

Application No. DC/2011/01054

Location: New House Farm, Llangybi.

Development: Refurbishment of grade II* listed building.

Applicant: Mr Stephen Van Pragg

1.0 APPLICATION DETAILS

1.1 New House farmhouse is positioned on the west side of the Usk-Caerleon road at the northern exit of Llangybi village. It is included within the list and highly graded for its fine design and exceptionally unaltered state including such features as original doors and ironmongery. The house is said to be a classic example of its type.

The application acquired the building off the Llanover estate. Prior to this it had been let out and used in conjunction with the farm buildings that surround the house. Upon sale the outbuildings were hived off into two separate lots and were sold separately from the house.

At the time of sale the house was in relatively poor order, having had limited levels of maintenance over recent years. Windows and other exposed elements of joinery were partially rotten, and the window fabric was, and still is, in poor order. Internally the standard of fittings was also poor. Since acquisition the applicant has undertaken a significant amount of repair, largely on a like for like basis, to date. This application now covers a number of alterations including:

- Repair of the front elevation window fabric.
- A proposed reconfiguration of the main staircase on the lower section.
- Introduction of timber shutters on the first floor to the front elevation.
- The reconfiguration of the rear windows that currently serve the kitchen area.
- Introduction of two heritage roof lights to the single storey roof over the kitchen.
- Modification of some skirtings and architrave.
- Introduction of cast plastic rainwater gutters and downpipes.

1.2 Conservation Designations:

Grade II *

2.0 RELEVANT PLANNING HISTORY

None.

The adjacent barns have been subject to recent consents for conversion.

3.0 DEVELOPMENT PLAN

3.2 Monmouthshire Unitary Development Plan

Policy CH7 says that proposals to repair, alter or extend a listed building or any features of special architectural or historic interest which contribute to the reasons for its listing, or its setting, will only be permitted where the special architectural or historic interest is not adversely affected.

4.0 REPRESENTATIONS

4.1 Consultation Replies

The Royal Commission made no adverse comments but did make the point that repairs should be undertaken in line with Cadw guidance on repair.

The Llangybi Community Council failed to respond to consultation within the timescale given.

Glamorgan Gwent responded to consultation making no adverse comments.

The SPAB gave a lengthy response to consultation. The introduction of secondary glazing was welcomed however the request was made that details should be submitted and agreed; the removal of the mid 20th century metal windows at the rear was questioned; the reconfiguration of the staircase was not firmly opposed however the point was made that its alteration may lead to a loss of 19th century fabric; the repair of skirtings was questioned with the point being made that details should be used to inform new work; the introduction of uPVC rainwater goods was opposed.

4.2 Neighbour Notification

Not applicable.

4.3 Other Responses

None.

4.4 Local Member Views

None.

5. ISSUES/EVALUATION

As noted above the proposals put forward below are aimed, together with a schedule of repair, to ensure that this house is brought up to modern

habitable standards. The building has had a limited level of maintenance for some considerable time.

5.1 Repair of the front elevation window fabric.

There has been much discussion during the application process in relation to the repair of the leaded lights. Clearly they are a key feature of the building and so very careful repair, undertaken by a suitably qualified professional, is fundamental. The report submitted with the application does not, it is felt, go into sufficient detail. Having said this it is understood from the applicant that whilst other contractors were called to site no additional level of detail was provided within their specifications. Clearly retention of the maximum number of panes of glass and lead is the aim. With this in mind a condition will be added to the consent to have on site meetings prior to the commencement of repair on each window to determine the method and to ensure maximum retention of fabric.

5.2 A proposed reconfiguration of the main staircase on the bottom flight.

The current configuration is rather unusual as it rises from the right hand side reception room. Whilst of some age this configuration leaves the hallway devoid of its central feature, the stairs. The section of stair that it is proposed to remove is of limited architectural merit and I would suggest of limited historic interest. When looking at the lath and plaster ceiling above the stairs it is clear that they previously swept round to face the doorway. This reconfiguration is supported.

5.3 Introduction of timber shutters on the first floor.

At present the ground floor reception rooms have shutters. Conscious of the desire to reduce heat loss but equally conscious that double glazing would not be an option the introduction of shutters was suggested. The introduction of shutters will not, it is thought, have any adverse impact upon the character of this building.

5.4 The reconfiguration of the rear windows that currently serve the kitchen area.

In essence these windows are an unplanned and rather austere alteration to the house. Clearly the reason for listing is the 1700 character, rather than the later alterations. The new metal windows that presently exist are not part of a bigger wave of alteration but are isolated change, they do not tell a significant or important story. Equally the windows are of limited architectural merit. In a building where heat loss is a significant issue the opportunity to be able to change these windows for more efficient double glazed units is supported, because the very limited impact upon the reason for listing. The raising of the cills to enable the introduction of kitchen

fittings is also not opposed.

5.5 Introduction of two heritage roof lights to the single storey roof over the kitchen.

This section of the building is a modern extension. Whilst the introduction of roof lights is generally opposed in this context they will not, it is felt, jar with the character of this residential building.

5.6 Modification of some skirtings and architrave.

This element of the application is partially retrospective. Within the consent a condition will be applied requiring formal agreement of any changes proposed and 1:1, and 1:5, details of new joinery where replacement is agreed.

5.7 Introduction of cast plastic rainwater gutters and downpipes.

The existing rainwater goods are of grey plastic. Given that the building was listed in 1980 it is quite feasible that they were present on listing and the council have no way of proving otherwise. This application proposes the introduction of cast plastic rainwater goods. This is by far from ideal. The legislative test however is whether the alteration preserves the character of the building. With the start point being low it is not felt reasonable to oppose the use of cast plastic.

5.8 In conclusion this application proposes a number of alterations all of which are felt to be acceptable. Combined with this work the schedule of repair and refurbishment is welcomed. On this basis the application is recommended for approval.

6.0 RECOMMENDATION:

Approve, subject to conditions.

7.0 CONDITIONS:

- Compliance with plans
- 5 year time limit
- Two week notification of proposed commencement.
- All works of making good to match existing
- Prior to the commencement of the work a schedule of the internal joinery to be repaired shall be submitted and agreed, including skirtings and doors. The schedule shall focus on whether repair is feasible and if not what is to be proposed. Where new work is proposed details shall be submitted at a scale of 1:1, including vertical and horizontal sections. The details shall be agreed in writing.
- Submission and agreement of details at a scale of 1:10 of the proposed secondary glazing. Elevations together with vertical and horizontal sections shall be provided.

- The roof lights proposed shall be conservation roof lights. The type proposed shall be agreed in writing prior to commencement of the work.
- Prior to the commencement of work to the windows there shall be an on site meeting to determine the extent of work. Works shall only commence once there is formal written agreement.

<input checked="" type="checkbox"/>	Case Officer	<u><i>[Signature]</i></u>	Date	<u>18/1/12</u>
<input checked="" type="checkbox"/>	Agreed Conservation Mgr	<u><i>[Signature]</i></u>	Date	<u>18/1/12</u>
<input type="checkbox"/>	Agreed D C Manager	_____	Date	_____
<input type="checkbox"/>	Delegation Panel	_____	Date	_____