

| | |
|-------------------------|---|
| APPLICATION NO. | P09/E0597 |
| APPLICATION TYPE | FULL |
| REGISTERED | 04 June 2009 |
| PARISH | MAPLEDURHAM |
| WARD MEMBER(S) | Mr Malcolm Leonard Mr Robert Peasgood |
| APPLICANT | The Mapledurham 1997 Trust |
| SITE | Mapledurham House / Estate, Mapledurham |
| PROPOSAL | Replacement of existing timber fence, posts and gates with brick wall, iron railings, brick piers and timber gates. |
| AMENDMENTS | None |
| GRID REFERENCE | 644976/176713 |
| OFFICER | Emma Bowerman |
| | |
| APPLICATION NO. | P09/E0598/CA |
| APPLICATION TYPE | CONSERVATION AREA CONSENT |
| REGISTERED | 04 June 2009 |
| PARISH | MAPLEDURHAM |
| WARD MEMBER(S) | Mr Malcolm Leonard Mr Robert Peasgood |
| APPLICANT | The Mapledurham 1997 Trust |
| SITE | Mapledurham House / Estate, Mapledurham |
| PROPOSAL | Replacement of existing timber fence, posts and gates with brick wall, iron railings, brick piers and timber gates. |
| AMENDMENTS | None |
| GRID REFERENCE | 644976/176713 |
| OFFICER | Emma Bowerman |

1.0 INTRODUCTION

- 1.1 These applications are referred to the Planning Committee as the Officer recommendations conflict with the views of Mapledurham Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. Mapledurham House is a Grade I listed building circa 1586. The House is the principle building of the wider estate and there are a number of significant historic estate buildings including the Grade II* Old Manor, a Grade II* watermill and a variety of associated features including individually listed brick and flint walls and the Parish Church (Grade I) in the immediate vicinity. The existing accesses to the House and watermill are defined by a low key timber fence. The site falls within Mapledurham Conservation Area and the Chilterns Area of Outstanding Natural Beauty.

2.0 PROPOSAL

- 2.1 Planning permission is sought for the erection of a new boundary at the entrance to Mapledurham House and watermill. Conservation Area consent is sought for the removal of the existing fence.

- 2.2 The proposed new boundary would consist of a low brick and flint wall up to 1.3 metres in height, with 1.1 metre iron railings above. Two gates would be provided to access both the House and watermill. The proposed gates would be constructed with a timber frame painted white, with railings similar to those used on the walls. The brick piers would be a height of 2.2 metres and would be finished with a stone finial.
- 2.3 The plans of the proposed development are **attached** as Appendix 2. The Design and Access statement that accompanied the application can be viewed on the Council's website at www.southoxon.gov.uk.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Mapledurham Parish Council** – Considers the application should be refused on the basis that the proposal would spoil the Conservation Area and is far too grand and high for what is effectively the tradesman's entrance to the House. It fails the District Council's Design Guide in respect of the character of the riverside and the quality of the public realm will be further reduced.
- 3.2 **Conservation and Design** – No objection subject to conditions securing appropriate materials.
- 3.3 **Highways** – No objection. Commented that the proposal would not have any impact on the highway in terms of safety and convenience.
- 3.4 **Archaeology** – No objection.
- 3.5 **Forestry** – No objection.
- 3.6 **Chiltern Society** – Object to the application on the grounds that the proposed boundary wall and gates would be out of keeping with and detrimental to the character of the Conservation Area. It would urbanise what has historically been a rural scene by substituting an obtrusive, intimidating barrier for a rustic fence.
- 3.7 **Neighbours** – Fours letters of objection. The issues of concern raised are, in summary:
- The loss of the view of the river and watermill.
 - Grandiose gates are unsuitable for the tradesman's entrance.
 - Unsuitable in a Conservation Area.
 - Out of keeping with the surrounding environment.
 - Domineering construction that would be an eyesore.
 - Would result in an intensification of development in a Conservation Area.
 - The railings would look like a prison and feel like a fortress.
 - The join between the Old Vicarage and new wall would be unsightly and unsuitable.
 - The church and churchyard would be forced into a tunnel like perspective.

Neighbours have also raised concerns regarding access to the river. It is noted that there is no public right of way to the river at this point and the existing boundary has been in place for many years.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P69/H0127 – Wall and gate – Approved in 1969.
- 4.2 P66/H0455 – Enclosure of access road and formation of car park and kiosk – Approved in 1966.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

- G2 – Protection of the Environment
- G6 – Promoting Good Design
- C2 – Area of Outstanding Natural Beauty
- CON5 – The setting of listed buildings
- CON7 – Proposals affecting a Conservation Area

5.2 Supplementary Planning Guidance:
South Oxfordshire Design Guide 2008 – Sections 3.2 and 3.6.

5.3 Government Guidance:
PPG15 – Planning and the Historic Environment
PPS7 – Sustainable Development in Rural Areas

6.0 PLANNING CONSIDERATIONS

6.1 In respect of the planning application, the principle issue is:

- i) Whether the proposal would respect the setting of the nearby listed buildings, the character and appearance of the surrounding Conservation Area and the landscape setting of the wider Area of Outstanding Natural Beauty.

6.2 In respect of the conservation area consent, the only issue is whether the removal of the fence would harm the character of the surrounding Conservation Area.

i) Character and appearance:

6.3 The existing fence is not of any architectural or historic interest and Officers have no objection to its removal. The road approaching Mapledurham House is characterised by high walls that are constructed from brick and / or flint. In your Officers opinion, the proposed wall / railings would be in keeping with the character of the Conservation Area and planning conditions would secure appropriate materials and construction methods. The addition of railings would allow views through the proposed boundary towards the Mill Stream and River Thames. The boundary would have a grand appearance, especially given the height of the pillars and the addition of the stone finials. However, this is the public entrance to the site and the design reflects the respective high status of the buildings concerned and the significance of the location. The Applicant has confirmed that the walls would be built up to, but not touch the listed walls either side. Officers are of the opinion that the development would not adversely affect the setting of the surrounding listed buildings and would not be of a scale or type that would detract from the character of this part of the Area of Outstanding Natural Beauty.

7.0 CONCLUSION

7.1 The proposal is considered to comply with the relevant policies within the Council's Development Plan and subject to the attached conditions, the development would not detract from the character or appearance of the surrounding Conservation Area, would not impact on the landscape setting of the Area of Outstanding Natural Beauty and would not detract from the setting of the adjacent listed buildings.

8.0 RECOMMENDATIONS

8.1 **That planning permission be granted subject to the following conditions:**

1. **Standard 3 year commencement**
2. **Sample of materials to be submitted for approval**

- 3. Flint to be built in traditional panels using lime mortar**
- 4. Sample panel to show bond, joints and mortar of the brick walls**
- 5. The use of iron railings**
- 6. Detailed drawings of the stone finials to be submitted for approval**

8.2 That conservation area consent be granted subject to the following conditions:

- 1. Conservation area consent 3 year commencement**
- 2. Contract secured for the rebuilding of the boundary**

Author: Emma Bowerman
Contact No: 01491 823761
Email: Planning.east@southoxon.gov.uk