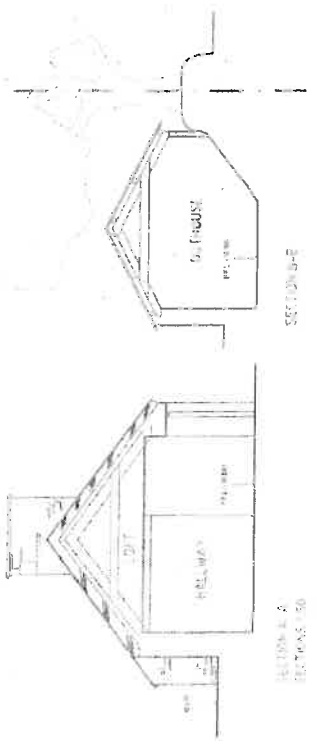
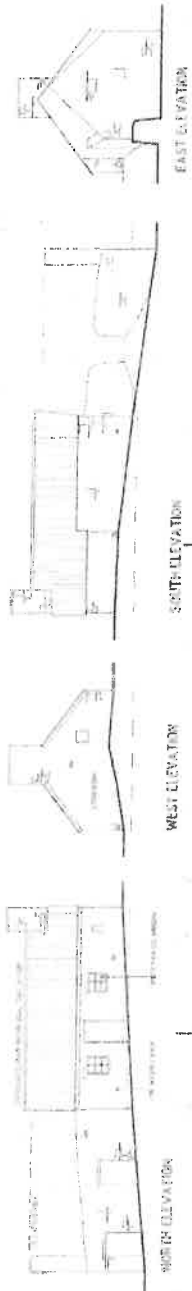
Development to commence within 3 years

Development in accordance with the approved plans:-

Drawing Ref 1159/01 – Revision B- dated 23/7/ 2009, Drawing Ref 1159/04- Revision D and Drawing Ref 1159/05 – Revision E -dated 21st September, 2011, Drawing Ref 1159/06 – Revision B -dated 11/10/2011 and Details A-E received on 16/3/12.



PLANES TO BE READ IN
 CONNECTION WITH
 FLOOR PLAN AND ELEVATIONS
 AND SECTIONAL ELEVATIONS



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ORIGINAL DRAWING A1

NO.	DATE	BY
A	12/01/2010	MR. J. HARRIS
B	02/01/2011	MR. J. HARRIS
C	03/01/2011	MR. J. HARRIS

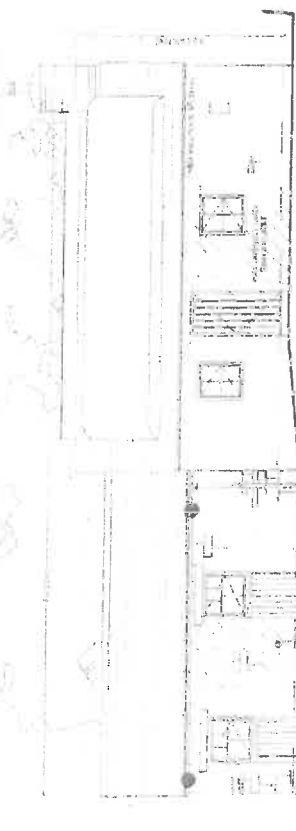
Mr. & Mrs Butler



HARRIES
 DESIGN & MANAGEMENT

Proposed Renovation and
 Extension of Existing Cottage to
 form single dwelling at
 Parkgate,
 Eynsham,
 Pembrokehire.

Floor Plans, Elevations &
 Sections as Existing



NORTH ELEVATION
ELEVATION 150

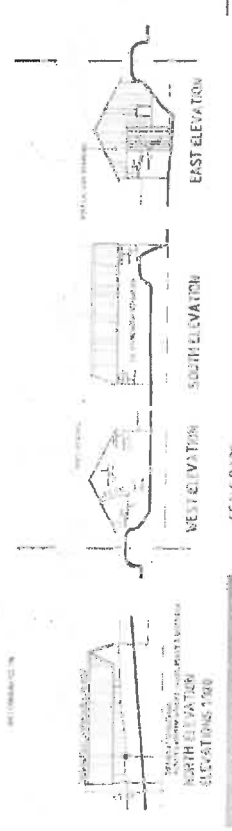


WEST ELEVATION



SOUTH ELEVATION

LEGEND
 - WALL: 100mm brickwork
 - ROOF: 150mm brickwork
 - FLOOR: 100mm concrete
 - CEILING: 100mm concrete
 - GLASS: 6mm double glazing
 - DOOR: 45mm solid core
 - WINDOW: 45mm solid core
 - FINISH: As shown on drawings

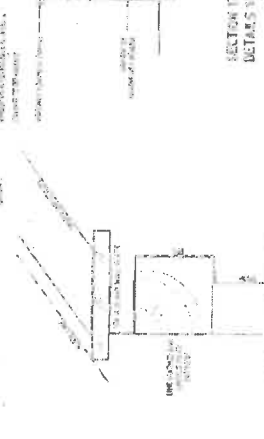


NORTH ELEVATION
ELEVATION 150

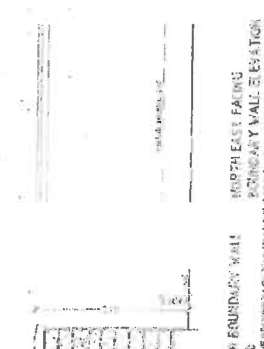
WEST ELEVATION

SOUTH ELEVATION

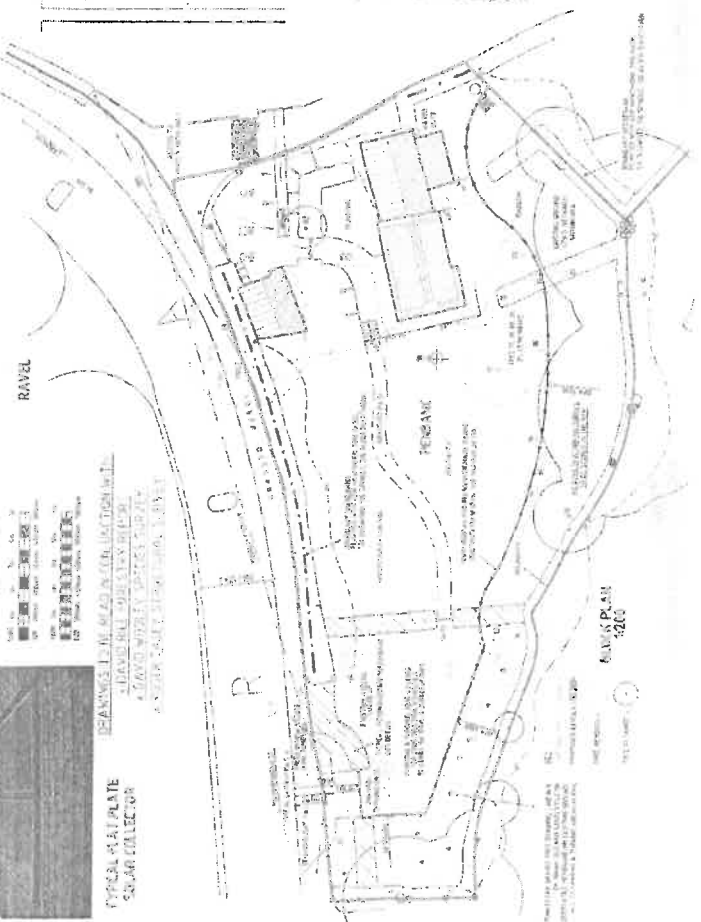
EAST ELEVATION



WALL PLATE DETAIL 55



SECTION THROUGH BOUNDARY WALL
DETAILS 56



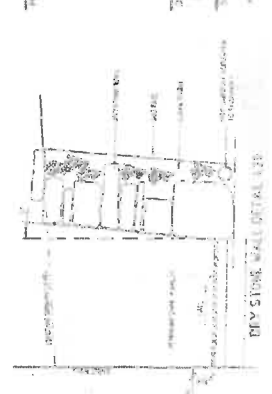
LOCATION PLAN
1:2500



SIGN DETAIL



DETAIL TYPICAL WINDOW 110



BRICK STONE WALL DETAIL 58

ORIGINAL DRAWING A1

DATE: 15/08/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PLANNING APPLICATION
 Mr & Mrs Butler

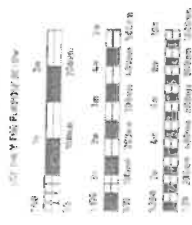


HARRIES
 DESIGN & MANAGEMENT

Proposed Renovation and Extension of Existing Cottage to form single dwelling at Penrhyn, Brynibelan, Penrhyolakeshire

1159 05

SCALE BARS



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ORIGINAL DRAWING A2

REV	COMMENTS	DATE
A	REINSTATE OUTBUILDING WALLS COURSE & INTERNAL WALLS. REINSTATE TO MATCH CHIMNEY & ADJUST MATCH POINT	11/11
B	ADJUST REINSTATEMENT HEIGHT	03/12

DRAWING RECEIVED

ISSUE **Planning Application**

CLIENT **Mr & Mrs Butler**

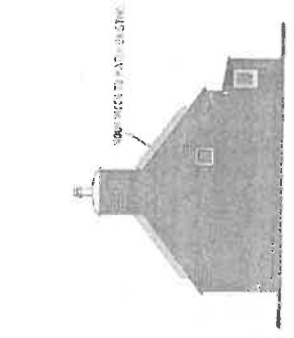


HARRIES
DESIGN & MANAGEMENT

PROJECT
Proposed Renovation and Extension of Existing Cottage to form single dwelling at Penbanc, Brynberian, Pembrokeshire.

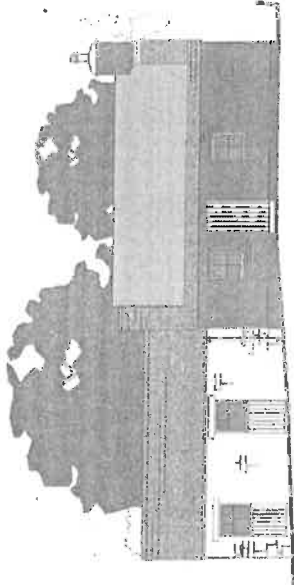
DRAWING TITLE
Elevations as Proposed

SCALE	REV	DATE	BY
1:100	06	11/11	...



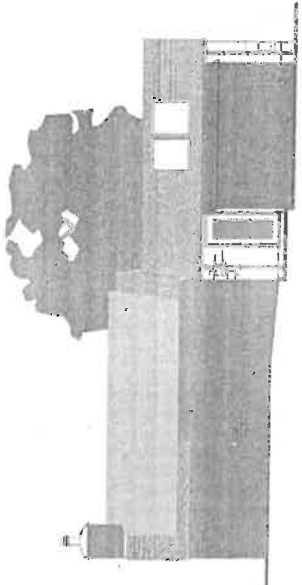
WEST ELEVATION

SCALE: 1:100
DATE: 11/11
BY: ...



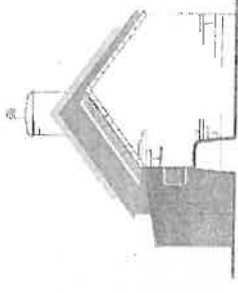
NORTH ELEVATION
ELEVATIONS 1:100

SCALE: 1:100
DATE: 11/11
BY: ...



SOUTH ELEVATION

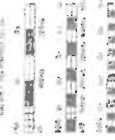
SCALE: 1:100
DATE: 11/11
BY: ...



EAST ELEVATION

SCALE: 1:100
DATE: 11/11
BY: ...

SCALE MAPS



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ORIGINAL DRAWINGS AT

- A PLAN
- B SECTION
- C ELEVATION
- D ELEVATION
- E SECTION
- F SECTION
- G SECTION
- H SECTION
- I SECTION
- J SECTION
- K SECTION
- L SECTION
- M SECTION
- N SECTION
- O SECTION
- P SECTION
- Q SECTION
- R SECTION
- S SECTION
- T SECTION
- U SECTION
- V SECTION
- W SECTION
- X SECTION
- Y SECTION
- Z SECTION

17.1.58

Planning Application

Mr & Mrs Butler



HARRIES
DESIGN & MANAGEMENT

Proposed Renovation and Extension of Existing Cottage to form single dwelling at Parkside, Birtley, Pennine, Parsonkeith

Floor Layout as Proposed

1158 04 0

