

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

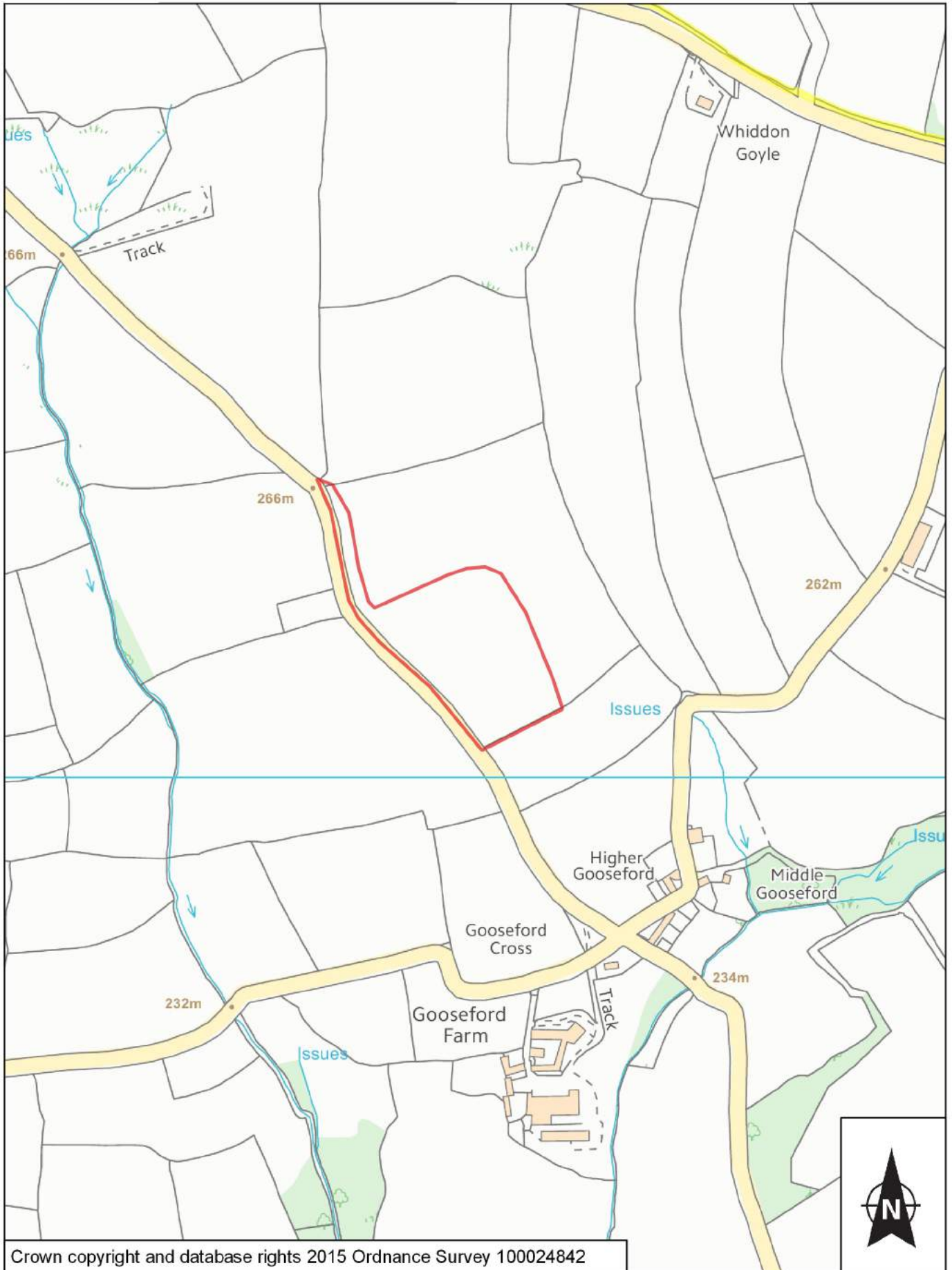
01 April 2016

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Planning

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1. Application No: **0671/15** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **South Tawton**
Grid Ref: **SX674921** Officer: **Jo Burgess**

Proposal: **Erection of an agricultural building to house new dairy unit milking parlour, together with hardstanding, collection yard and new access track and landscaping**

Location: **Gooseford Farm, Whiddon Down**

Applicant: **Mr J Courtier**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed agricultural building, hardstanding, collection yard and access track by virtue of their size, scale, form and isolated location in the landscape, would have a detrimental impact on the character and special qualities of this part of the Dartmoor landscape, and this impact would not be offset by the proposed mitigation. The proposal is contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. In the absence of comprehensive details of the proposed enterprise, it is not considered that the applicant has proved a demonstrable need for the building that is proportionate to the use of the land. The proposal is contrary to policies COR2 and DMD34 of the the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Gooseford Farm is located in a small hamlet near Whiddon Down. The proposed building is to be located 300m north of Gooseford Cross on an elevated, isolated site in open countryside.

It is proposed to erect an agricultural building to house a new dairy unit milking parlour, in a new yard excavated into the slope and 150m long and up to 200m width. A new access track and landscaping are also proposed.

The original submission indicated a bund surrounding the yard. The amended plans indicate extensive landscaping, two buildings for winter housing and a silage storage, but these buildings DO NOT form part of this application.

The application is brought before the committee in view of the comments of the Parish Council.

Planning History

0084/15	Agricultural livestock building (24m x 19m)		
	Prior Approval	Prior Approval Refused	13 July 2015

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No objections but a condition in respect of on site turning is recommended
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Trees & Landscape:	The development does not relate well to local landscape features and other building groups and is poorly located and orientated with respect to local topography and will be an intrusive feature in the landscape
DNP - Trees & Landscape:	No comment received

Parish/Town Council Comments

South Tawton PC:	No comment received
South Tawton PC:	The Parish Council supports this application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD34 - Agricultural and forestry
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

The proposal is for the erection of an agricultural building to house a new dairy unit milking parlour. The applicant presently farms a 210 acre holding as a beef and corn unit. Overall the business farms 450 acres and has 250 beef cattle. The applicant is proposing to introduce a 300 cow dairy unit to be run by his son - based purely on a grass grazing system. For this to be capable of efficient operation the parlour needs to be as central to the grazing area as possible, hence the choice of site. This is the first phase of the proposal. Further applications for cattle sheds will follow.

THE SITE

The application followed the submission of a prior notification for an agricultural building to the north of the site. The details were not approved and discussions took place with the applicant. Concerns were raised that the site was too isolated and would cause significant harm to the

character of the landscape.

POLICY

The Authority recognises the importance of the farming industry in maintaining the landscape and to the economy of the National Park. Policy DMD34 sets out criteria against which agricultural development has to be considered and this includes the need for development to relate well to local landscape and other building groups.

Policy DMD5 gives further advice regarding the need to conserve and enhance the character and special qualities of the Dartmoor landscape.

LANDSCAPE IMPACT

Following a meeting to discuss concerns regarding the application a revised Landscape and Visual Impact Assessment was submitted together with landscaping drawings showing the site enclosed with a Devon bank seeking to recreate part of the medieval field pattern with small areas of tree planting.

The site falls within Landscape Character Type (LCT) 2D Moorland Edge slopes which is a mix of pastoral and arable cultivation. Some of the medieval field boundaries have been removed but the historic field system is the defining feature of this landscape.

The submitted Landscape Assessment states that the land has characteristics that reflect the adjacent LCT 1D Inland Elevated Undulating Land. The Trees and Landscape Officer is of the opinion that the settlement pattern around Gooseford Farm fits much better into the 2D description.

It is considered that a large isolated building dug into the ground by up to 3.5m, with an extensive hardstanding around the building and an access track that cuts along the field beside the retained hedge, neither protects the remaining medieval field patterns or protects the sparsely settled character of this part of the Dartmoor landscape. Although the proposed mitigation recognises that medieval field pattern, and will help reduce the visual impact of the development to some degree, it is considered that the impact of the proposed development on the character of the landscape outweighs the landscape benefits that could be achieved.

The application is for one building only. Officers are mindful of the intention to build additional cattle sheds and other infrastructure. For example no details of the permanent sections of cattle tracks to the pastures are included with this application. The applicant has been advised that the Authority cannot consider this application in isolation and rather than a piecemeal approach has invited the submission of a comprehensive scheme for the whole complex.

DMD34 requires that there is a demonstrable need that is proportionate to the use of the land and without a comprehensive scheme officers consider that this requirement cannot be met.

The applicant has rejected this and suggested that the landscape mitigation scheme can be controlled through a condition or legal agreement and has asked for the application to be determined. The application is on the agenda because the Parish Council has supported the application.

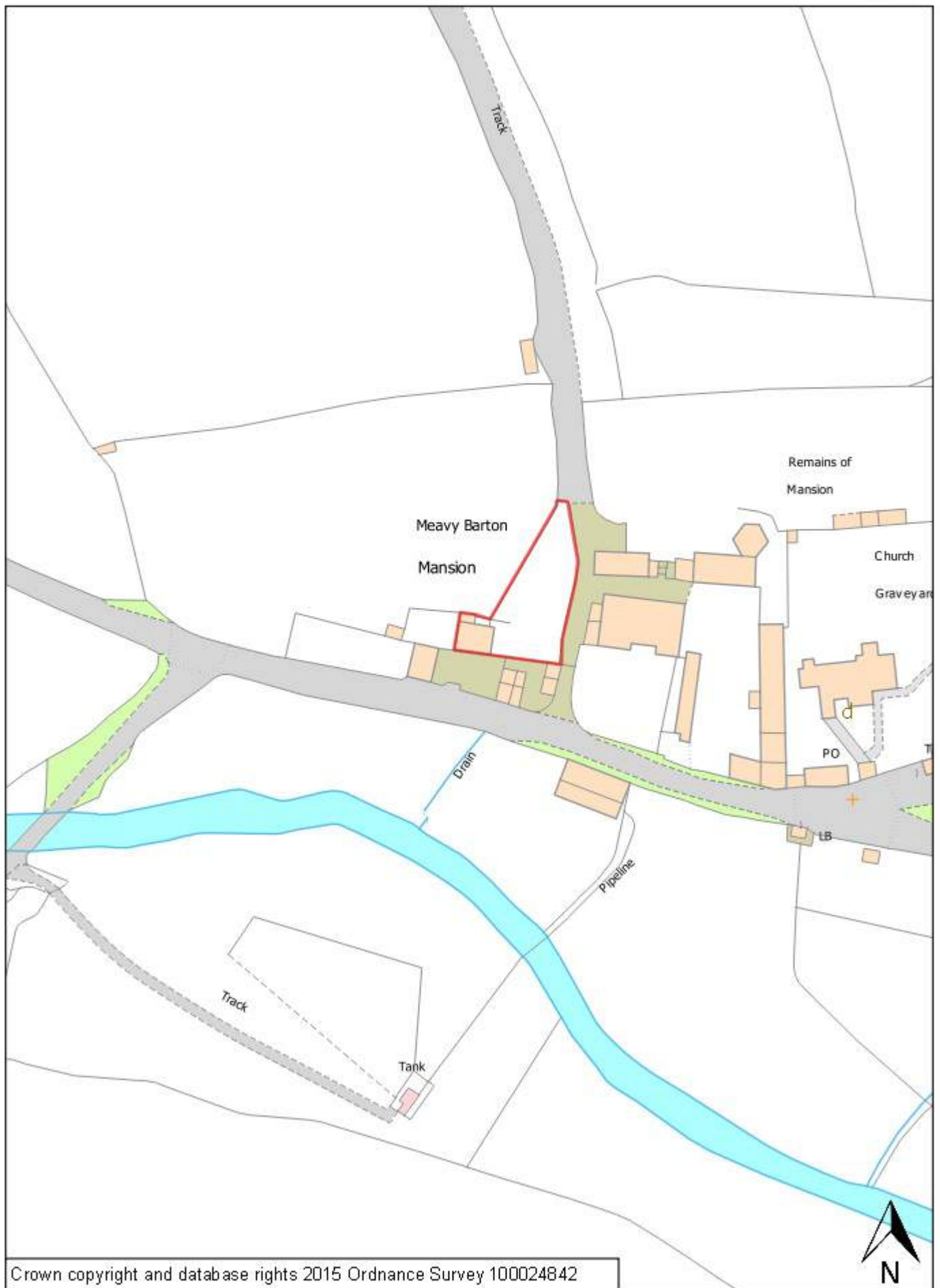
CONCLUSION

When a new farm enterprise is proposed albeit on land farmed by the applicants' family for several generations, the case for the associated development has to be demonstrated together with evidence that it will conserve and /or enhance the character and special qualities of the Dartmoor landscape.

This application is the first stage in the establishment of a farming enterprise that will be on a large, extensive and arguably industrial scale in this isolated location unrelated to other building groups. Officers do not consider it is appropriate to deal with it in isolation and that, as proposed, it is unacceptable.

The Mill, Meavy

Scale 1:1,250



2. Application No: **0060/16** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -
Householder** Parish: **Meavy**
Grid Ref: **SX539672** Officer: **Jo Burgess**

Proposal: **Demolition of side extension and erection of two-storey extension in
same location**

Location: **The Mill, Meavy**

Applicant: **Mr M Parle**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension, by reason of its design, scale and detailing, fails to conserve the character and appearance of the building and this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 of the Dartmoor National Park Authority Development Plan and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Authority Design Guide 2011.
2. The proposed extension fails to demonstrate a high quality, locally distinctive design and, by reason of its scale and siting would have a harmful impact on the character and appearance of the Meavy Conservation Area. The development is contrary to the Dartmoor National Park Core Strategy Development Plan Document and in particular policies COR1, COR4 and COR5, policies DMD1b, DMD7, DMD8 and DMD12 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document and to the advice contained in the National Planning Policy Framework 2012, The English National Parks and the Broads UK Government Vision and Circular 2010 and The Dartmoor National Park Design Guide.
3. The proposed extension fails to demonstrate a high quality, locally distinctive design and, by reason of its scale and siting would have a harmful impact on the setting of the adjacent listed buildings including Mill Cottage (Grade II), Meavy Barton (Grade II*) and associated Grade II outbuildings and Meavy Church (Grade I). The development is contrary to the Dartmoor National Park Core Strategy Development Plan Document and in particular policies COR1, COR4 and COR5, policies DMD1b, DMD7, DMD8 and DMD12 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document and to the advice contained in the National Planning Policy Framework 2012, The English National Parks and the Broads UK Government Vision and Circular 2010 and The Dartmoor National Park Design Guide.

4. The proposed extension, by reason of its proximity to the neighbouring dwelling and size of the first floor opening on the east elevation, have a detrimental impact on the residential amenity of that occupier. This would be contrary to policies COR1, COR4, DMD1b and DMD4 of the Dartmoor National Park Authority Development Plan and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Authority Design Guide 2011.

Introduction

The Mill is located on the western edge of Meavy. The property forms the northern side of an informal courtyard created by Mill Stables and Mill Cottage, a grade II listed building.

The site lies within the Meavy Conservation Area immediately to the west of Meavy Barton which is a Grade II* Listed Building

The application is presented to committee in view of the comments made by the Parish Council.

Planning History

0582/14	Demolition of existing side extension and erection of two-storey side extension Full Planning Permission - Householder	Refused	09 February 2015
0028/99	Raise roof to form dormer over rear entrance to annex, replace tin sheets with slates and raise roof over doorway to workshop, increase boundary wall height and form a pedestrian access Full Planning Permission	Grant Conditionally	25 February 1999
03/43/1575/91	Change of use of stable building to ancillary accommodation Full Planning Permission	Grant Conditionally	03 February 1992
03/43/1116/88	Proposed change of use of stable to study, hobbies/workroom and domestic storage and new pedestrian access on to highway Full Planning Permission	Grant Conditionally	15 July 1988

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - standing advice applies
Historic Buildings Officer:	The proposal will cause harm to the significance of a range of designated and non-designated heritage assets and settings
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the findings and recommendations of the Preliminary Bat and Protected Species Assessment Report
Historic England:	The grade II* listed Meavy Barton and its associated grade II listed farmbuildings are located within the picturesque conservation area of Meavy. The house retains a sense of

reserved primacy within the streetscape, further emphasised by its associated views with the church tower. The integrity of its setting is enhanced by limited modern intervention in its immediate surroundings, which further add to the aesthetic appreciation of the building.

The proposal is for a conspicuous extension to the Mill, which sits on the plot to the west of Meavy Barton. The principle for an extension has been established and the style of the roof has been improved since the previously submitted proposal; however, Historic England considers that the mass and scale of the proposed extension and the proposed use of modern windows will result in less than substantial harm to the setting of the grade II* listed structure.

Historic England (HE) feel there are steps that could be taken within the design to mitigate said harm and allow for a recessive two-storey extension that limits its impact on the grade II* listed Meavy Barton, retaining the traditional character of its surroundings.

Significance

The Mill has been identified as an undesignated heritage asset due to its former use. It sits around an open courtyard with the grade II listed Mill Cottage to the west and a low level outbuilding to the east, with views into the site from the passing road. The complex forms an unassuming entrance into the village, designated a conservation area, from the west.

The Mill is adjacent to the grade II* listed Meavy Barton, whose designation identifies it as part of the top 6% of all listed buildings. Along with its associated farmstead, which comprises of a group of grade II listed structures, the complex forms an impressive group.

The house is identified as a small manor house with 17th century origins and an evolved and complex history. Its reserved vernacular character is considered to hold evidential and historic value as well as a strong aesthetic quality. The gentle character of Meavy holds a quiet integrity, lacking significant modern intervention. Within the village, the Barton retains a sense of restrained primacy, through its massing, elevated position and its relationship in views with the church tower, which forms the focal point of this linear moor-edge village. There are attractive views to the grade II* listed house and their chimneys through the courtyard in front of the Mill and these gently signal the presence of the Barton when entering the settlement. These elements contribute to the picturesque character of

the conservation area and also the setting of the Barton as a noteworthy property within the village.

Impact

HE previously provided advice on a similar scheme (EH Ref P445332), in which we did not object to the principle of a proposed addition but had concerns with the overtly modern design as well as its massing and scale.

The current proposal has looked to utilise a more traditional style for the roof, but the scale and massing lacks the modest and discreet approach we had advocated with our earlier advice. The scheme still forms a conspicuous addition to the streetscape, sitting directly under the eaves of the existing hip of the house and obscuring views particularly through the site, where the extension will compete with the chimneys of Meavy Barton to form the most prominent feature within views.

The proposed size, scale and style of windows, with particular reference to the first floor on the east elevation, will form a significant modern intervention into views from the Barton, eroding the quiet integrity retained within the building's setting.

Policy

Through the decision making process, the application needs to consider the requirements of the Planning (Listed Building and Conservation Area) Act 1990, s.66 (1), which states that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF requires that great weight should be given to the conservation of heritage assets and that the more important the asset, the greater the weight should be. Any Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (Para 132).

Where development is proposed within the setting of a listed building, opportunities to enhance or better reveal their significance should be sought (Para 134). If harm is identified then this needs to be weighed against the public benefit or conservation gain of the scheme (Para 134).

HE's advice is provided in line with our published guidance; Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.

Position

HE appreciate the steps taken to mitigate the impact of the extension through alterations to the roof. However, it maintains reservations over the scale and massing and its potential to compromise the setting of the grade II* listed building as well as the window treatment that will be visible from Meavy Barton.

No cross section has been provided, so it is difficult to appreciate how the external elevation relates to the interior of the scheme or its relationship to the floor levels in the rest of the house. However, HE would question why the extension's ridge is set directly under the eaves of the hip of the principle Mill roof and suggest it is dropped to further reduce the scale and massing of the building. This would allow the eaves to sit lower, removing the large blank area of render that would characterise its 1st floor. The extension would be more subservient in character, reducing its visual presence within the setting of Meavy Barton, allowing the manor to retain its modest prominence within the streetscape and in views through the courtyard. HE would also suggest that the pitch of the hip should reflect that of the existing building to help the overall composition of the two elements.

The window on the east elevation should be omitted from the 1st floor, as it has a visual intrusive appearance into the traditional setting of the designated asset. While HE appreciate that dormers are not a traditional features within the conservation area, however, HE wonder if this could be a sensitive way to integrate light into the space along the rear elevation. Further consideration should be provided to this aspect of the scheme.

With regards to the ground floor window, it is not clear as to the level of screening that the boundary wall provides; however, HE feel there is potential scope to allow a more significant opening into this location. Clarification should be sought on the change in level and potential inter-visibility.

At present, HE maintain reservations regarding the scheme, considering that it would result in less than substantial harm to the setting of the grade II* listed building, through the conspicuous nature of the addition into the setting of the house. This will result in the erosion of the modest prominence held by the Manor House within

the streetscape and the impact of modern elements into this largely traditional setting that the property and its associated farmstead has retained. Consequently, the scheme does not appear to offer sufficient conservation gain or public benefit to outweigh said harm (Para 134) or clear and convincing justification for the existing design proposal. HE would strongly urge the applicant to look at mitigating the potential impact that is proposed, as identified above, to avoid unjustified harm to the grade II* listed designated asset.

Consequently, Historic England maintains its reservations with regards to the scheme and would look for appropriate steps to be taken to mitigate the adverse impact that would result on the setting of the grade II* listed building.

DNP - Archaeology: A watching brief condition is requested.

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology

DMD12 - Conservation Areas

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD24 - Extensions and alterations to dwellings

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

3 letters of objection

Objections have been received from residents of Meavy referring particularly to the perceived inadequacies of the heritage statement especially in relation to the setting of Meavy Barton, impact on residential amenity and the wider conservation area.

Observations

INTRODUCTION

Members will recall an earlier application on this site which was refused in February 2015 (see report on 0582/14) following a committee site inspection. That proposal was for a temporary

design solution. This proposal puts forward a more traditional approach.

The Mill is located on the western edge of Meavy. The property forms the northern side of an informal courtyard created by Mill Stables and Mill Cottage, a grade II listed building. The property has been altered with a number of domestic features such as a lean-to side extension, chimneys and uPVC windows. There is a change in level between the Mill Stables and the property to the east. The Mill, the courtyard and two adjacent properties are highly visible from the lane, forming part of the entrance into the village.

The site lies within the Meavy Conservation Area.

PROPOSAL

The application is for the demolition of the existing side extension and erection of a two-storey extension. The existing lean-to is 15sqm and the proposal would extend this footprint to 24sqm. The existing extension is 2.5m wide and the proposal would increase this width to 4m with a 300mm set back from the front of the main house.

The extension would comprise a WC, lobby and garden room on the ground floor and a bedroom and en-suite at first floor.

Previously the design approach was contemporary in form. This proposal is for an extension with ridge and eaves lines set out 'to be diminutive in scale to the existing building' with render and slate to match the existing dwelling. However, although the architect describes the fenestration to be carefully proportioned, officers do not agree with this conclusion. The roof form, with distinctive half hip gables, is stated to be characteristic of this part of the conservation area and appropriate to the historic location of the water wheel. It is considered that the roof form, when viewed from the south and the east is discordant and will have an adverse effect on the appearance of the dwelling.

POLICY CONSIDERATIONS

The site lies within Meavy Conservation Area. Planning policies COR5 and DMD12 are expressly clear that development proposals within conservation areas will only be permitted where the character or appearance of the conservation area is conserved or enhanced. This is not considered to be the case with this development.

Policy DMD1b requires new development to conserve Dartmoor's cultural heritage. The quality, integrity, character and setting of heritage assets is afforded protection under policy DMD7 and policy DMD8 identifies that where a proposal will lead to the substantial harm of a heritage asset, consent will not be granted unless the proposed development will secure substantial public benefits which outweigh that harm.

The need to conserve heritage assets in a manner appropriate to their significance is one of the core planning principles of the National Planning Policy Framework. Account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness. Significance can be harmed or lost through alteration of the heritage asset or development within its setting. Any harm or loss requires clear and convincing justification, together with an assessment of the degree of harm and the public benefits of a scheme.

The comments from Historic England are set out in full in the report. Together with the Historic Building Officer, the Historic England Officer has concluded that the harm to the setting of the grade II* listed structure is 'less than substantial' and there are steps that can be taken to mitigate such harm and allow for a recessive two-storey extension that limits its impact on the grade II* listed Meavy Barton. A more modest and discrete approach is advocated. In addition the size, scale and style of the windows in particular those on the first floor of the east elevation needs to be revisited.

The Dartmoor National Park Design Guide, policies COR4, DMD3 and DMD7 set out the general objectives for high quality, locally distinctive design that reinforces Dartmoor's sense of place, having particular regard to the scale, height, solid form, alignment, design detailing and materials, open spaces, trees and integrity of town plans including boundary elements.

Although the existing single storey extension is not of any architectural merit and its demolition is considered an improvement to the appearance of the dwelling, the proposed extension is not considered to be an appropriate replacement.

IMPACT ON NEIGHBOUR AMENITY

This application proposes a large ground floor window on the side elevation. The levels are such that this will not cause unacceptable overlooking or loss of privacy to the neighbour. However a full height window is also proposed at first floor level. Although the windows facing the development in the adjacent property are some 20m away the size of the window is such that residential amenity will be compromised. In discussion with the applicants agent, it was stated that the size of this window could be reduced but at the time of writing the report no amended plans had been received so this aspect of the application is considered to be contrary to DMD4.

REPRESENTATIONS

Detailed representations have been received on behalf of the adjacent owner questioning the adequacy of the submitted information and submitting a different interpretation of the impact on the nearby heritage assets including his property Meavy Barton.

ARCHAEOLOGY

The extension will necessitate the removal of an area of raised ground within the garden. There is the possibility that buried archaeological material relating to the mill and/or earlier use of the site may survive. The extension is located adjacent to the former Meavy Corn Mill which ceased operations around the time of the First World War. The Mill was constructed in the C19th but could well be standing on an earlier site. The location of the site is also very sensitive being in close proximity to Meavy Barton and the core of the medieval village. The DNP Archaeologist has therefore proposed a condition requiring a watching brief.

The Parish Council support the application.

A bat and bird assessment report has been submitted. It has been demonstrated that the scheme will have a minimal impact on protected species.

CONCLUSION

The scale and design of the proposal are not considered to meet the policy tests in that the

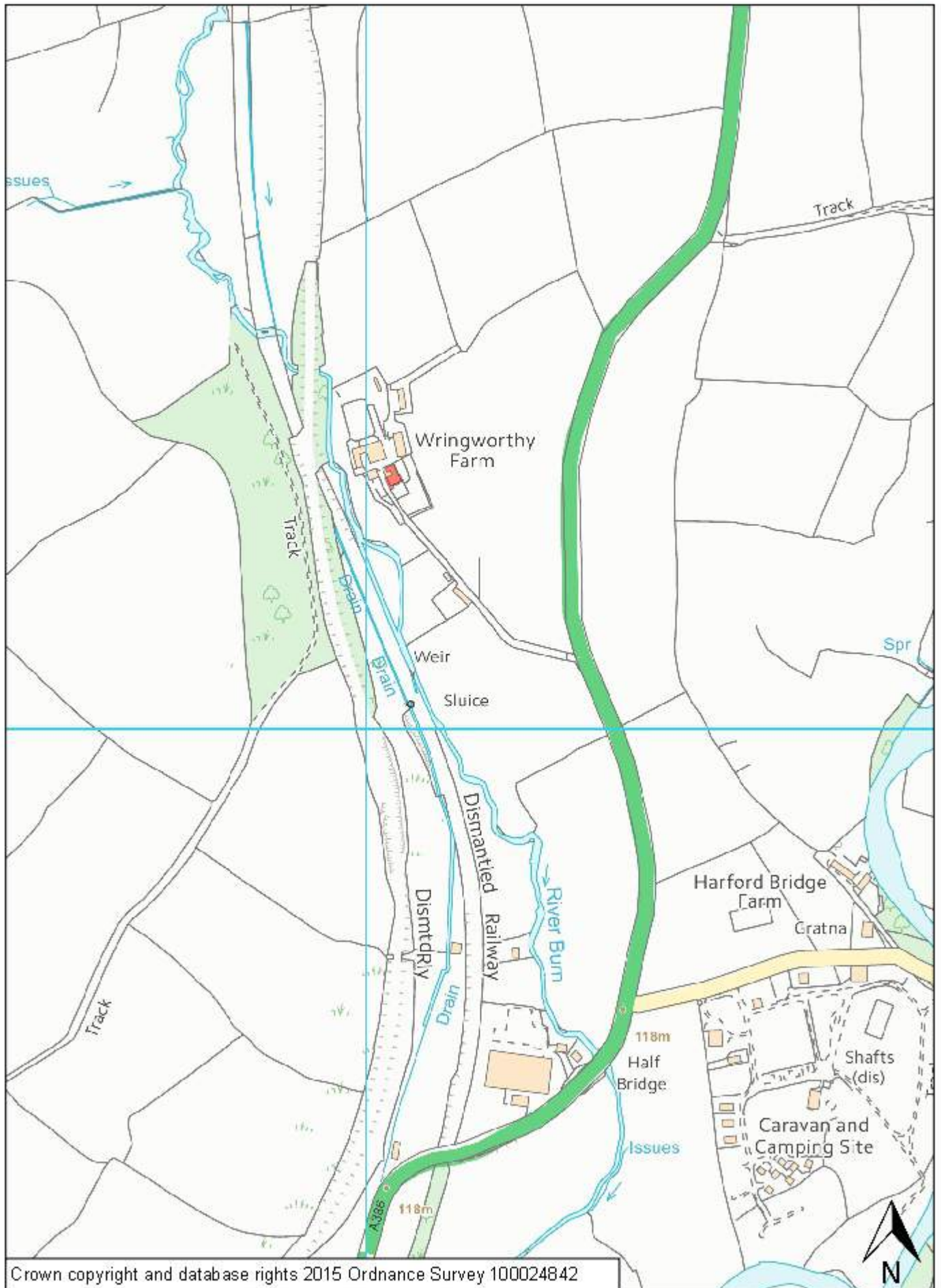
design of the extension is unacceptable, it will not conserve the character and appearance of the Meavy Conservation Area or the setting of nearby listed buildings.

The application is therefore recommended for refusal.

Wringworthy Farm, Mary Tavy - 0018/16



Scale 1:5,000



3. Application No: **0018/16** District/Borough: **West Devon Borough**
Application Type: **Listed Building Consent** Parish: **Mary Tavy**
Grid Ref: **SX500772** Officer: **James Aven**

Proposal: **Replacement of seven windows and retrospective and amended design for eighth approved additional window (WF07)**

Location: **Wringworthy Farm, Mary Tavy**

Applicant: **Mrs A Roberts**

Recommendation **That consent be REFUSED**

Reason(s) for Refusal

1. The proposed windows, by reason of their design and detailing, would have a harmful impact on the character, appearance and significance of the grade II* listed building with no over-riding public benefits to outweigh the harm presented. The proposal is therefore contrary to the Dartmoor National Park Core Strategy Development Plan Document and in particular policies COR1 and COR3, policies DMD1b and DMD8 of the Development Management and Delivery Development Plan Document and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

Introduction

Wringworthy Farmhouse is a Grade II* listed building, first listed in June 1952. The house is located approximately 1.4km west of Peter Tavy, and is accessed directly from the A386, 350m north of Harford Bridge.

The house sits in the context of a group of grade II listed farm buildings, one of which has been converted to holiday accommodation and another is currently being converted to two further holiday units plus a farm office and store. There are also non-listed agricultural/equestrian buildings within the complex.

This report is being presented to the Committee due to the Parish Councils comments.

Planning History

0466/15	Alterations to existing agricultural barns to form holiday cottages and games room for use incidental to the residential use of Wringworthy Farm House	Full Planning Permission	Grant Conditionally	30 November 2015
		Appeal lodged: 14 February 16		
0144/14	Alterations to existing agricultural barns to form two holiday cottages and one staff accommodation unit including a new access drive and parking	Full Planning Permission	Grant Conditionally	12 August 2014
0145/14	Alterations to existing agricultural barns to form two holiday cottages and one staff accommodation unit including a new access drive and parking	Listed Building Consent	Grant Conditionally	06 May 2014
0634/13	Conversion of barns to form two holiday lets and one unit of staff			

	accommodation, with new access drive and parking		
	Full Planning Permission	Withdrawn	22 January 2014
0635/13	Conversion of barns to form two holiday lets and one unit of staff accommodation, with new access drive and parking		
	Listed Building Consent	Withdrawn	22 January 2014
0236/13	Alterations to house and construction of new single storey entrance lobby/porch		
	Full Planning Permission - Householder	Grant Conditionally	25 July 2013
0237/13	Alterations to house and construction of new single storey entrance lobby/porch		
	Listed Building Consent	Grant Conditionally	25 July 2013
	Appeal lodged: 15 September 15		
0363/09	Replacement of front door and windows		
	Listed Building Consent	Grant Conditionally	28 January 2010
0531/05	Change of use of garage to form bathroom and bedroom with installation of window at first floor level		
	Listed Building Consent	Grant Conditionally	23 August 2005
0530/05	Conversion of garage to bedroom and bathroom and proposed new window at first floor level		
	Full Planning Permission	Grant Conditionally	23 August 2005
0102/16	Structural repairs to ceiling, including strengthening works to beam, insertion of new joists and construction of concrete block supporting wall		
	Listed Building Consent	Not yet determined	
0026/16	Part replastering of walls to dining room and living room with lime plaster		
	Listed Building Consent	Not yet determined	

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No objection

Environment Agency: Flood Risk Zone 2 - No FRA submitted with the application but the proposal is for replacement windows in an existing dwellinghouse from which there will be no increased risk of flooding to this or any other land.

Historic England: Historic England (HE) has been consulted on a number of unauthorised works undertaken to Wringworthy Farmhouse, a grade II* listed designated asset. This application related to the removal of late 19th and 20th century windows without consent and the robust design of the replacements proposed, as well as the amendment to the design of a further approved replacement window. HE would have been unlikely to have objected to the principle of replacing these later window examples. However, it raises concerns over the robust nature of their design, the proposed justification for an estate designed fenestration

and the potential confusion within the phasing of the building. Therefore, HE has identified harm would be caused by the proposal to the aesthetic and authentic evolutionary presentation of this grade II* listed vernacular property. Therefore, it would welcome amendments to the design, to mitigate the harm identified.

Significance

Wringworthy Farmhouse is a grade II* listed early 16th century dwelling based around a former open hall. It has undergone later subdivision, with the flooring over of the hall, the truncation of the lower end of the principle range and the addition of a service wing in the late 16th/ early 17th century, with further works undertaken in the 19th century. As a vernacular structure, the building's significance is held in the survival of the evidence of local and traditional construction techniques as well as the harmonious and evolutionary nature of its presentation.

Its grade II* listed status identifies it as being in the top 6% of all listed buildings and is of more than special interest. Therefore, Wringworthy Farmhouse is a fine example of a modest status vernacular dwelling which retains historic, evidential and aesthetic value.

Impact

The proposal is a retrospective application for the replacement 7 windows and amendment to the design of a further window which had been granted consent in a previous application. These have been largely identified as 20th and late 19th century in date and having suffered from a lack of maintenance, this has resulted in some deterioration to the condition of a number of the frames. The scheme has not looked to replace the windows on a like for like basis but to implement a new but consistent style to the replacements.

The window design has a robust detail, due to the presence of a significant profile of the main frame and in some instances mullion details, as well as a strong casement detail with a deep bottom rail. This has created a high timber to glass ratio, resulting in a reduction in the size of the glazing panes.

We note that the replacement windows are based on early Victorian estate fenestration in Tavistock, which is at odds with the assumed more modest evolution of this site. We consider the design of the windows to be inappropriate, jarring with the character of this subservient elevation and resulting in an adverse impact on the presentation of this essentially vernacular property.

Policy

The Planning (Listed Building and Conservation Area) Act 1990 identifies that the local planning authority should have a “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” (Section 16 (2)).

The NPPF identifies that significance can be harmed or lost through alteration or destruction of the heritage asset and therefore as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (Para 132). If a scheme is identified to cause less than substantial harm, then this harm should be weighed against the public benefits of the proposal (Para 134). It also highlights that the Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal... they should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal (Para 129).

We would also highlight Historic England’s Conservation Principles provides a best practice approach to managing change in the historic environment. The consideration of new works and alteration would normally be considered acceptable if the proposal aspires to a quality of design and execution which may be valued now and in the future (Para 138). While consideration should also be given, to whether the proposal would materially harm the values of the place, and, where appropriate, would be reinforced or further revealed. These points are further clarified in para 139 - 144.

Position

This is a retrospective application. Historic England appreciates that the significance held within the fabric of the now replaced windows was limited and would have been unlikely to object to the principle of replacing the examples identified with appropriately detailed fenestration, had a listed building consent been submitted.

Unless it could be shown that Wringworthy was part of the Bedford Estate in the early part of the C19, or that such fenestration was copied locally, we would have suggested that a similar multi-phased property be identified within the neighbouring locality and examples identified within their existing array of windows, if a suitable example could not be identified within Wringworthy itself (Para 132).

We note that the design elements, in themselves, would not equate to an adverse impact, however, it is the

accumulation of the elements within a single window and across the secondary elevations, which results in an unsatisfactory design solution as well as a confusion in the phasing of the building. The combined impact of the proposed works would result in less than substantial harm and therefore the proposal needs to be considered against the public benefit of the scheme (Para 134).

Consequently, we feel that amendments should be undertaken to the design (Para 129). This would result in refinement to the profile of the frame, by better addressing the proportions of the glazing and reducing the depth of the bottom rail and setting the sub-frame to be flush with the casements. We would have suggested that a central mullion might not have been necessary in all instances as these are new windows and this would also have improved the proportion of timber to glazing.

Recommendation

Historic England considers that it is extremely unfortunate that unauthorised works were undertaken and that the replacement of the windows, has resulted in harm to the significance of the designated asset, grade II* listed building, by eroding the authentic vernacular presentation of the building.

We would welcome amendments to the window design to offer greater refinement within its proportions and a more positive visual contribution to these less significant elevations. We would suggest that appropriate examples are sought from similar multi-phased structures locally in order to minimise any impact on the aesthetic presentation of the vernacular property.

Historic Buildings Officer:

Recommends refusal. The recently installed new windows cause harm to the significance of the designated heritage asset, a grade II* listed building.

The present uniform window style of recessed casements set in heavily chamfered frames including mullions has no historical association with the early 16th century farmhouse or the later development phases of the grade II* listed building. Justification for these windows is made through linkage with period buildings in the nearby town of Tavistock and mention of an officer of West Devon Borough Council, however this particular approach is not sound as the farmhouse is part of an historic farmstead located in a rural setting. For example, existing window WF02 was a 19th century 2 over 2 sliding Victorian sash window which was contemporary with a particular development phase of the listed farmhouse. The style and design of the new window interferes with the 'reading', historic value and significance of the designated heritage

asset, and is not appropriate in this location.

The new windows recently installed are incongruous in style and create a bland uniformity which detracts from the special interest and character of the grade II* listed building.

Parish/Town Council Comments

Mary Tavy PC: No objection

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD24 - Extensions and alterations to dwellings

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

BACKGROUND

Wringworthy farmhouse is a very high quality example of a multi-phase farmhouse. The house has suffered repeated alterations, part demolitions and extensive decay and as a result considerable repair is required to preserve the building.

Planning and listed building consents were granted in 2013 for a comprehensive scheme of restoration. Works commenced at the end of September 2014 but in February 2015, it was noted that several windows had been replaced, without the benefit of listed building consent.

THE PROPOSAL

The application proposes the replacement of seven windows (WG02, 03, 06, 09, 10 and WF02, 06) and an amended design for an eighth, previously approved additional window (WF07).

The submitted plans indicate three replacement windows and the one amended window on the North East elevation, two replacement windows on the South West elevation and two replacement windows on the North West elevation.

POLICY

The property is a Grade II* listed building. COR1 highlights the need to sustain the local distinctiveness and character. Furthermore the need to conserve or enhance important historic and cultural features should also be considered.

COR4 states that development proposals will be expected to conform to certain design principles. Development is expected to demonstrate a scale and layout appropriate to the site and its surroundings, conserving or enhancing the quality and distinctiveness of the built environment and local landscape character. It should also use external materials appropriate to the local environment.

Under COR5, the character, appearance, integrity and local distinctiveness that contributes to the special qualities and settings of the historic built environment should be conserved and enhanced.

Policy DMD1b states that within the National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. It goes on to state that development will only be provided for where it would conserve and enhance the cultural heritage of the National Park.

DMD7 states that within the built environment, high standards of design and construction will be promoted to conserve or enhance distinctive historic, cultural and architectural features. Development proposals should conserve and enhance the character of the local built environment including buildings that contribute to the visual, historical or architectural character.

DMD8 states that consent will be granted for the alteration of listed buildings where the Authority concludes that any harm identified is outweighed by the public benefits the proposed development will bring.

The proposed alterations to the listed building are not considered to comply with these policies.

OFFICERS COMMENTS

The main issue is the effect the new windows have had on the character and significance of the grade II* listed building, its setting and on its features of architectural and historic interest.

Traditional windows make a very important contribution to the value and significance of historic buildings and areas including Wringworthy. The scheme approved in 2013 for various changes to the grade II* listed building at Wringworthy was partly based on retention of all existing windows and internal alterations to plan form which justified limited loss of external wall fabric and insertion of 3 new windows. The style of these new windows (also including new windows in existing wall openings WG14, WG15 and WF13) was a response to the character of the building and allowed for the inclusion of double glazing. No alterations to existing windows were approved.

The replacement windows that have already been installed represent a significant alteration to the building.

Most of the replacement joinery is not traditional flush casement types, but rather casements set back and window framing presented externally with deep chamfered mullions and

framings. This is a clear change to the previous designs and the uniformity of this takes no account of the evolution of the building and context of the different designs that previously existed.

It is understood that the three new window units previously approved were allowed as these were new windows in new wall openings and did not harm the significance of the building. The replacement windows however involve alterations to historic features that do affect the character and significance of the building.

The heavy bottom rails of some of the windows are particularly noticeable and the scale and proportions of timber/glazing is, in a number of cases, noticeably unbalanced, giving the impression of bulky and asymmetrical windows.

Taking into account the mix, variety and construction of other windows in the building, any perceived benefits of replacing those proposed are not considered to outweigh the harm that they have caused to the character and appearance of the building.

AGENTS COMMENTS

In mitigation; the applicant's agent claims that apart from two small stone framed window openings that date from the 17th C, all other windows have been repeatedly replaced and there are no surviving examples of historic casements; he states that of the 27 windows at least 24 are 20th C with the remaining three being either late 19th C or 20th C replicas of 19th C joinery. Of the 27 windows there are 16 different patterns and there is, he states, a plethora of different patterns and styles of window manufacture and joinery.

Damp has affected the structural timbers of the building and, the agent states, the lintels above windows were found to be decayed beyond repair, as were he states many of the windows.

The agent argues that there is no requirement to copy slavishly previous 20thC windows, that there are no set dimensions or templates to design replica period windows and the criticisms made by the Authority are no more than an expression of personal taste. Design cues are normally taken from existing windows but, he states, there are no period windows present from which to take a cue in the instance of Wringworthy Farm.

He states that the National Park Authority was responsible for introducing a new style of modern window to the building when it approved the design in 2010. The prominent chamfered mullions, he states, were apparently a feature of local joinery and are therefore representative of the local vernacular traditions.

The agent has expressed the justification for selecting the style of each replacement window, including that some are of similar design or almost identical, that some frames have been thickened to slow down the effects of rot, that additional glazing bars and deeper bottom rails do not affect the character of the house, that one has been modelled on adjacent windows, that the number of panes is a matter of personal taste, that there is no architectural reason why the previous modern window should be replicated, and that a reduction in the array of 20th C window patterns is considered beneficial to the appearance of the house.

The agent states that the windows replaced were beyond repair and were of little merit in any event. He states that there has been a slight rationalisation of the windows; some elements of local joinery tradition in the forms of the chamfered mullions have been introduced. Variety

across the fenestration he states has been maintained and overall, there has been no impact upon the character of the building.

HISTORIC ENGLAND (HE)

HE raises concerns over the robust nature of the proposed window design, the justification for an estate designed fenestration and the potential confusion within the phasing of the building. HE has identified that harm would be caused by the proposal to the aesthetic and authentic evolutionary presentation of this grade II* listed vernacular property. Therefore, it would welcome amendments to the design, to mitigate the harm identified.

CONCLUSION

It is clear that the replacement of the windows represents a significant and material alteration requiring Listed Building Consent. Whilst replacement windows are allowed in Listed Buildings, it is for the applicant to demonstrate that any alteration to the design of the windows is appropriate in historic and character terms. The Authority and HE are firmly of the opinion that the new windows have harmed the special character and appearance of the Listed Building.

The proposal is considered to have a detrimental impact on the special interest of the grade II* listed building, causing harm to the significance of the designated heritage asset and its setting. Planning policy clearly establishes that any harm or loss to the significance of a listed building requires clear and convincing justification.

RECOMMENDATION

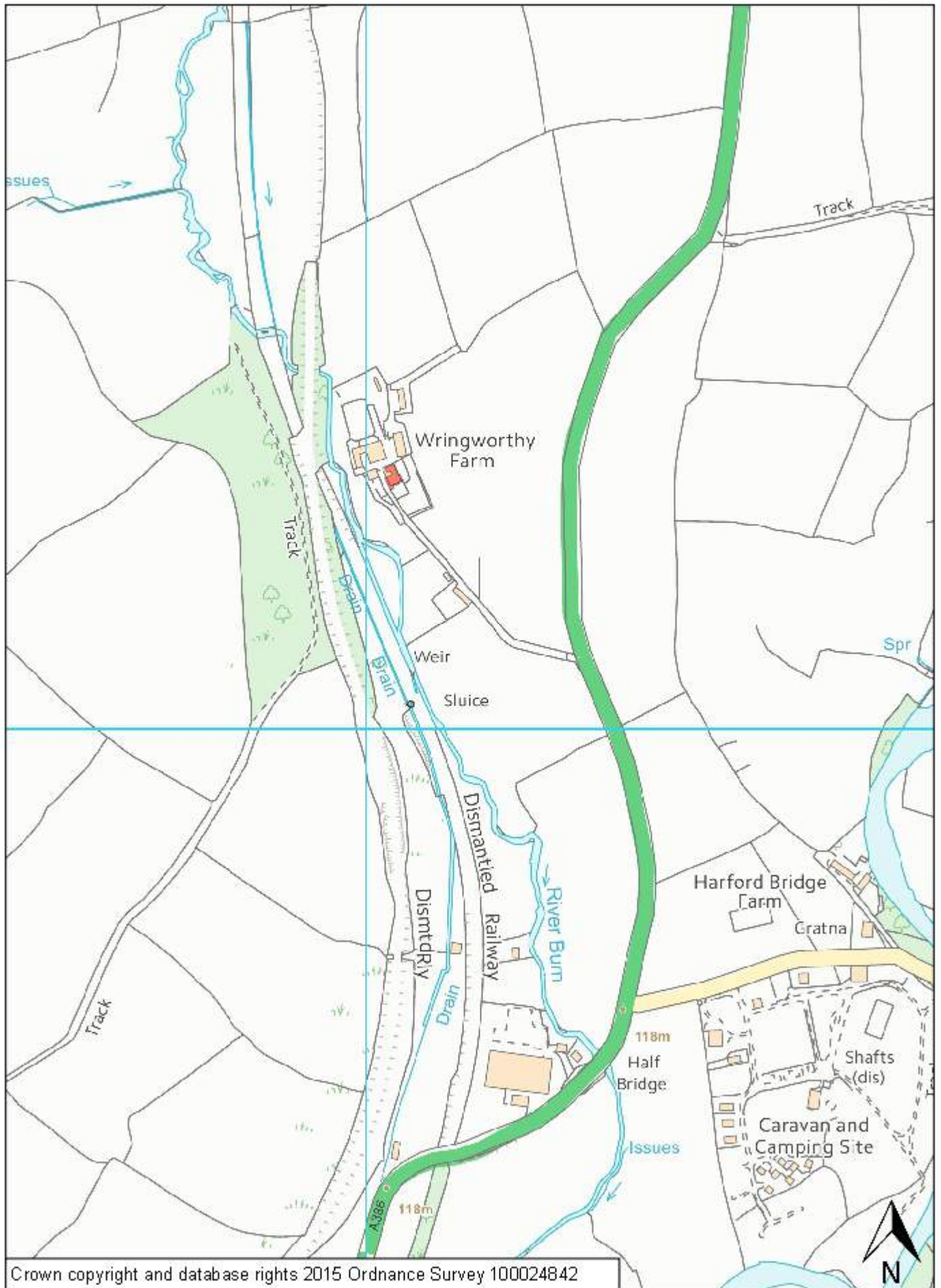
The proposed replacement windows, by reason of their design and detailing, have a harmful impact on the character, appearance and significance of the Grade II* listed farmhouse with no over-riding public benefits to outweigh the harm.

The proposal is therefore considered to be unacceptable and it is recommended that consent be refused.

Wringworthy Farm, Mary Tavy - 0026/16



Scale 1:5,000



4. Application No: **0026/16** District/Borough: **West Devon Borough**
Application Type: **Listed Building Consent** Parish: **Mary Tavy**
Grid Ref: **SX500772** Officer: **James Aven**

Proposal: **Part replastering of walls to dining room and living room with lime plaster**

Location: **Wringworthy Farm, Mary Tavy**

Applicant: **Mrs A Roberts**

Recommendation **That consent be GRANTED**

Condition(s)

1. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the materials list and method statement included at sections 8 and 9 of the 'Lime Plaster Proposal' report dated March 2015.
2. Notwithstanding the details hereby approved, the stonework above and either side of the fire place in the living room (G07), excluding the lintel, shall be plastered using materials and techniques so as to match the plasterwork approved elsewhere in this room.

Introduction

Wringworthy Farmhouse is a Grade II* listed building, first listed in June 1952. The house is located approximately 1.4km west of Peter Tavy, and is accessed directly from the A386, 350m north of Harford Bridge.

The house sits in the context of a group of grade II listed farm buildings, one of which has been converted to holiday accommodation and another is currently being converted to two further holiday units plus a farm office and store. There are also non-listed agricultural/equestrian buildings within the complex.

This report is being presented to the Committee at the Head of Planning's discretion.

Planning History

0144/14	Alterations to existing agricultural barns to form two holiday cottages and one staff accommodation unit including a new access drive and parking	Full Planning Permission	Grant Conditionally	12 August 2014
0145/14	Alterations to existing agricultural barns to form two holiday cottages and one staff accommodation unit including a new access drive and parking	Listed Building Consent	Grant Conditionally	06 May 2014
0634/13	Conversion of barns to form two holiday lets and one unit of staff accommodation, with new access drive and parking	Full Planning Permission	Withdrawn	22 January 2014
0635/13	Conversion of barns to form two holiday lets and one unit of staff accommodation, with new access drive and parking	Listed Building Consent	Withdrawn	22 January 2014
0236/13	Alterations to house and construction of new single storey entrance lobby/porch			

	Full Planning Permission - Householder	Grant Conditionally	25 July 2013
0237/13	Alterations to house and construction of new single storey entrance lobby/porch		
	Listed Building Consent	Grant Conditionally	25 July 2013
	Appeal lodged: 15 September 15		
0363/09	Replacement of front door and windows		
	Listed Building Consent	Grant Conditionally	28 January 2010
0531/05	Change of use of garage to form bathroom and bedroom with installation of window at first floor level		
	Listed Building Consent	Grant Conditionally	23 August 2005
0530/05	Conversion of garage to bedroom and bathroom and proposed new window at first floor level		
	Full Planning Permission	Grant Conditionally	23 August 2005
0102/16	Structural repairs to ceiling, including strengthening works to beam, insertion of new joists and construction of concrete block supporting wall		
	Listed Building Consent	Not yet determined	
0018/16	Replacement of seven windows and retrospective and amended design for eighth approved additional window (WF07)		
	Listed Building Consent	Not yet determined	

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No objection
Environment Agency:	Flood Risk Zone 2 - No FRA submitted with the application but the proposal is for replastering walls in an existing dwellinghouse from which there will be no increased risk of flooding to this or any other land.
Historic England:	Historic England has been consulted on a number of unauthorised works undertaken to Wringworthy Farmhouse, a grade II* listed heritage asset. The proposal is for reinstatement of the plaster finish within the former hall and parlour with a lime putty mix. The removal of the plaster is not subject of this application; however, it should be noted that this has resulted in the significant loss of historic fabric. Evidence of heavily haired earth backing coat with a lime top coat is retained on the ceiling, which continues down the top of the wall and is an important example of traditional construction techniques and materials. We are not convinced by the evidence to support the proposed lime putty scratch and skim coat, which would erode the evidential value held within the designated asset. Therefore, we would look for the proposal to be amended to incorporate the addition of an earth backing coat, based on the samples taken from the existing historic fabric.

Significance

Wringworthy Farmhouse is a grade II* listed early 16th century dwelling based around a former open hall. It has undergone later subdivision, with the flooring over of the hall, the truncation of the lower end of the principle range and the addition of a service wing in the late 16th/ early 17th century, with further works undertaken in the 19th century. As a vernacular structure, the building's significance is held in the survival of the evidence of local and traditional construction techniques as well as the harmonious and evolutionary nature of its presentation.

Its grade II* listed status identifies it as being in the top 6% of all listed buildings and is of more than special interest. Therefore, Wringworthy Farmhouse is a fine example of a modest status vernacular dwelling which retains historic, evidential and aesthetic value.

The proposal looks to re-plaster the wall using lime putty in the dining and sitting room, (the former hall and parlour), that was floored over in the late 16th/ early 17th century. The largest area of surviving fabric, following the unauthorised works, is a heavily haired earth backing coat finished, with traditional lime skim, which extends over the ceiling of the west part and on the east and west cross-beams of the Dining Room; the same material can be seen to have continued on the walls below the beams but appears to have been cut off in a ragged fashion. This is identified as potentially being part of a series of works undertaken in the 17th century and contemporary with the flooring over of the hall. It provides evidence of traditional construction technique that corresponds to the earth bedding seen within the masonry construction. These are traditional techniques common in vernacular buildings, irrespective of status throughout the West Country and many other parts of Britain.

Impact

The proposal is for the re-plastering of the walls with a lime putty mix, following the removal of internal surface finishes that were undertaken without the benefit of listed building consent. The result of the plasterwork being removed has resulted in the significant loss of potentially historic fabric but also the evidential value held by the material. We note that the removal of the plaster is not the subject of this application and so have not commented on this aspect of the scheme in detail.

The proposal for the re-plastering with a lime scratch coat and lime skim, is based on evidence of a single coat of lime found behind the 16th century bench, which might pre-date the flooring over of the hall, and the suggestion that there is

evidence of hairs and lime found within the stone joints although earth bedding mortar is present as well.

The presence of earth plaster within the former hall has also been corroborated by submissions from previous professionals working on the property, although it was agreed that some modern unsympathetic interventions had been undertaken. Therefore, we consider that the proposed change in material will have an adverse impact on the integrity of the property and the traditional techniques and material used within its construction.

Policy

The Planning (Listed Building and Conservation Area) Act 1990 identifies that there is a “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” (Section 16 (2)).

The NPPF identifies that significance can be harmed or lost through alteration or destruction of the heritage asset and therefore as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (Para 132). It also highlights that when development proposal lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (Para 134).

We would also highlight Historic England’s Conservation Principles that provides a best practice approach to managing change in the historic environment. The consideration of authenticity and integrity is a key element in considering the appropriateness of development and the justification for works. Decisions regarding works that affect the integrity and authenticity of a site should demonstrate a comprehensive understanding of the values of the place and what might be lost by the process (Para 94).

Furthermore, new works and alteration would need to satisfy a number of criteria, which would include that any proposal should not materially harm the values of the place, and where appropriate should reinforce or better reveal the significance of the heritage asset (Para 138, 140 and 141).

Position

The loss of the fabric through these unauthorised works is extremely unfortunate and has resulted in considerable harm to the significance of this important heritage asset, due to the impact on the evidential value of traditional construction methods identified within the plasterwork.

Historic England has concerns regarding the philosophical approach to the proposed reinstatement of the wall finishes. The primary evidence retained in the ceiling fabric and evidence of its continuation over the beams and down the wall, provides a strong suggestion that this haired earth plaster had been the historic finish to the wall. The limited evidence of lime behind the bench is an important archaeological aspect in understanding the development of the room, as an early example, prior to the installation of the bench, potentially in the 16th century.

We have not been convinced by the evidence provided for the presence of a lime backing coat to the wall and we note the earth mortar utilised within the original construction of the fabric and that this is likely to be an easily accessible material from within the surrounding locality.

Therefore, with regards to the appropriateness of the reinstatement of the plasterwork solely with lime based products, we would raise concerns about its impact on the integrity of the special interest of the building. This is through the evidence it provides for a traditional construction material that is becoming rarer due to a lack of understanding regarding its importance and quality. We consider that the proposed justification for the use of a lime backing coat rather than an earth substrate has not been clearly or convincingly justified and that the use of heavily haired earth backing plaster with a lime skim, which we have evidence for, should be reinstated. We would advise that samples are taken and trials undertaken in order to match the existing fabric.

In terms of the approach with the proposed lime coverage and the suggestion to leave certain elements exposed: Exposing features in this way gives undue prominence to features that would historically been concealed by plaster and paint/wash finishes. We would generally therefore discourage this non-authentic approach.

Recommendation

Historic England is extremely disappointed that the plasterwork has been removed without listed building consent and is unable to support the current proposals due to the potential impact on the integrity of the evidential value of the structure, which will be significantly eroded by the proposal.

We would strongly advise that the proposed scheme is amended to utilise heavily haired earth plaster backing coat with a lime top coat, utilising samples from the ceiling to provide matching and compatible material.

Historic Buildings Officer:

Recommends refusal. The proposed works will not

preserve or sustain heritage value, and harm will be caused to the significance of the designated heritage asset.

Wringworthy farmhouse is a grade II* listed building and designated heritage asset. It is a vernacular building which embodies evidence for local materials and traditional building techniques through various development phases, and this amongst other heritage values contribute to character and significance. For example, plain plasterwork to internal ceiling and wall surfaces rather than decorative plasterwork, and use of locally sourced earth for basecoat mortars are indicative of the vernacular quality of the protected farmhouse.

For clarity, Dining Room G.08 is referred to as the 'former hall' and Living Room G.07 is referred to as the 'parlour' by Historic England in the formal consultation response dated 16 February, 2016. These two principal rooms are the key area where Historic England's response to inappropriate introduction of the lime mortar specified in the application rest, although much harm has already been caused by the loss of historic plasters throughout the building without consent.

There is essentially only one lime mortar type for all plasterwork to both ceilings and walls throughout the property using lime putty for base coat, float coat and final coat where the proportions of each type of coat is 3:1 haired or un-haired lime and 3:2 lime plaster. This basic approach is not acceptable for the principal rooms where base coats should be earth and hair mortars, and based on analysis of surviving mortars. Surviving historic plasters are to be retained and repairs based on mortar analysis to ensure authentic repair. Historic England's advice and recommendations are supported.

No plasterboard should be introduced to walls and ceilings as a replacement background where historic plasters, laths etc. have been removed during the works to date.

Parish/Town Council Comments

Mary Tavy PC: No objection

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD24 - Extensions and alterations to dwellings

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

BACKGROUND

Wringworthy farmhouse is a very high quality example of a multi-phase farmhouse. The house has suffered repeated alterations, part demolitions and extensive decay and as a result considerable repair is required to preserve the building.

Planning and listed building consents were granted in 2013 for a comprehensive scheme of restoration. Works commenced at the end of September 2014 but in October 2014, works were noted taking place at the farmhouse that did not have the benefit of listed building consent, including the removal of plaster from some of the internal walls.

THE PROPOSAL

The application proposes the use of a lime putty mix to plaster the walls in the dining room and sitting room (former 'hall' and 'parlour'), located at the southern end of the house. This follows the removal of internal wall finishes that were undertaken without the benefit of listed building consent.

It is the applicants' view that the works undertaken fall within the category of necessary repairs and the application therefore does not seek consent for the removal of plasters but for the re-plastering of walls where plaster has been removed.

Whilst it may become necessary for other walls and ceilings within the property to be repaired/replaced, these are not included within this application.

POLICY

The property is a Grade II* listed building. COR1 highlights the need to sustain the local distinctiveness and character. Furthermore the need to conserve or enhance important historic and cultural features should also be considered.

COR4 states that development proposals will be expected to conform to certain design principles. Development is expected to demonstrate a scale and layout appropriate to the site and its surroundings, conserving or enhancing the quality and distinctiveness of the built environment and local landscape character. It should also use external materials appropriate to the local environment.

Under COR5, the character, appearance, integrity and local distinctiveness that contributes to the special qualities and settings of the historic built environment should be conserved and enhanced.

Policy DMD1b states that within the National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. It goes on to state that development will only be provided for where it would conserve and enhance the cultural heritage of the National Park.

DMD7 states that within the built environment, high standards of design and construction will be promoted to conserve or enhance distinctive historic, cultural and architectural features. Development proposals should conserve and enhance the character of the local built environment including buildings that contribute to the visual, historical or architectural character.

DMD8 states that consent will be granted for the alteration of listed buildings where the Authority concludes that any harm identified is outweighed by the public benefits the proposed development will bring.

The proposed works are considered to comply with these policies.

HISTORIC ENGLAND (HE) COMMENTS

HE raises concerns over the loss of the historic fabric through the removal of the plasterwork which, it states, impacts on the evidential value of traditional construction methods and has resulted in considerable harm to the significance of the heritage asset. HE believes the remaining evidence of haired earth plaster within the dining room provides strong evidence of the historic finish to the walls but acknowledges that the limited evidence of lime plaster, potentially dating from the 16th century, is an important aspect in understanding the development of the room.

HE raises concerns over the reinstatement of the plasterwork solely with lime based products which, it considers, would impact on the special interests of the building. It considers the proposed use of a lime backing coat rather than an earth substrate has not been convincingly justified and that the use of heavily haired earth backing plaster with a lime skim should be reinstated.

AGENTS COMMENTS

In mitigation, the applicants state that the only plasterwork that has been removed had either failed due to a significant chronic damp problem, was either beyond repair or made of unsympathetic modern plasters, or both, or had to be removed to undertake works permitted by the 2013 consent. They state that no plaster has been removed without reasonable cause.

The applicants state that the walls were not earth plastered in the sitting and dining rooms as claimed by the Authority and HE, but were lime plastered, as evidenced by the remaining plaster on the walls.

The house is said to have suffered an erosion of period features in recent years including the loss of ceilings, floors, windows, doors and plasterwork. The house is in a flood plain with a high water table and chronic damp problems have not previously been addressed which, the applicants state, has resulted in extensive decay of plasterwork on the ground floor.

Given the evolution of the house and the chronic damp problems, the applicants believe it is likely that the principal rooms have been plastered several times. Notwithstanding this, they acknowledge that some remaining historic plasters add to the interest of the house.

The applicants do not consider that there is any evidence or justification in listed building terms for the use of earth plasters in the principal rooms and therefore propose to plaster the walls in lime as has been approved elsewhere in the house.

The lime plastered walls will, they state, be in keeping with the appearance and character of the house and the rooms in question. The use of lime plasters replicates the plasters still present over large areas of the house and will allow the house to withstand low levels of damp.

OFFICERS COMMENTS

The main issue is the effect the proposed plasterwork would have on the character and significance of the grade II* listed building, and on its features of architectural and historic interest.

The plasterwork at Wringworthy incorporates no decorative features, friezes or panels. On the walls of the dining and sitting rooms there are limited areas of single and double coat haired lime plasters. Where the plaster has been removed, the remnants of haired lime plaster is visible in the joints of the stonework; the walls themselves are built of stone, bedded in earth mortars.

On the ceiling in the dining room there are earth based plasters which are mixed in with lime plasters; in some areas these plasters extend down and cover the lintels and small amounts of haired earth plaster have been found on the dining room walls.

The removal of the plaster in the dining room and living room represents a significant and material alteration to this Grade II* listed building which this application seeks to address. Based on evidence of haired earth plaster found in the dining room, the Authority's Historic Buildings Officer and HE are firmly of the opinion that the proposed replacement lime plaster will harm the special character and significance of the Listed Building.

Whilst there is evidence of earth plaster having been used in the dining room, there is little evidence of when this was removed from the walls. As mentioned by HE, this may have been as early as the 17th century as part of a series of works undertaken to the property.

CONCLUSION

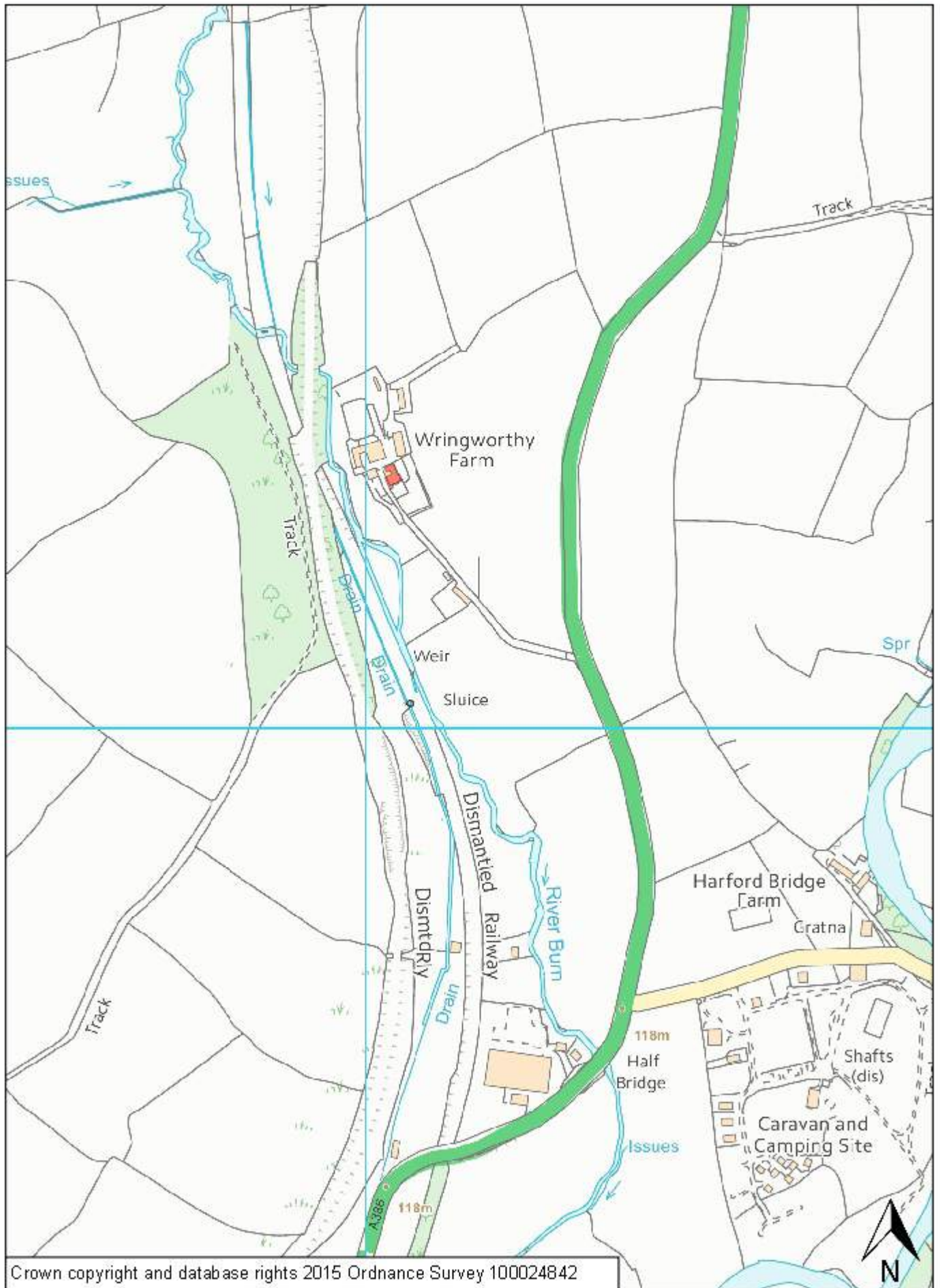
The concerns expressed by HE and the Authority's Historic Buildings Officer are acknowledged and the preferred presentation of these two rooms would be with a haired earth backing plaster and lime plaster skim in order to preserve and demonstrate this traditional construction method.

However, given the historical evolution of the building and lack of clear evidence regarding the previous treatment of the walls, the proposed lime plasterwork, which is also a traditional material, is considered to be acceptable and it is therefore recommended that consent be granted.

Wringworthy Farm, Mary Tavy - 0102/16



Scale 1:5,000



5. Application No: **0102/16** District/Borough: **West Devon Borough**
Application Type: **Listed Building Consent** Parish: **Mary Tavy**
Grid Ref: **SX500772** Officer: **James Aven**

Proposal: **Structural repairs to ceiling, including strengthening works to beam, insertion of new joists and construction of concrete block supporting wall**

Location: **Wringworthy Farm, Tavistock**

Applicant: **Mrs A Roberts**

Recommendation **That consent be REFUSED**

Reason(s) for Refusal

1. The proposed concrete block supporting wall, by reason of its design and construction, and the raising of the historic joists would have a harmful impact on the character, appearance and significance of the grade II* listed building with no over-riding public benefits to outweigh the harm presented. The proposal is therefore contrary to the Dartmoor National Park Core Strategy Development Plan Document and in particular policies COR1 and COR3, policies DMD1b and DMD8 of the Development Management and Delivery Development Plan Document and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

Introduction

Wringworthy Farmhouse is a Grade II* listed building, first listed in June 1952. The house is located approximately 1.4km west of Peter Tavy, and is accessed directly from the A386, 350m north of Harford Bridge.

The house sits in the context of a group of grade II listed farm buildings, one of which has been converted to holiday accommodation and another is currently being converted to two further holiday units plus a farm office and store. There are also non-listed agricultural/equestrian buildings within the complex.

This report is being presented to the Committee at the Head of Planning's discretion.

Planning History

0144/14	Alterations to existing agricultural barns to form two holiday cottages and one staff accommodation unit including a new access drive and parking	Full Planning Permission	Grant Conditionally	12 August 2014
0145/14	Alterations to existing agricultural barns to form two holiday cottages and one staff accommodation unit including a new access drive and parking	Listed Building Consent	Grant Conditionally	06 May 2014
0634/13	Conversion of barns to form two holiday lets and one unit of staff accommodation, with new access drive and parking	Full Planning Permission	Withdrawn	22 January 2014
0635/13	Conversion of barns to form two holiday lets and one unit of staff			

	accommodation, with new access drive and parking		
	Listed Building Consent	Withdrawn	22 January 2014
0236/13	Alterations to house and construction of new single storey entrance lobby/porch		
	Full Planning Permission - Householder	Grant Conditionally	25 July 2013
0237/13	Alterations to house and construction of new single storey entrance lobby/porch		
	Listed Building Consent	Grant Conditionally	25 July 2013
	Appeal lodged: 15 September 15		
0363/09	Replacement of front door and windows		
	Listed Building Consent	Grant Conditionally	28 January 2010
0531/05	Change of use of garage to form bathroom and bedroom with installation of window at first floor level		
	Listed Building Consent	Grant Conditionally	23 August 2005
0530/05	Conversion of garage to bedroom and bathroom and proposed new window at first floor level		
	Full Planning Permission	Grant Conditionally	23 August 2005
0018/16	Replacement of seven windows and retrospective and amended design for eighth approved additional window (WF07)		
	Listed Building Consent	Not yet determined	
0026/16	Part replastering of walls to dining room and living room with lime plaster		
	Listed Building Consent	Not yet determined	

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No objection

Environment Agency: Flood Risk Zone 2 - No FRA submitted with the application but the proposal is for internal structural works in an existing dwellinghouse from which there will be no increased risk of flooding to this or any other land.

Historic England: The proposal is a retrospective application for the structural works to two 17th century beams (referred to as beam 2 and 4) in the former medieval hall (now dining room) and their associated joists, which has resulted in loss of fabric and erosion of the evolved plan form of this modest vernacular property. Although there is some acceptance that structural works would have been required, the extent of works has not been sufficiently justified as less harmful alternatives have been identified. Consequently, the works have resulted in unjustified harm and Historic England object to the proposals.

As less harmful solutions have been identified, we would look for these to be implemented to help avoid and partially

mitigate harm to the significance of the grade II* listed vernacular property.

Significance

Wringworthy Farmhouse is a grade II* listed early 16th century dwelling based around a former open hall. It has undergone later subdivision, with the flooring over of the hall, the truncation of the lower end of the principle range and the addition of a service wing in the late 16th/ early 17th century, with further works undertaken in the 19th century. As a vernacular structure, the building's significance is held in the survival of the evidence of local and traditional construction techniques as well as the harmonious and evolutionary nature of its presentation.

Its grade II* listed status identifies it as being in the top 6% of all listed buildings and is of more than special interest. Therefore, Wringworthy Farmhouse is a fine example of a modest status vernacular dwelling which retains historic, evidential and aesthetic value within its fabric and plan form.

The proposal relates to the structural works that were undertaken to beam 2 and 4 located within the dining room (former hall). These are identified as being contemporary in date to the flooring over of the medieval hall in the 17th century (beam 2) as well as the recessed fabric of which beam 4 is the supporting beam for the corbelled wall above, which allowed for greater ease to the now truncated staircase up to the 1st floor. Consequently, the beams hold historic and evidential value in the evolution of the building, a key element within its significance.

Impact

It is understood that the structural works set out in this application are unauthorised, as appropriate consent from the Dartmoor National Park was not obtained prior to commencement. These works have resulted in the irreversible loss of 17th century fabric, following the removal of the end section of beam 2. The loss of character through the raising of the historic joists that sat in beam 2 and the addition of new supports, has removed the deflection and created the potential for an artificially flat appearance to the ceiling, that will be juxtaposed with the remaining ceiling in the rest of the hall that has retained its texture and character of age.

Beam 4 is now supported on a solid concrete block wall that partially fills a historic recess considered to be related to the 17th century phase of works within this section of the house. The agent refers to this phase of development as retaining a "splendid range" of features of

which the affected elements contribute to. The infill alters the appreciation of the floor plan, which is an important element in understanding the evolutionary development of the house as well as eroding the functionality and purpose of the historic beam.

In relation to all these works, as they were undertaken prior to discussion with the authorities, it is very difficult to fully ascertain the extent of works that would have been required. However, the approach sought has been an engineered solution and does not appear to necessarily have the significance of the historic asset at the forefront of the decision making process.

Policy

As the application affects a listed building, the statutory requirement to have special regard to the desirability of preserving the building, its setting and any features of special interest (s16(2), Planning (Listed Building and Conservation Area) Act 1990) must be taken into account by the local planning authority when making its decision.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. No other planning concern is given a greater sense of importance in the NPPF. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (para.132, NPPF).

Your authority should therefore also seek to improve proposals so that they avoid or minimise harm to the significance of designated heritage assets (Para 129).

Position

Historic England Structural Engineer has undertaken significant discussion with the applicant's engineers to firstly understand the structural issues that were identified and the justification for the approach taken.

The outcome from these discussions is that from the evidence provided there was a consensus that that there had been some deflection and issues with the condition of the ends of beam 2. As the works have been undertaken, it is now very difficult to assess what the extent of movement had been and consequently, the works undertaken cannot be appropriately justified, as we do not have the evidence basis by which to consider alternative options against. If we had been given this opportunity, less harmful approaches

might have been identified or at least appropriate consideration given to assess whether this radical approach was acceptable.

With the current situation, we have reluctantly come to the decision that to reverse the works to beam 2 could result in further harm being caused. However, appropriate partial mitigation has been identified in regards to the reinstatement of the historic joists to their original position allowing the joists to retain functionality in terms of being utilised for the ceiling laths, which had been lost following the insertion of the new elements. This will also contribute to the visual texture and character held within the room, that had been lost following the straightening out of the ceiling. The timber fillet that will angle the roof, do not address our concerns.

Questions were raised over the necessity of the level of support offered by the concrete block wall under beam 4 and whether this level of intervention, which has a significant impact on the evolved plan form of the heritage asset, could be justified. Historic England appreciates the cautious approach taken by the applicant with regards the structural issues but considers that alternative scheme could be utilised that reduce the overall impact of the works on the grade II* listed asset. This has been further corroborated by Paul Carpenter, an external engineer commissioned by the Local Planning Authority to assess the proposals. We do not consider that “great weight” has been given to the asset’s conservation and within the NPPF, no other planning concern is given a greater sense of importance (Para 132). Consequently, the requirement to have special regard for the desirability of preserving the building, its setting and any features of special interest set out within the legislation has not been fulfilled.

We support Paul Carpenter’s suggestion of a single post under the intersection of beam 2 and 4 and the packing of the joint between the two beams. We would like to clarify that this is a similar approach suggested by HE engineer, rather than the “post and beam” solution referred to within the statement of significance. The applicants have raised concern about the creation of an alcove and that this would be detrimental to the character of the room, although the reasoning for these concerns is not clear within the documents provided. We consider the single post to be a modest intervention that would retain a clear functional purpose as a support to the truss, in a traditional fashion that reflects the vernacular character of the house.

We also note the reference to the use of lime plaster and would refer back to our previous advice (ref L495758).

Consequently, the current scheme results in harm to the evolved plan form of the property with particular reference to a key phase of its development during the 17th century. We are not convinced that clear and convincing justification has been provided for the adverse impact proposed to the grade II* listed asset and the duty to have special regard has not been fulfilled in the proposed works (s16(2) 1990 Act). At present the scheme results in unjustified harm and we object to the current proposals.

However, we have identified alternative solutions that partially mitigate our concerns, although we remain disappointed by the approach taken and the resulting harm through the loss of fabric and adverse impact on the evolved plan form of the structure.

Recommendation

Historic England is extremely disappointed that the works have been undertaken without listed building consent. We object to the proposal as they currently stand, due to their harmful impact on the historic fabric and the evolved plan form of the multi-phased house, which has not been appropriately justified. We have through detailed discussion identified positive steps that could be taken to mitigate the harm, and we are frustrated that the applicant has not addressed these within the current application.

Historic Buildings Officer:

Recommends refusal. The alteration works have caused harm to the significance of the grade II* listed building, a designated heritage asset.

The structural works shown on the application drawings have already been carried out and are alterations to the grade II* listed building, a designated heritage asset. Site inspections made prior to these works being undertaken both at pre-application stage for applications 0236/13 and 0237/13 and during early stages of undertaking these approved works did not suggest the original first floor structure over the former hall was 'live' or in distress.

The structural interventions subsequently made which is the subject of this application for listed building consent have impacted on historic fabric, character and significance of the interior of the farmhouse and ground floor former hall. Whilst it is accepted that repairs to historic timbers and woodwork were required to sustain the integrity of floor beams, floor joists and floor boards the highly invasive solutions adopted have caused serious harm to special historic interest of the listed building, and significance of the designated heritage asset. The application for listed building consent is not supported.

Loss of historic floor and ceiling fabric over the former hall and floor boards to first floor bed chambers above has impacted the special qualities and meaning of these interiors, and the outcome of the alterations already undertaken has caused loss to the previously surviving heritage values resulting in an unjustifiable level of harm. Revised proposals to reduce the impact of for example the blockwork wall are required to mitigate harm to significance.

Parish/Town Council Comments

Mary Tavy PC: Any comments from the Parish Council will be reported at the meeting.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

BACKGROUND

Wringworthy farmhouse is a very high quality example of a multi-phase farmhouse. The house has suffered repeated alterations, part demolitions and extensive decay and as a result considerable repair is required to preserve the building.

Planning and listed building consents were granted in 2013 for a comprehensive scheme of restoration. Works commenced at the end of September 2014 and in November 2014, the applicants notified the Authority that they had identified some structural problems that necessitated some unforeseen essential repairs to ensure the structural integrity of the building that were not part of the original listed building consent.

A subsequent visit in February 2015 noted these works that are now the subject of this application.

THE PROPOSAL

This application seeks to regularise structural works to the ceiling, joists and 17th century beams in the dining room (former medieval hall) of this Grade II* listed house.

"G" section steel elements have been placed alongside the tie beam (Beam 2) and connected to it. The historic joists have been kept in place, cut through on one end by 200mm to remove damaged ends, and connected to a ledger within the hollow of the pre-formed steel. New joists have been attached to the same ledger to carry the floor above and part of the ceiling below. These new joists have been positioned in such a way to create a slight inclination from the east wall to Beam 2 and from the south wall to the North wall, in order that the ceiling should 'tilt' and thus re-instate the sag in the ceiling

A blockwork wall has been constructed beneath Beam 4 within the recess of the north wall for a distance of around 1.2 metres.

The ceiling (where missing) is to be reinstated in lath and plaster and lime plastered where necessary.

The few previous joist holes (notches) still visible once the ceiling is in place are proposed to be filled with pieces of oak.

POLICY

The property is a Grade II* listed building. COR1 highlights the need to sustain the local distinctiveness and character. Furthermore the need to conserve or enhance important historic and cultural features should also be considered.

COR4 states that development proposals will be expected to conform to certain design principles. Development is expected to demonstrate a scale and layout appropriate to the site and its surroundings, conserving or enhancing the quality and distinctiveness of the built environment and local landscape character. It should also use external materials appropriate to the local environment.

Under COR5, the character, appearance, integrity and local distinctiveness that contributes to the special qualities and settings of the historic built environment should be conserved and enhanced.

Policy DMD1b states that within the National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. It goes on to state that development will only be provided for where it would conserve and enhance the cultural heritage of the National Park.

DMD7 states that within the built environment, high standards of design and construction will be promoted to conserve or enhance distinctive historic, cultural and architectural features. Development proposals should conserve and enhance the character of the local built environment including buildings that contribute to the visual, historical or architectural character.

DMD8 states that consent will be granted for the alteration of listed buildings where the Authority concludes that any harm identified is outweighed by the public benefits the proposed development will bring.

The proposed works are not considered to comply with these policies.

HISTORIC ENGLAND (HE) COMMENTS

HE objects to the proposal due to the harmful impact it has on the historic fabric and evolved plan form of the multi-phased house, which it feels has not been convincingly justified. HE states that positive steps have been identified that could mitigate the harm and that it is frustrated that the applicants have not addressed these within this application.

HE considers the works to have resulted in the irreversible loss of 17th century fabric following the removal of part of the floor beam and the loss of character through the raising of the historic joists and addition of supports which have created an artificially flat ceiling.

HE points out that the proposed concrete block wall that supports the floor beam partially infills a historic recess and alters the floor plan which is an important element in understanding the evolutionary development of the house.

HE considers the approach sought to be an engineered solution that does not appear to have the significance of the historic asset at the forefront of the decision making process. HE considers that an alternative scheme could be utilised that reduces the overall impact of the works and supports the Authority's consultants suggestion of utilising a single oak post under the intersection of beams 2 and 4 which, it feels would be a modest intervention.

AGENTS COMMENTS

The applicants state that this application was submitted to address the Authority's concerns that repairs undertaken to the two beams in the dining room represent the best and least intrusive way of repairing structural defects in the building.

A chronic damp problem had affected the structural timbers of the building and the tie beams which support the floors and tie the walls together were found to be decayed at both ends with joists in similar conditions. The applicant's structural engineer advised them in 2014 that the floor beam in the dining room (B4) presented a risk of failure with potentially serious consequences for both the building fabric and occupants. Work commenced in January 2015 to construct a concrete block wall along the northern side of the dining room to support the beams.

In mitigation, the applicants state that the works undertaken have stabilised the structure and preserved the historic fabric, particularly the historic tie beam (Beam 2) and the plank and muntin screen above.

The "C" section steels attached to Beam 2 will, they state, be concealed within the ceiling and therefore invisible once ceiling repairs and plaster are completed.

The historic joists have been cut through and no longer perform their function of supporting the floors and ceiling. An ideal repair would have involved the retention of the joists in position and performing their historic function. In order to achieve this, they state that the historic tie beam (Beam 2) would have had to be removed and repaired by the attachment of two new ends; the failing joist ends would have had to be cut back and new ends attached or, as is more common, new joists inserted. The "ideal repair" they state was not possible due to the presence of the historic wall and plank and muntin screen above the tie beam. All the joists have been cut back whereas perhaps, if it had been possible to repair the beam, some of them

could have been retained full length.

The blockwork wall occupies part of a recess which dates back to the 17th C and was probably made to ease the approach to the stairs beside the fire. The applicants point out that the fabric and the structure of the recess are untouched as the blockwork wall is free standing. The wall buttresses the protruding stone arched doorway and provides support to Beam 4, it has enabled the remaining historic timber of Beam 4 to be retained and in engineering terms, the applicants state it is the simplest solution as it transfers the weight of the walls and roof above to the floor.

The applicants consider a block work wall to be preferred to a "post and beam" solution as such a solution would introduce a new alcove into the dining room which they consider would be detrimental to the character of the room. The applicants suggest that if necessary, it would be possible that the block wall could be chamfered to match an opposing wall.

The possibility of extending the block wall and re-concealing the discovered remnant stairs has also been considered by the applicants. The benefit of such an arrangement they state is that a plain wall will reflect the room as originally designed in that the thickness of the original wall will be reinstated. The extension of the wall would mean that the historic recess would no longer be visible although it would be retained unaltered behind the block wall. A historic door frame visible in the recess and the stairs would also be covered up.

The bow in the ceiling they state was created by the tie beam (Beam 2) sagging over time. The ceiling is untouched in one half of the dining room and is proposed to be angled slightly in the other half. When originally created, the applicants state that the room would not have had a bowed ceiling and this has occurred through structural movement. Whilst it is accepted that such features can give character, given the high status of the room in question the applicants consider it is better that the ceiling be reinstated in a near even plane.

The applicants state that difficult decisions have had to be taken as to how to resolve a series of interlinked complex structural failings and decisions have been taken in consultation with an experienced structural engineer. They believe their engineers solutions represent the best possible structural and aesthetic outcome for the building given the constraints.

OFFICERS COMMENTS

The main issue is the effect the works have had on the character and significance of the grade II* listed building, and on its features of architectural and historic interest.

The Authority commissioned a firm of structural engineers to assist in its consideration of the works that have been carried out in the dining room and in its determination of this application.

The consultants concentrated on the structural intervention works associated with the north wall of the dining room and the support arrangements for the main oak floor beam (B2) and the oak wall beam (B4) that helps support the north wall at first floor level.

The consultants noted that both beams have suffered localised timber decay, although the extent of which was difficult to determine fully following the recent works.

The significant intervention works that have taken place include trimming floor joists to allow steel channel strengthening to the floor beam (B2) and the construction of a 215mm thick dense concrete block wall against part of the northern wall to give enhanced bearing for the

floor beam (B2) and additional support to the wall beam (B4).

The consultants have advised that from a conservation engineering perspective and in considering the optimum 'philosophy of repair' of the beams above, they would not have carried out these intervention works and that they consider that the solution implemented is over engineered.

The consultants and Authority accept that the steel strengthening works and joist trimming that has been carried out to the floor beam (B2), although unfortunate, should remain as it is likely that remedial works could result in the loss of further historic fabric.

In order to remove the significant intervention of the concrete block wall, the consultants advise that the floor beam would need to be supported off a post, e.g. 200mm square oak post, set in the line of the block wall. This, they state, would lessen the intervention on the floor plan of the dining room and be a more sympathetic solution in this Grade II* listed building.

A balanced solution is required which minimises any harmful impact to the historic form, appearance and significance of the dining room and the room above.

The Authority considers that the floor joists should be realigned with the former socket holes in the historic beam, so as to cover the former joist holes. A lathe and plaster ceiling must be created in the dining room to follow the line of the former ceiling, evidence of which survives on the beam.

It is accepted that Beams 2 and 4 need to be supported effectively and additional support is desirable for the stone arch door surround. It is equally important that an acceptable conservation solution is identified. The Authority believes that the suggestions made by its structural engineers merit detailed consideration as a viable alternative solution and remains firmly of the view that the introduction of a substantial block wall is unacceptable, particularly as there appear to be alternative methods of providing the required support available.

CONCLUSION

The proposal is considered to have a detrimental impact on the special interest of the Grade II* listed building, causing harm to the significance of the designated heritage asset. Planning policy clearly establishes that any harm or loss to the significance of a listed building requires clear and convincing justification.

It is accepted that some structural works may have been required due to the effects of damp on structural timbers, but the extent of works and methods employed are not considered to be justified or acceptable.

Potentially less harmful solutions are available and have been recommended by the Authority's structural engineer that if implemented, would mitigate harm to the significance of the Grade II* listed building.

The proposed works are considered to have a harmful impact on the character, appearance and significance of the Grade II* listed farmhouse, with no over-riding public benefits to outweigh the harm, and it is therefore recommended that consent be refused.

NPA/DM/16/013

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 April 2016

MONITORING AND ENFORCEMENT

Report of the Head of Planning

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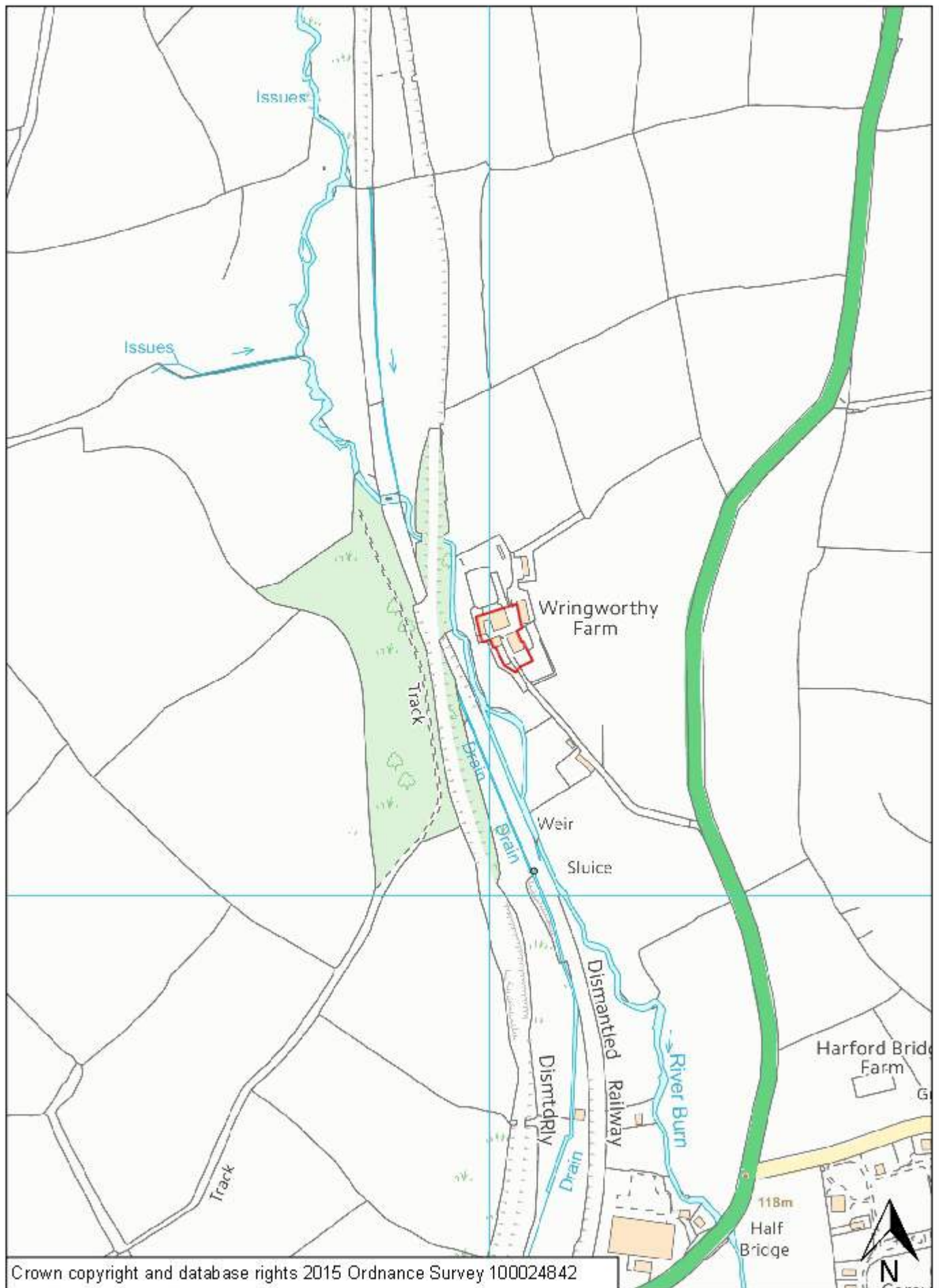
Item No. **Description**

1. ENF/0245/14 - Replacement windows and structural alterations in Grade II* listed farmhouse, Wringworthy Farm, Tavistock

Wringworthy Farm, Mary Tavy - ENF/0245/14



Scale 1:5,000



1 Enforcement Code: **ENF/0245/14** District/Borough: **West Devon Borough**
Grid Ref: **SX500772** Parish: **Mary Tavy**
Officer: **James Aven**

Description: **Replacement windows and structural alterations in Grade II* listed farmhouse**

Location: **Wringworthy Farm, Tavistock**

Land owner: **Mrs A Roberts**

Recommendation **That the appropriate legal action be authorised to:**
1. Secure the removal of the unauthorised windows and their replacement with windows of an appropriate design,
2. Secure the removal of the concrete block supporting wall in the dining room,
3. Secure the reinstatement of oak joists in the dining room ceiling to follow their previous alignment, and
4. That no further action be taken over the steel strengthening works and joist trimming that has been carried out to the floor beam

Relevant Development Plan Policies

COR1 & DMD1a - Sustainable Development Principles

COR3 & DMD1b - Delivering National Park purposes and protection of Dartmoor's special environmental qualities

COR5 & DMD8 - Protecting the historic built environment, change of use and alterations to historic buildings

DMD3 - Sustaining the quality of places in the National Park

DMD7 - Quality and distinctiveness of the built environment

Representations & Parish/Town Council Comments

Any comments from the Parish Council will be reported at the meeting.

Observations

INTRODUCTION

Wringworthy Farmhouse is a Grade II* listed building, first listed in June 1952. The house is located approximately 1.4km west of Peter Tavy, and is accessed directly from the A386, 350m north of Harford Bridge.

The house sits in the context of a group of grade II listed farm buildings, one of which has been converted to holiday accommodation and another is currently being converted to two further holiday units plus a farm office and store. There are also non-listed agricultural/equestrian buildings within the complex.

This enforcement report follows three listed building consent reports included on this agenda (0018, 0026 & 0102/16). The recommendation above may be subject to change, depending on the outcome of those applications.

DESCRIPTION

Wringworthy Farmhouse is a grade II* listed early 16th century dwelling based around a former

open hall. It has undergone later subdivision, with the flooring over of the hall, the truncation of the lower end of the principle range and the addition of a service wing in the late 16th/ early 17th century, with further works undertaken in the 19th century. As a vernacular structure, the building's significance is held in the survival of the evidence of local and traditional construction techniques as well as the harmonious and evolutionary nature of its presentation.

Its grade II* listed status identifies it as being in the top 6% of all listed buildings and is of more than special interest. Therefore, Wringworthy Farmhouse is a fine example of a modest status vernacular dwelling which retains historic, evidential and aesthetic value within its fabric and plan form.

Wringworthy farmhouse is a very high quality example of a multi-phase farmhouse. The house has suffered repeated alterations, part demolitions and extensive decay and as a result considerable repair is required to preserve the building.

HISTORY

Planning permission and listed building consent were granted in 2013 for a comprehensive scheme of restoration. Works commenced at the end of September 2014 but in February 2015, it was noted that works had been carried out without the benefit of listed building consent, including the replacement of several windows, the removal of plaster and the carrying out of structural alterations.

Discussions have continued with the landowners and their agents throughout 2015 up to the present time which has resulted in the three applications considered earlier on this agenda.

POLICY

The property is a Grade II* listed building. COR1 highlights the need to sustain the local distinctiveness and character. Furthermore the need to conserve or enhance important historic and cultural features should also be considered.

COR4 states that development proposals will be expected to conform to certain design principles. Development is expected to demonstrate a scale and layout appropriate to the site and its surroundings, conserving or enhancing the quality and distinctiveness of the built environment and local landscape character. It should also use external materials appropriate to the local environment.

Under COR5, the character, appearance, integrity and local distinctiveness that contributes to the special qualities and settings of the historic built environment should be conserved and enhanced.

Policy DMD1b states that within the National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. It goes on to state that development will only be provided for where it would conserve and enhance the cultural heritage of the National Park.

DMD7 states that within the built environment, high standards of design and construction will be promoted to conserve or enhance distinctive historic, cultural and architectural features. Development proposals should conserve and enhance the character of the local built environment including buildings that contribute to the visual, historical or architectural character.

DMD8 states that consent will be granted for the alteration of listed buildings where the Authority concludes that any harm identified is outweighed by the public benefits the proposed development

will bring.

OFFICERS COMMENTS

The arguments for and against the replacement windows that have been installed and the structural alterations that have been carried out have been considered in some detail in the respective application reports on this agenda and it is not considered necessary to repeat that information in this enforcement report.

With regard the structural works, the Authority and Historic England are in agreement that to reverse the strengthening works to beam 2 could result in further harm being caused. However, appropriate partial mitigation has been identified in regards to the reinstatement of the historic joists to their original alignment with the socket holes in the beam, allowing the joists to retain functionality in terms of being utilised for the ceiling laths, which had been lost following the insertion of the new elements. This will also contribute to the visual texture and character held within the room, that had been lost following the straightening out of the ceiling.

It is accepted that Beams 2 and 4 need to be supported effectively and additional support is desirable for the stone arch door surround. It is equally important that an acceptable conservation solution is identified. The Authority believes that the suggestions made by its structural engineers merit detailed consideration as a viable alternative solution and remains firmly of the view that the introduction of a substantial concrete block wall is unacceptable, particularly as there appear to be alternative methods of providing the required support available.

CONCLUSION

It is clear that the replacement of the windows and structural works represents a significant and material alteration requiring Listed Building Consent and the Authority and Historic England are firmly of the opinion that these alterations have harmed the special character and significance of the listed building.

Planning policy clearly establishes that any harm or loss to the significance of a listed building requires clear and convincing justification. This is not considered to have been received.

Taking into account the mix, variety and construction of other windows in the building, any perceived benefits of those that have been replaced are not considered to outweigh the harm that they have caused to the character and appearance of the building.

It is accepted that some structural works may have been required due to the effects of damp on structural timbers, but the extent of works and methods employed are not considered to be justified or acceptable.

Potentially less harmful solutions are available and have been recommended by the Authority's structural engineer that if implemented, would mitigate harm to the significance of the Grade II* listed building.

The replacement windows and structural alterations are considered to have a harmful impact on the character, appearance and significance of the Grade II* listed farmhouse, with no over-riding public benefits to outweigh the harm. It is therefore recommended that the appropriate legal action be taken to remedy this harm.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 April 2016

APPEALS

Report of the Head of Planning

Recommendation : **That the report be noted.**

The following appeal decision(s) have been received since the last meeting.

1	Application No:	F/15/3138493	District/Borough:	West Devon Borough
	Appeal Type:	Enforcement Notice	Parish:	South Tawton
	Proposal:	Unauthorised lighting		
	Location:	Oxenham Arms, South Zeal		
	Appellant:	Mr S Powell		
	Decision:	DISMISSED AND NOTICE UPHELD		

2	Application No:	W/15/3132273	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Ashburton
	Proposal:	Conversion of store into a 1/2 bed mews cottage		
	Location:	The Tin Shed, Kingsbridge Lane Mews, Ashburton		
	Appellant:	Mr F Christophers		
	Decision:	DISMISSED		

The following appeal(s) have been lodged with the Secretary of State since the last meeting.

1	Application No:	W/16/3142143	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Bridford
	Proposal:	Erection of rural worker's dwelling		
	Location:	Poole Farm, Bridford		
	Appellant:	Messrs M & M Amos & Totterdell		

2	Application No:	W/16/3144095	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Ashburton
	Proposal:	Change of use from domestic ancillary to B1 business use		
	Location:	26 St Lawrence Lane, Ashburton		

Appellant: **Mr M Bartram**

3 Application No: W/16/3144531 District/Borough: West Devon Borough
Appeal Type: Condition(s) Imposed Parish: Mary Tavy
Proposal: Alterations to existing agricultural barns to form holiday cottages and games room for use incidental to the residential use of Wringworthy Farm House
Location: **Wringworthy Farm, Mary Tavy**
Appellant: **Mrs A Roberts**

4 Application No: Y/16/3144533 District/Borough: West Devon Borough
Appeal Type: Condition(s) Imposed Parish: Mary Tavy
Proposal: Alterations to existing agricultural barns to form holiday cottages and games room for use incidental to the residential use of Wringworthy Farm House
Location: **Wringworthy Farm, Mary Tavy**
Appellant: **Mrs A Roberts**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 April 2016

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Head of Planning

Members are requested to contact the Office before 5pm on Thursday if they wish to raise questions concerning any of the above.

(For further information please contact James Aven)

Recommendation: **That the following decisions be noted.**

1 Enforcement Code:	ENF/0030/16	District/Borough:	West Devon Borough
Grid Ref :	SX507790	Parish :	Mary Tavy
Breach :	Unauthorised shed		
Location :	Box Cottage, Mary Tavy		
Action taken / Notice served	No further action taken		

STEPHEN BELLI