

Application Number:	P/LBC/2022/07865
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Upton Manor Farmhouse Uploders Road Uploders Dorset DT6 4PQ
Proposal:	Retain stone boundary wall
Applicant name:	Mr Lord
Case Officer:	Jo Langrish-Merritt
Ward Member(s):	Cllr Alford

1.0 This application is brought to committee at the request of the Service Manager for Development Management and Enforcement following a scheme of delegation consultation.

2.0 Summary of recommendation:

Grant subject to conditions.

3.0 Reason for the recommendation:

The wall, proposed to be retained, is considered to be acceptable. Whilst the Conservation Officers concerns regarding the infill panels have been considered it is felt that as the wall would be attached to the adjacent listed barn and not the grade II* listed Farmhouse. Furthermore, the front section of the wall which is viewed in the context of the listed barn is natural stone, whilst the rendered panels are located along the boundary away from the listed building. The wall has been particularly well finished and detailed with stone capping and therefore on balance the wall including the rendered panels is not considered to cause harm to the listed building, the setting of the grade II* listed building or the wider conservation area.

4.0 Key planning issues

Issue	Conclusion
Impact on Grade II listed building setting of the Grade II* listed building and wider Conservation area	The wall, proposed to be retained, is natural stone at the front elevation of the building with the infill panels on the elevation that projects north west away from the building. Furthermore, it has been particularly well finished and detailed with stone capping and stone pillars. The natural stone materials would be in keeping with the stone barn and outbuildings on the site. Therefore, it is not considered to cause harm to the grade II listed building it is attached to or the setting of the grade II* listed building or the wider conservation area.

5.0 Description of Site

Upton Manor Farmhouse is a Grade II* Listed Building. The house is a 16th century thatched longhouse. There are a range of former farm buildings consisting of a barn and other smaller traditional farm buildings which are Grade II listed and now in residential/commercial use.

The wall is attached to the adjacent barn and runs along the boundary with this barn and the applicant's property.

The site is situated within the Loders & Uploders Conservation Area and AONB. Public Rights of Way run along the northern boundary of this site but are not affected by this scheme.

6.0 Description of Development

The applicant is seeking listed building consent to retain the stone/block & render boundary wall.

7.0 Relevant Planning History

WD/D/15/002233 - Decision: GRA - Decision Date: 19/02/2016

Demolish existing stone store/WC & porch. Erect replacement porch

WD/D/15/002277 - Decision: GRA - Decision Date: 19/02/2016

Demolish existing stone store/WC & porch. Erect replacement porch

1/W/88/000652 - Decision: GRA - Decision Date: 12/01/1989

Fit new door and change window to french doors

8.0 List of Constraints

Grade II* Listed Building UPTON MANOR FARMHOUSE

Grade: II Listed Building: STABLE BLOCK

Grade: II Listed Building: BARN AND ATTACHED YARD OF COW STALLS 140 METRES WEST OF UPTON DAIRY FARM

Conservation area

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

Comments received in relation to the previous schemes.

1. Loders Parish Council

No objection subject to Conservation Officers report

2. Conservation Officer

The justification for the proposed wall was discussed in person with the owner on site. There are no conservation objections to the replacement of the fence with a boundary wall and overall it has aged well. However, in order to better enhance the setting of the Grade II* former hall house and surrounding listed buildings, the rendered panels should be in-filled in matching stone/mortar/coursing (this would need to be conditioned to any consent granted). I would suggest that if these changes are forthcoming, then revised plans should be provided and a time period within which the work should be carried out (say 6 months) should be applied to both the planning and listed building applications.

I make the above suggestions without having had any discussion with Historic England and note that they have not been consulted on either application. As the development impacts the setting of a Grade II* Listed Building, consultation should be undertaken. Whilst it may be unlikely that they will wish to comment in detail, the applications shouldn't be determined until a response has been received. Clearly if Historic England were to voice objections to the development (including the improvements suggested), then this should carry weight in the planning balance.

As it stands, the conservation view is that the works create less than substantial harm to the setting of the Grade II* dwelling, surrounding listed buildings and the character and appearance of Uploders Conservation Area. The suggested improvements would assist in outweighing that harm on the basis that a solid, natural stone boundary wall is considered to be more in keeping with the site than a close boarded fence. Especially taking into account the different ownerships of the former farm complex buildings.

3. Historic England

We suggest that you seek the views of your specialist conservation and archaeological advisers.

4. Third Party comments

None received.

10.0 Relevant Policies

Development Plan

Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

- ENV4 – Heritage assets

Neighbourhood Plans

Loders Neighbourhood Plan (made 21/7/2016)

NP Policy E4: To Protect and Enhance the Character and Appearance of the Area

Development proposals (including new buildings and extensions / alterations to existing buildings) will be supported where they are sympathetic with adjacent buildings and achieve a high quality of design, use of materials and appropriate detailing which reflect local distinctiveness and respects the rural character of Lodders Parish

Material Planning Considerations

National Planning Policy Framework:

Relevant NPPF sections include:

Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

Other Material Considerations

Conservation Area Appraisals:

Loders and Uploders, Powerstock and Nettlecombe adopted January 2007

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. It is considered that the retention of the wall would have no impact on those with protected characteristics.

13.0 Financial benefits

Non material considerations

No relevant considerations.

14.0 Climate Implications

No relevant considerations.

15.0 Planning Assessment

Impact on Listed Building and Conservation Area

The works have already occurred and this application seeks permission to retain them. Whilst the Council’s Conservation Officer is widely in support of the works, concerns have been raised in relation to the infill panels of render within the natural stone wall.

The stone wall adjoins the front of the adjacent barn and then curves round 90 degrees projecting north west and creates the boundary between the adjacent barn and the applicants property. The section of wall with the infill panels is approximately 17m long and has 3 large infill panels and one smaller infill panel, all in render. The wall itself is finished with stone capping at the top and bottom of the panels.

Whilst it is acknowledged that the Conservation Officer’s suggestion of natural stone infills would give a more uniformed traditional appearance, the existing infill panels are only on the section projecting north west and not on the section directly abutting the listed barn. As such when viewed from the front street view, the elevation of the

wall abutting the listed barn is entirely natural stone in keeping with the stone barn. The infill panels due to their location would only be visible from the parking area for Upton Manor Farmhouse and would not be visible from the public rights of way to the north and east of the site which are between 50-100m away.

Therefore, whilst the Conservation Officers comments and suggested conditions have been thoroughly considered it is felt that the wall, given that it is natural stone at the front elevation of the building with the infill panels on the elevation that projects north west away from the building and that it has been particularly well finished and detailed with stone capping and stone pillars does not cause harm to the setting of the grade II * listed building, the listed barn or the wider conservation area. Furthermore, a degree of weathering has already taken place and any additional infill with stone will appear more conspicuous with any new stonework not looking as aged. As such, on balance, the scheme is not considered to cause harm to the listed building or the setting of the grade II*listed Building and would preserve the character of the Conservation area in accordance with policy ENV4 of the West Dorset, Weymouth & Portland Local Plan (2015) and advice at Section 16 of the NPPF (2021).

16.0 Conclusion

The retention of the wall is considered to be acceptable. Whilst the Conservation Officers concerns regarding the infill panels have been considered it is felt that as the wall would be attached to the adjacent listed building and the front section of the wall, which is viewed in the context of the listed building, is natural stone, the wall does not adversely affect the setting of designated heritage assets. Furthermore, the wall has been particularly well finished and detailed with stone capping and therefore on balance the wall is not considered to cause harm to the listed building, the setting of the grade II* listed building or the wider Conservation area.

17.0 Recommendation

Grant subject to conditions

Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan DAS-21-74-01

Location and Block Plan DAS-21-74-01A

Floor Plans DAS-21-74-02

Elevations DAS-21-74-03

Reason: For the avoidance of doubt and in the interests of proper planning.

