
Application Ref: NP/13/0391

Application Type	Listed Building
Grid Ref:	SN06814019
Applicant	Mr & Mrs Hayward
Agent	Mr W Harries, Harries Design & Management
Proposal	Proposed landscaping and curtilage works
Site Location	Berry Hill House, Newport, Pembrokeshire, SA42 0NW
Case Officer	Rob Scourfield

Summary

This application is to be considered by the Development Management Committee, because the applicant is a member of the authority. In addition, as the property is Grade II* listed, the application does not fall within the authority's listed building delegation scheme and will be referred to Cadw.

Berry Hill House, listed Grade II*, is a well-preserved small country house of 1810. It stands prominently in landscaped grounds. Immediately to the north is Berry Hill Farm, its farmhouse formerly the rear wing of Berry Hill House, separately listed Grade II. This application concerns the provision of a revised boundary and driveway between the working farm and house, along with associated landscaping.

Both farm and house are accessed off the lane running north from Newport Bridge towards Moylegrove, the northerly farm entrance doubling as a rear driveway to Berry Hill House.

Pre-application advice (in the form of a site meeting of 22/01/13 followed by a letter from the authority's building conservation officer to the applicants) indicated that the scheme is acceptable in principle.

The proposed scheme is considered to be in keeping with the character of the listed building, and its setting in terms of design and form. As such, the application can be supported subject to conditions.

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/13/0390)

Consultee Response

NeVERN Community Council: No adverse comments

Tree and Landscape Officer: Conditional Consent

Ecologist - Pembrokeshire County Council: No adverse comments

PCC - Transportation & Environment: No adverse comment

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) is a material consideration, with guidance provided by Conservation Principles for the Sustainable Management of the Historic Environment of Wales (Cadw, 2011).

Officer's Appraisal

Background and Description

Berry Hill House was built in 1810 for William Bowen, son of George Bowen of Llwyngwair, who purchased in 1779. The house is a typical deep-eaved, hip-roofed Late Georgian villa, of two storeys and three rendered bays. The interior detail is preserved to a remarkable degree. Historically, the Bowens were important as supporters of early Methodism in Pembrokeshire.

The farmhouse was formerly the rear wing of Berry Hill House, separately listed Grade II. The wing has been returned to common ownership with the house and this application relates to development within the curtilage of Berry Hill House, including the provision of railings and a stone wall to form a revised northern boundary between house and working farm, and a new entrance gate off the rear driveway to the backyard of Berry Hill House.

The proposal also includes a new hedgebank on the south side of the rear driveway and the relocation of a telegraph pole.

Relevant Planning History

NP/02/127 - Demolish existing garage, construct new 4-bay garage, garden bothy and walled gardens. Planning permission approved 8/10/02

NP/02/128 - Demolish existing garage, construct new 4-bay garage, garden bothy and walled gardens. Listed building consent granted 23/07/02

NP/10/224 - Construct ha ha wall, bothy, glasshouse and landscaping. Planning permission granted 16/07/10

NP/10/225 - Construct ha ha wall, bothy, glasshouse and landscaping. Listed building consent granted 2/08/10

Current Proposal

The scheme comprises the following:-

1. The construction of a stone boundary wall some 32 metres long and 2 metres high to the north of Berry Hill House. The wall is to be built of random rubble with stone/slate copings. Running west of this to the road boundary, a traditional metal 'estate' fence (1.2 metres high) is to be constructed, minimizing damage to tree roots.
2. The construction of an vehicular gateway from the rear drive into the back yard of Berry Hill House. This is defined by a pair of traditional iron gates, flanked by piers of random rubble construction.

In terms of Cadw's Conservation Principles:-

1. Evidential value. The unification of house and former farmhouse reinstates the house to common ownership and use. The provision of a revised boundary has no evidential basis, but the philosophy of demarcating the formal house from the working farm is based on typical historic practice.
2. Historical value. No historic fabric is proposed for removal/alteration.
3. Aesthetic value. The layout and detail of the scheme preserves the character and setting of the adjacent listed buildings intact. The formal (stone wall) boundary extends only partly along the common boundary between house and farm, the remaining length of traditional 'estate' steel fencing retaining an open and 'communal' character.
4. The proposal will retain the character of Berry Hill as a minor gentry house with its attached 'home' farm.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail, together with the character and setting of the listed building. As such, the application can be supported subject to conditions

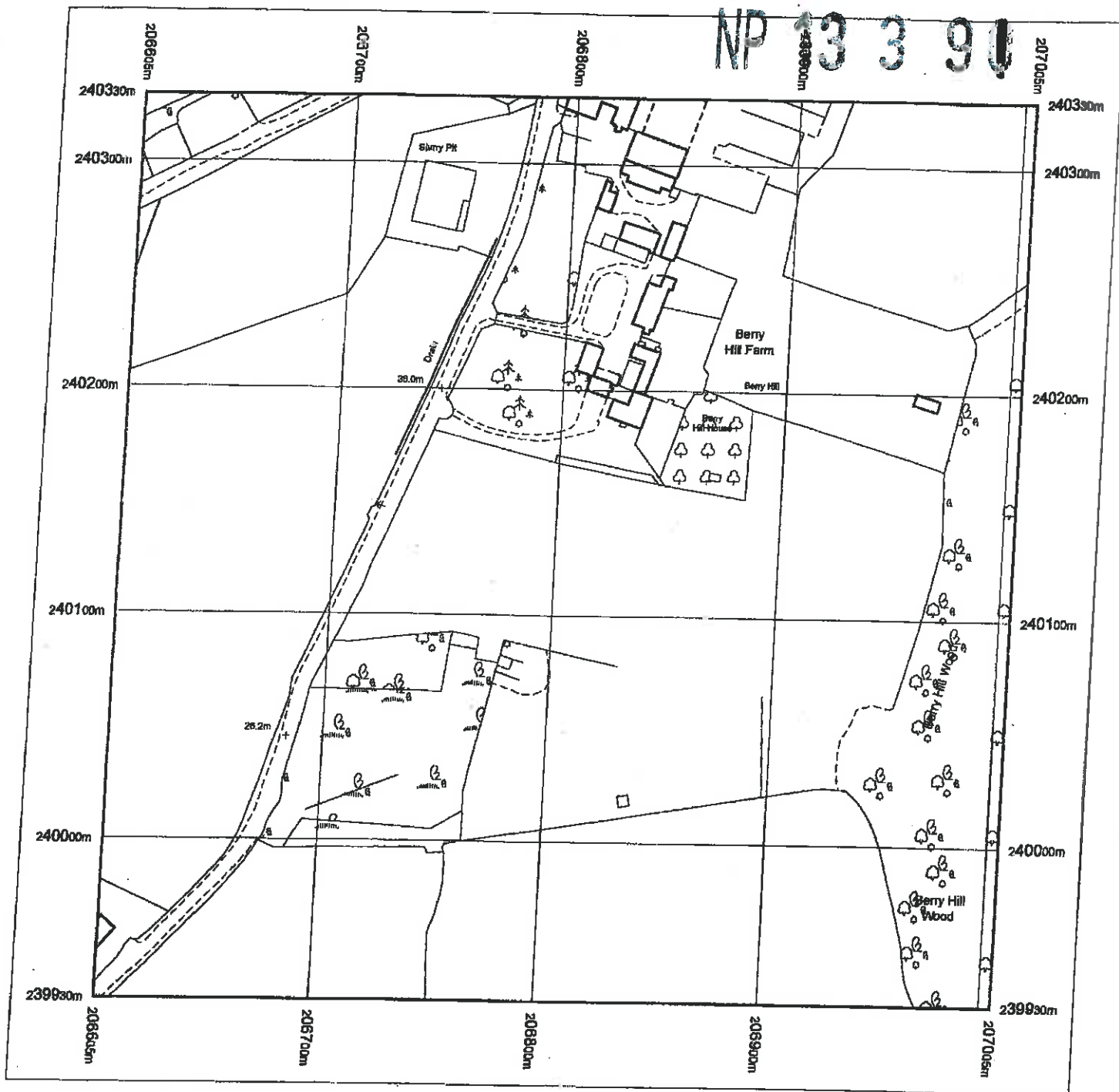
Recommendation

That the application be recommended to Cadw for listed building consent subject to conditions relating to time, compliance with plans, finishes, landscaping and tree protection.



Pembrokeshire Coast
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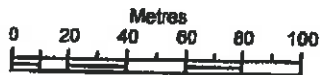
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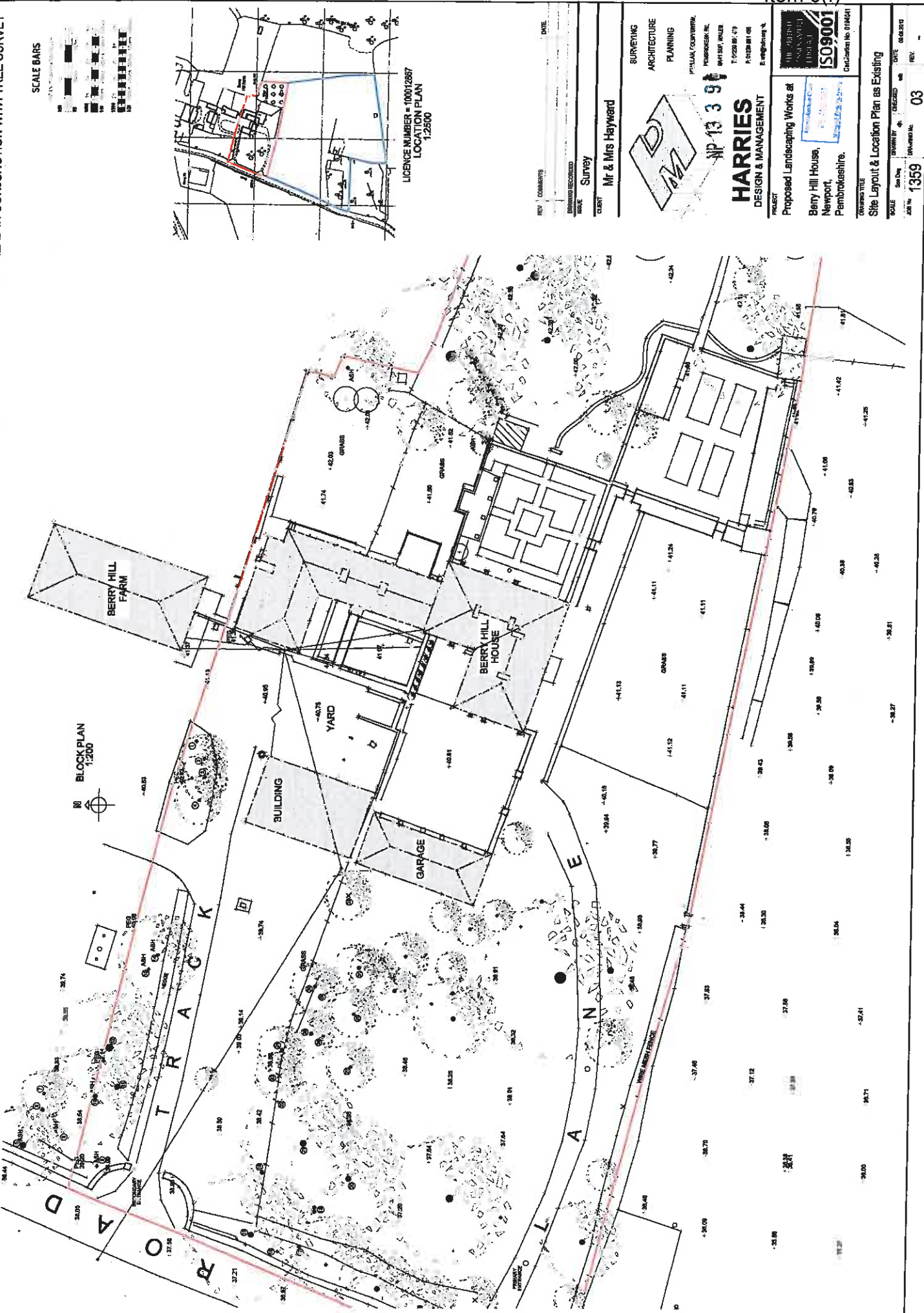


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REV: COMMENTS: DATE:

DRAWING RECORDED: SURREY

CLIENT: Mr & Mrs Hayward

DATE: NP 13 3 91

SURVEYING
ARCHITECTURE
PLANNING

HARRIES
DESIGN & MANAGEMENT

PROPOSED LANDSCAPING WORKS at
Berry Hill House,
Newport,
Pembrokeshire.

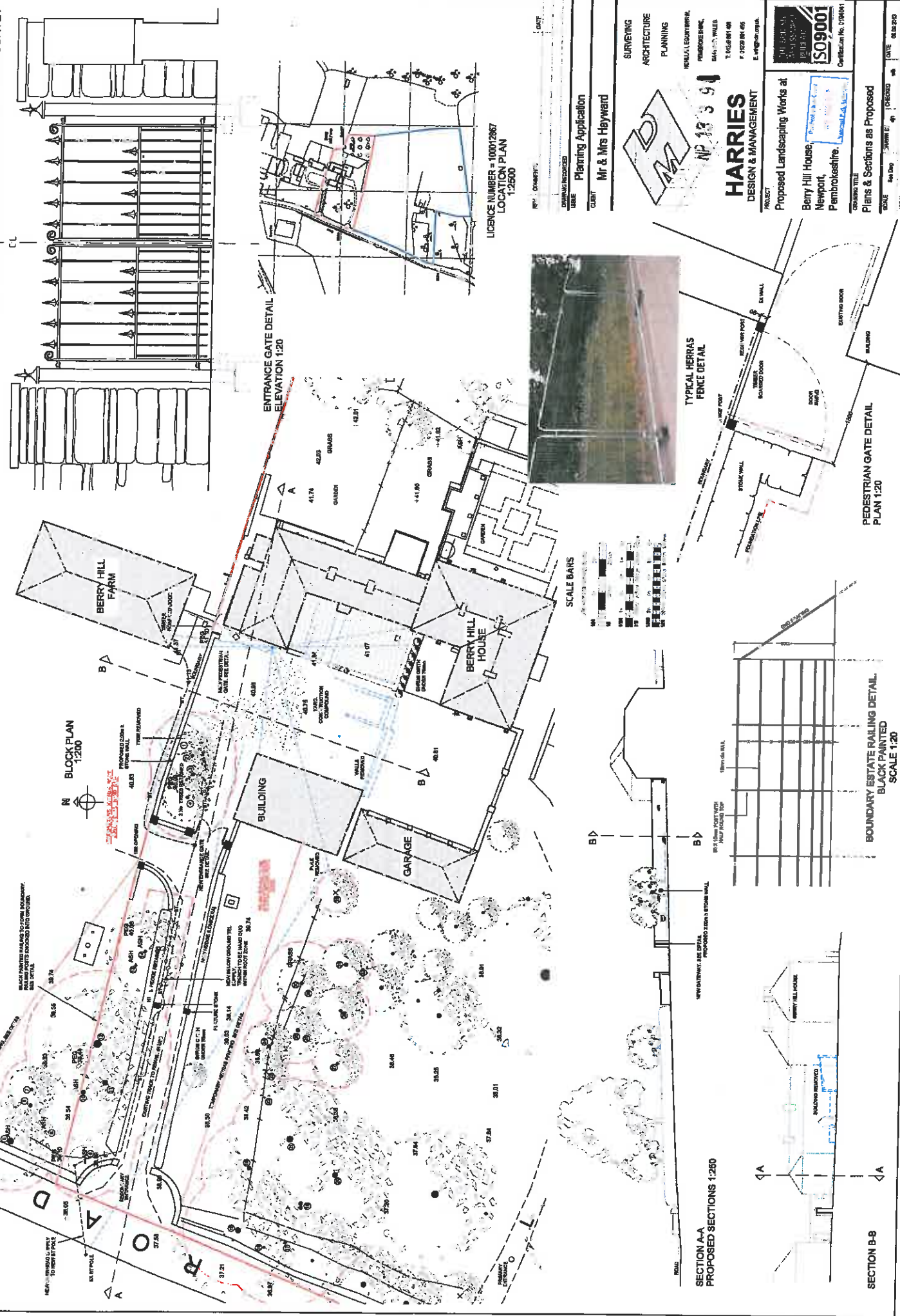
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DATE: 08.08.2012

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LOCATION PLAN
1:2500

REP: CRAWLEY DIST

DRAWING NUMBER: Planning Application
CLIENT: Mr & Mrs Hayward

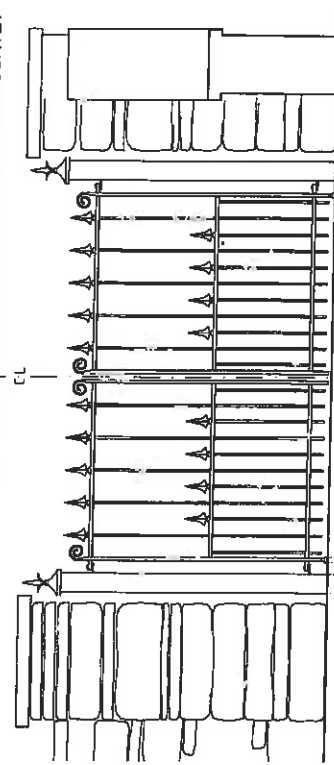
SURVEYING
ARCHITECTURE
PLANNING

HARRIES
DESIGN & MANAGEMENT
Proposed Landscaping Works at
Berry Hill House,
Newport,
Pembrokeshire.

PROJEST: NP 13 3 94

REGULATORY NO: 1090001
CERTIFICATE NO: 1090001

DATE: 08.02.2020
SCALE: 1:2500
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DRAWING NO: 04



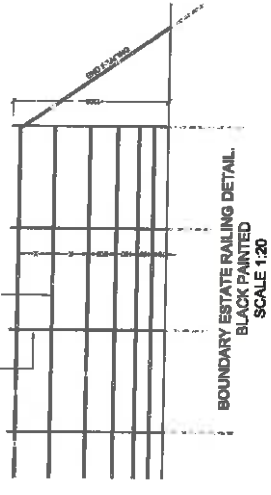
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TYPICAL HERRAS
FENCE DETAIL



PEDESTRIAN GATE DETAIL
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BOUNDARY ESTATE RAILING DETAIL
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SECTION AA
PROPOSED SECTIONS 1:250

SECTION B-B