

Item No 03:-

20/01886/FUL

**Barnbrook
School Lane
Blockley
Moreton-In-Marsh
Gloucestershire
GL56 9HU**

Item No 03:-

Erection of two-storey rear extension, single-storey side extension and replacement of front dormer with gable end at Barnbrook School Lane Blockley Gloucestershire GL56 9HU

Full Application 20/01886/FUL	
Applicant:	Mr & Mrs Clarke
Agent:	Insideout A+i Ltd
Case Officer:	Amy Hill
Ward Member(s):	Councillor Mrs Sue Jepson
Committee Date:	12th August 2020
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design and Impact on Heritage Assets
- (b) Impact on Residential Amenity
- (c) Impact on Cotswolds Area of Outstanding Natural Beauty (AONB)
- (d) Impact on Trees

Reasons for Referral:

Councillor Jepson has called the application to the Planning and Licensing Committee for the following reasons:

- (i) Highway issues, access to the lane and departing from the lane.
- (ii) Impact on the AONB, listed buildings and non-designated heritage assets.
- (iii) Over development in lane.
- (iv) Affordable cottages being developed into large unaffordable houses.

1. Site Description:

The site comprises a two-storey reconstituted stone detached dwellinghouse, circa 1980s. It is located to the south-east of the High Street through Blockley, behind a terrace of historic properties. Some of these are Grade II listed whilst others are likely to be non-designated heritage assets. Alongside the existing building is an adjoining garage/barn structure associated with some of these dwellings. It is also opposite the Grade II listed School House.

The site is set back from the road by approximately 15m, with trees along the boundary. The site is approximately 650m² in area. It is located within the Blockley Conservation Area, the Blockley Development Boundary, and the Cotswolds Area of Outstanding Natural Beauty.

2. Relevant Planning History:

N/A

3. Planning Policies:

TNPPF The National Planning Policy Framework
EN1 Built, Natural & Historic Environment
INF4 Highway Safety
INF5 Parking Provision
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape

EN5 Cotswolds AONB
EN7 Trees, Hedgerows & Woodlands
EN10 HE: Designated Heritage Assets
EN11 HE: DHA - Conservation Areas
EN12 HE: Non-designated Heritage Assets

4. Observations of Consultees:

Conservation Officer: No objections raised.

Tree Officer: No objections raised.

5. View of Town/Parish Council:

Blockley Parish Council have no objection to the proposed works; however ask that the Case Officer consider making any approval subject to satisfactory construction management plan. The proposed development is on a small lane in Blockley which is relied upon by many residents for access and therefore a considered plan for how the works would be undertaken is important in their opinion.

6. Other Representations:

7 letters of Objection have been received. These raised issues on the following matters:

- (i) Unsympathetic design of the extensions, including scale and proportions
- (ii) Oversized dwellinghouse on the plot and lack of garden space
- (iii) Impact of the proposal on the listed building and non-designated heritage assets, by the denigration and gentrification of the character, appearance and vernacular of the surrounding scene as a result of the scheme.
- (iv) Terrace of houses above would overlook the proposal and view would be spoilt
- (v) Impact of the proposal on the Conservation Area and contrary to the Blockley Conservation Statement
- (vi) Impact of multiple developments in the locality
- (vii) Disagreement over statements within submitted Conservation Assessment and lack of consideration of significance of each listed building
- (viii) Design
- (ix) Highway access and parking
- (x) Over development
- (xi) Privacy light and noise
- (xii) Impact on the trees to the rear of the site
- (xiii) Disruption during build period (restriction on working hours) and accessibility of the area to be built.

1 general comment

Rear of the site is an apple tree (over 100 years old)

7. Applicant's Supporting Information:

Conservation Area Appraisal
Design and Access Statement

8. Officer's Assessment:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.

The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

The front gable would replace a dormer window. It would have a width of approximately 4.1m, with a ridge height 1m below the height of the main ridgeline. The pitch of the roof would be approximately 46-47 degrees.

The single-storey side extension would measure approximately 2.5m wide, by 4.9m long. It would have a flat roof, approximately 3m high.

The existing rear gable would be extended by approximately 3m, to 5.5m deep, which the new gable would match. The existing gable is approximately 4.5m wide, whereas the proposed gable would be 4.1m wide. The link between would be approximately 1m wide (although the roof would be wider).

The proposed gable would have a ground floor level of approximately 80cm higher than the existing rear gable. The height of the existing gable is approximately 7m to the ridge, and the proposed gable ridge height would be 6.8m. Due to the difference in land levels and gable widths, the additional gable ridge height would be approximately 70cm higher than the existing gable. The pitches of both roofs would be approximately 46-47 degrees. Between these sloped roofs of the gables would be a flat roofed zinc section, lower than the ridge height of these by 80cm and 1.5m respectively.

(a) Design and Impact on Heritage Assets

The site is located to the south east of a number of listed buildings. As such, the Local Planning Authority is statutorily required to have special regard to the desirability of preserving their setting, in accordance with Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The site is within the Blockley Conservation Area, as such the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality. Local Plan Policy EN4 states that development should take into account historic landscape character and local distinctiveness, and would be expected to enhance, restore or better manage significant historic landscape features, including key views, the setting of settlements, settlement pattern, and heritage assets.

Local Plan Policy EN10 requires consideration of proposals that affect a designated heritage asset and/or its setting with a greater weight given to more important assets. It supports proposals that sustain and enhance the character, appearance and significance of designated heritage assets and their setting, which put them in viable uses, consistent with their conservation. Local Plan Policy EN11 seeks to preserve and, where appropriate, enhance the special character and appearance of conservation areas in terms of siting, scale, form, proportion, design, materials and the retention of positive features. This should include avoiding the loss of open spaces which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of conservation areas.

Local Plan Policy EN12 requires development affecting a non-designated heritage asset to be designed sympathetically, having regard to the significance of the asset, its features, character and setting. Where possible, development should seek to enhance the character of the non-

designated heritage asset. Proposals for demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss. This policy also sets out criteria for assessment of whether a site, feature or structure is considered to be a non-designated heritage asset.

National Planning Policy (NPPF) Section 12 requires good design, providing sustainable development and creating better places to live and work. Section 16 of the National Planning Policy Framework states that historical 'assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Blockley Conservation Area Statement defines the different characters of different sections of Blockley Conservation Area, including the High Street, and School Lane and the link that this, and similar lanes, provided from the High Street to the historic mills. The existing property is an addition to this latter area, as are those dwellings alongside it. The Statement advises:

- New buildings or extensions should reflect the general pattern of building in Blockley especially in scale and proportion, although there is scope for some architectural invention provided that this echoes Blockley architecture.
- Materials should be in accordance with those traditionally used in the particular part of the conservation area, and should maintain a similar mix.
- Any new building or extension should be located on its site in a similar way to the general pattern of building in that part of the area, for example building directly onto the street in certain parts of the High Street.

The existing property is an addition to the historic context, and reflects neither the roadside houses along the High Street, nor the mill buildings along the river. As such, it is currently not positioned within the site similarly to those in the historic context. Instead its location within the plot is more similar to several newer properties nearby, set back from the roadside. The proposed extension would not change this aspect.

The proposed gable extension to the front would reflect the gable extension alongside, without protruding forward of the existing principal elevation. This would be visible from the road, although the dwellinghouse is set back from the road. Dormer windows are an important feature of dwellings along the High Street; however, the dwellinghouse is a later addition, which is not reflective of these dwellings. As such, the removal of the dormer window is considered not to be harmful to the appearance of the dwellinghouse. Whilst the proposal would create a double gable appearance, this is not considered harmful to the appearance of the dwellinghouse.

The single-storey side extension would be located to the rear of the porch, obscuring it from public views. It is a subservient addition which is in keeping with the dwellinghouse. The addition of a rooflight is considered an acceptable alteration to the porch.

To the rear, the existing gable will be extended, and this replicated at a higher position alongside, with a flat roofed recessed section between. The higher gable reflects the land levels, and remains just stepped down from the main ridgeline. It is also a narrower gable, which results in it not over dominating the current rear gable. The link between the two sections would be glazed with zinc cladding and would add a contemporary touch to an otherwise architecturally unexceptional building. The proposal would extend the rear elevation further into the garden than the existing gable; however, the overall scale remains in keeping with the scale of the existing dwellinghouse. The proposal is considered to complement the existing character of the dwellinghouse, whilst remaining in keeping with it.

The alterations to the front of the building would be evident from the roadside, and conservation area, although set back. The house is a 1980s building which does not add architectural value to the conservation area. The amendment is considered not to harm the character or appearance of the existing dwellinghouse, and as a result would have a limited, and acceptable, impact on the conservation area.

Concerns have been expressed regarding overdevelopment of the plot, but the dwellinghouse sits within a reasonably sized plot, with most of the houses to the north-west having smaller gardens. Whilst the historic mills had larger areas of land associated with them, this house does not replicate a mill plot. The site is considered to be of a sufficient size to accommodate the existing property and proposed extensions without appearing cramped.

The dwellinghouses to the north-west, including listed buildings and likely non-designated heritage assets, have views over the site. The proposed extensions would be visible from these; however, these views would not be materially harmed given the existing form of the dwellinghouse and relative level of the properties.

With regards to the impact on the setting of these heritage assets, given that the dwellinghouse is a modern intervention within their setting, and the scope of these alterations, this is considered to be neutral. Whilst the building will be larger, the proposals work with the existing land level and would be of limited additional prominence. The resultant building would be clearly stepped down from the historic buildings above, and the extensions would not be higher than the existing roofline of the dwellinghouse.

As such, whilst the concerns of the neighbours are noted, the proposal is considered to comply with the design and heritage considerations of Local Plan Policies EN2, EN10, EN11 and EN12, and Sections 12 and 16 of the NPPF.

(b) Impact on Residential Amenity

Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

The dwellinghouse is located approximately 24m from the rear wall of the terrace to the north-west, and 18m from those to the south-east. The terrace to the north-west is also at an elevated position in relation to the existing dwellinghouse, and would be to the extensions as well.

A number of objections from the neighbours within these properties have raised concerns over the loss of view over the valley from the property. The loss of a private view is not, however, a material planning consideration.

With regards to loss of light and an overbearing impact, the degree of separation and land level difference is sufficient that it is considered that the amenity of these neighbours would not be unacceptably harmed. A side window is proposed which would be visible from the terrace of houses: however, this is to be obscure glazed and is of a design which is top opening only. A roof light is proposed on the extended rear gable, facing towards the terraces, but given the degree of separation (approximately 30m) from the rear windows of these properties, this is considered not to harm the privacy of these occupiers.

To the south-east, although the site is in an elevated position, it is a sufficient distance from the neighbouring properties that it is considered not to cause an unacceptable degree of loss of light or overbearing. There are no additional windows proposed on the side elevation facing these properties.

To the rear, the garden has a slight crook, which means an area of the neighbours behind the garaging alongside the property would be seen with a separation of only approximately 3.5m. This is only the end section of garden, and given the length of the neighbour's garden, this is considered not to be unacceptably harmful to their residential amenity.

For the most part, the extension would overlook the applicant's garden, with the boundary to the rear approximately 15m from the rear of the extensions. Given this degree of separation, the level of overlooking of the neighbours is considered acceptable.

Owing to the scale, siting and position to relative neighbouring properties, the proposed development is not considered to impinge on the residential amenities of the neighbouring properties having regard to loss of light, loss of privacy or overbearing. The proposed development is considered to accord with the residential amenity considerations of Cotswold District Local Plan Policy EN2 and Section 12 of the NPPF.

(c) Impact on Cotswolds Area of Outstanding Natural Beauty (AONB)

Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Local Plan Policy EN4 supports development where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas. Local Plan Policy EN5 relates specifically to the Cotswolds AONB, and states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight. These conform to the requirements of Section 15 of the NPPF, which seeks to conserve and enhance the natural environment.

The proposed development is contained within the clear residential curtilage of the site and relates closely to the existing built form on the site. It does not encroach into open countryside nor harm the character or appearance of the Cotswolds AONB. As such the proposal is considered to accord with Local Plan Policies EN4 and EN5, and Section 15 of the NPPF.

(d) Impact on Trees

Local Plan Policy EN7 requires development to conserve and enhance natural assets to be affected, including trees, hedgerows, and woodland of high landscape amenity, ecological or historical value as well as veteran trees.

There are trees on the front of the site and alongside bordering the road, including trees that are considered to be of importance to the conservation area. To the front of the property the works would be to the first floor level of the existing house. The works themselves are therefore unlikely to pose a risk to the trees. The site has existing hardstanding to the front: as such, parking of vehicles can already occur. The continuation of this and storage of associated machinery/materials during the build period are unlikely to cause further issue.

To the rear there is an existing apple tree, which neighbours have identified as over 100 years old. Whilst this is noted, the tree could be pruned back in association with fruit production without consent. Additionally, given its location away from public view points, it has limited public benefit.

As such, it is considered unreasonable to require protection measures to be put in place.

(e) Highways

Local Plan Policy INF4 relates to Highway Safety and seeks to avoid location where cumulative impact of congestion or other undesirable impact on the transport network is likely to remain severe following mitigation and having regard where appropriate, to the Manual for Gloucestershire Streets or any guidance produced by the Local Highway Authority that may supersede it. Local Plan Policy INF5 states that 'Development will make provision for residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.' The guidance notes form this policy support the considerations of Paragraph 105 of the NPPF.

Section 9 of the NPPF promotes sustainable transport. Paragraph 105 requires parking standards to take into account:

- a) the accessibility of the development;
- b) the type, mix and use of development;
- c) the availability of and opportunities for public transport;
- d) local car ownership levels; and
- e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

Paragraph 108 requires that all development ensures safe and suitable access to the site can be achieved for all users. Paragraph 109 states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

The proposal would not change the number of bedrooms (four); however, three of these would be increased in size. Such an increase would not be anticipated to have a material increase in number of traffic movements within a day from the site.

The site has parking to the front of the property which would be retained on the site and is sufficient for at least two vehicles which is considered sufficient for this size of property (including as extended). Whilst the garage is proposed to be formally converted, it is currently too small to count as a space.

Whilst there have been a number of developments in the locality, for the reasons above, the proposal is considered not to materially increase pressures of the road network. Additionally, the proposal is considered to have an acceptable impact on the highway safety.

As such, the proposal is considered to comply with Local Plan Policies INF4 and INF5.

(f) Other matters

Concerns were raised over the working hours on the site, disruption and how materials and equipment would access the rear of the site. Due to the scale of the development and availability for parking on the site, requiring a construction management statement or limitation of working hours is considered unreasonable. Additionally, the Environmental Regulatory Services team have powers under the Control of Pollution Act 1974 to control working hours, should these or level of noise on the site otherwise cause amenity issues to the neighbouring properties.

There is access to the rear of the site via a path along the side of the property, although equally, if a crane was used to shift material, this would be temporary only and Officers have no specific concerns regarding this.

9. Conclusion:

The proposal is considered to comply with the above Local Plan Policies and material considerations. As such, it is recommended for permission.

The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s): P2020_020/03 and P2020_020/04.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. The materials to be used for the external walls (excluding the zinc cladding) and pitched roofs of the development hereby permitted shall match those used in the existing building and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies EN2 and EN11, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

Informatives:

Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.



BARNBROOK SCHOOL LANE BLOCKLEY

Scale: 1:750

Organisation: Cotswold District Council
Department:

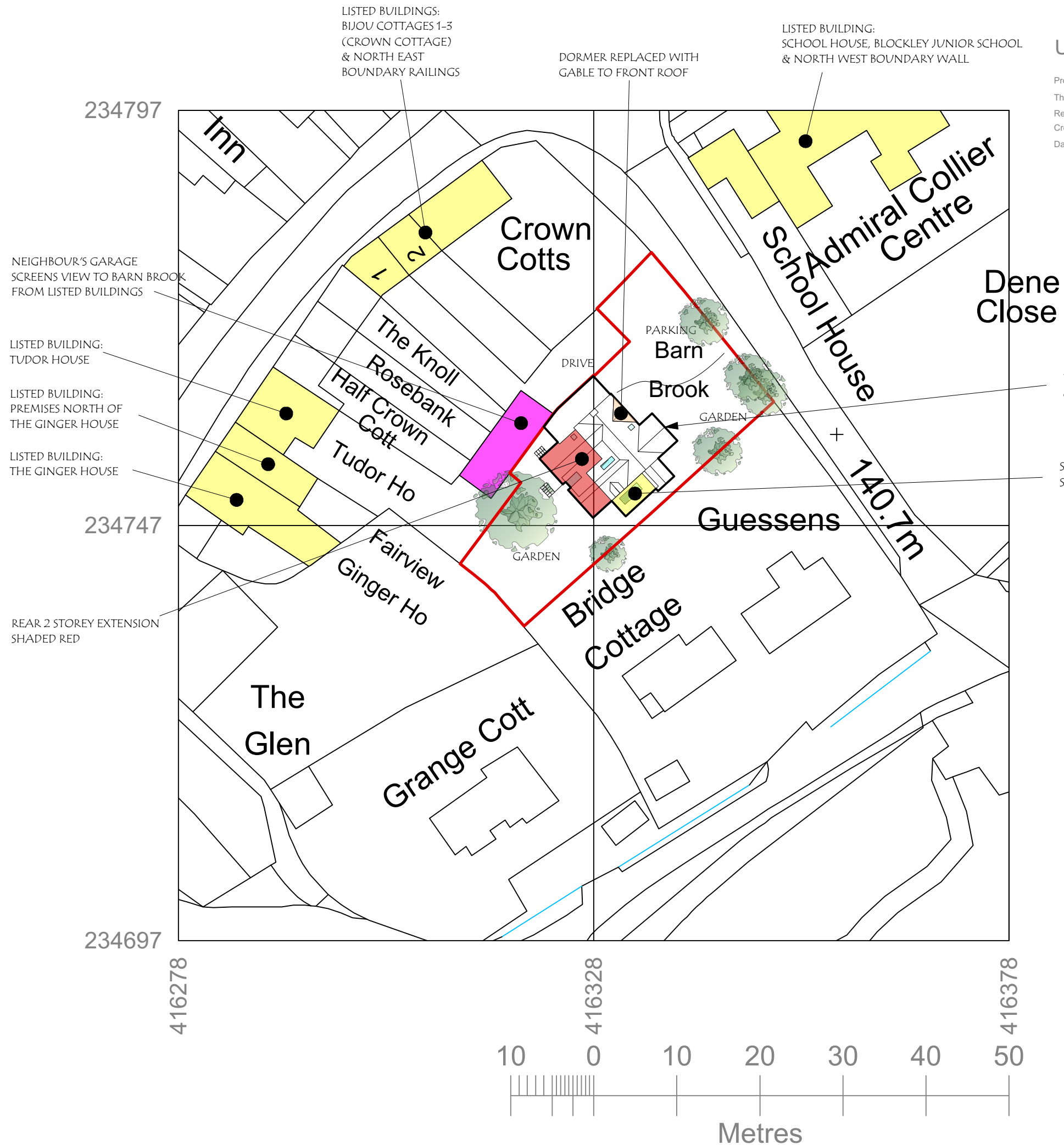
Date: 31/07/2020



COTSWOLD
DISTRICT COUNCIL



Produced on 08 June 2020 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 416278,234697 416278,234797 416378,234797 416378,234697
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VIEW FROM LISTED BUILDING TO SIDE & REAR EXTENSIONS IS CONCEALED BY BARN BROOK EXISTING HOUSE

SIDE SINGLE STOREY EXTENSION SHADED YELLOW

Revision	
	

Project
 EXTENSION AND ALTERATION TO BARNBROOK, BLOCKLEY

Client
 MR & MRS CLARKE

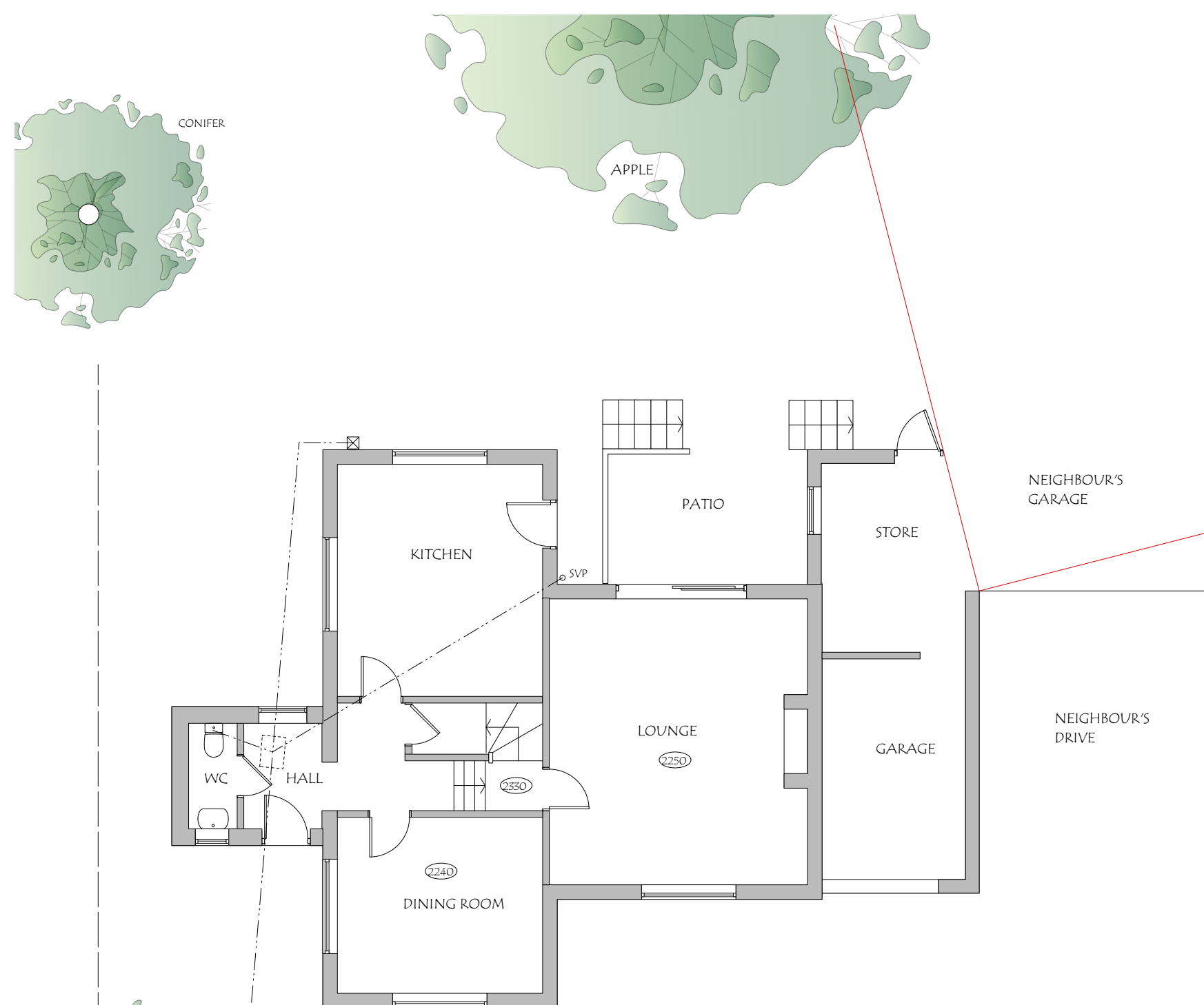
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 BLOCK PLAN

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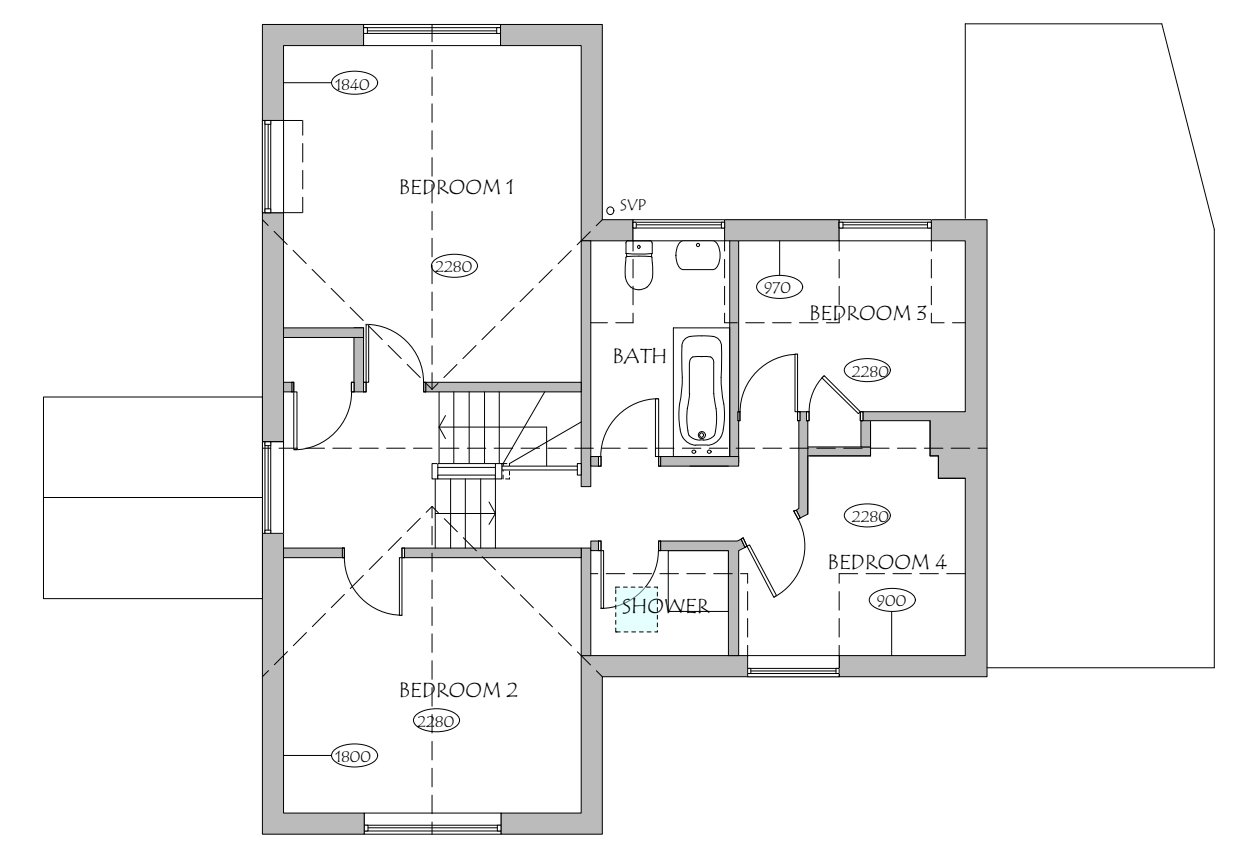
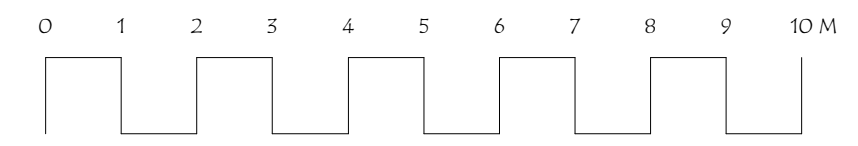
Drawing No. p2020_020 / 06	Revision
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All dimensions to be checked and verified on site. Drawings to be read in conjunction with structural engineers/specialists drawings & calculations where applicable. Drawings are not to be copied without the written consent of Insideout architecture + interiors ltd.
 30 Stonebow Road Drakes Broughton Worcestershire WR10 2AP . 01905 841136 Registered 5382954

Please note:
 It is the responsibility of the Client to ascertain whether the Party Wall Act 1996 requires action on this project. Information can be found from the Department for Communities and Local Government at <http://www.communities.gov.uk>
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Revision

Project
EXTENSION AND ALTERATION TO
BARNBROOK, BLOCKLEY

Client
MR & MRS CLARKE

Drawing Title
EXISTING PLANS

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1:100 @ A3

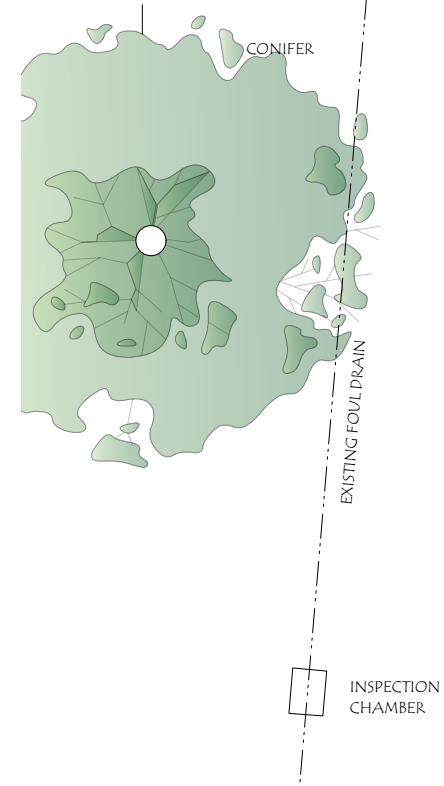
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Drawing No.
p2020_020 / 01

Revision

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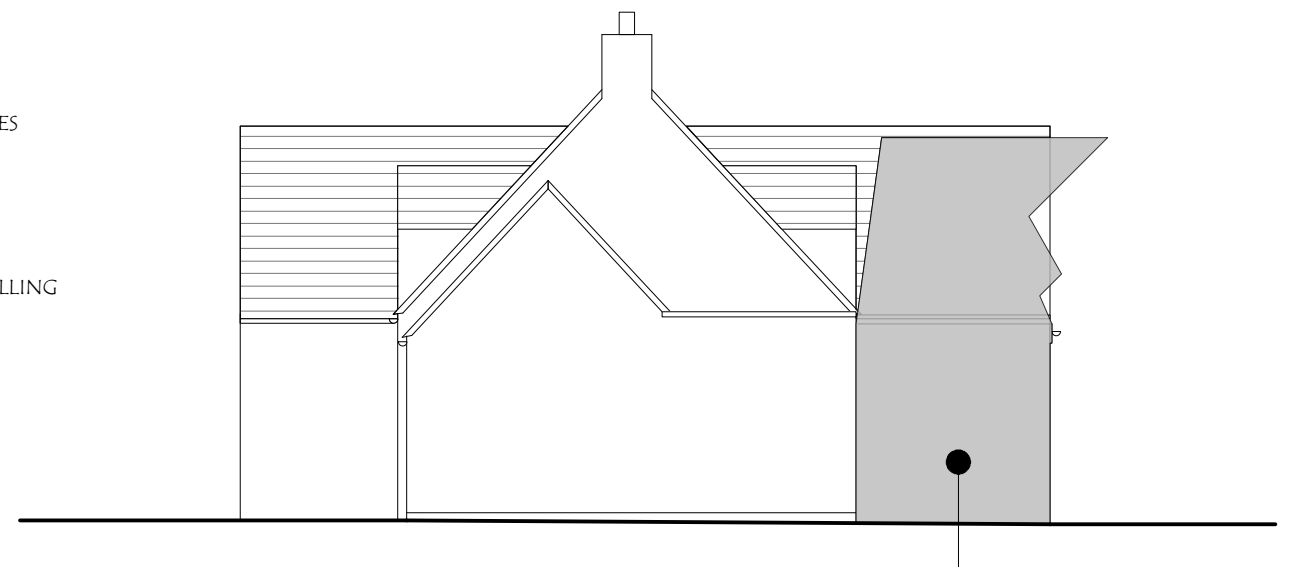
EAST ELEVATION (FRONT)



SOUTH ELEVATION

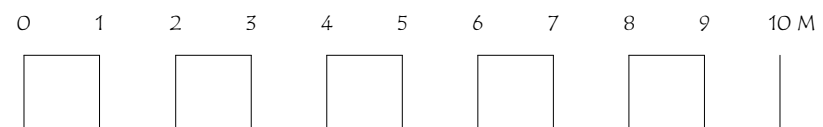


WEST ELEVATION (REAR)



NORTH ELEVATION

PART ELEVATION CONCEALED BY NEIGHBOUR'S GARAGE (ATTACHED)



Revision

Project
EXTENSION AND ALTERATION TO
BARNBROOK, BLOCKLEY

Client
MR & MRS CLARKE

Drawing Title
EXISTING ELEVATIONS

Scale
1:100 @ A3

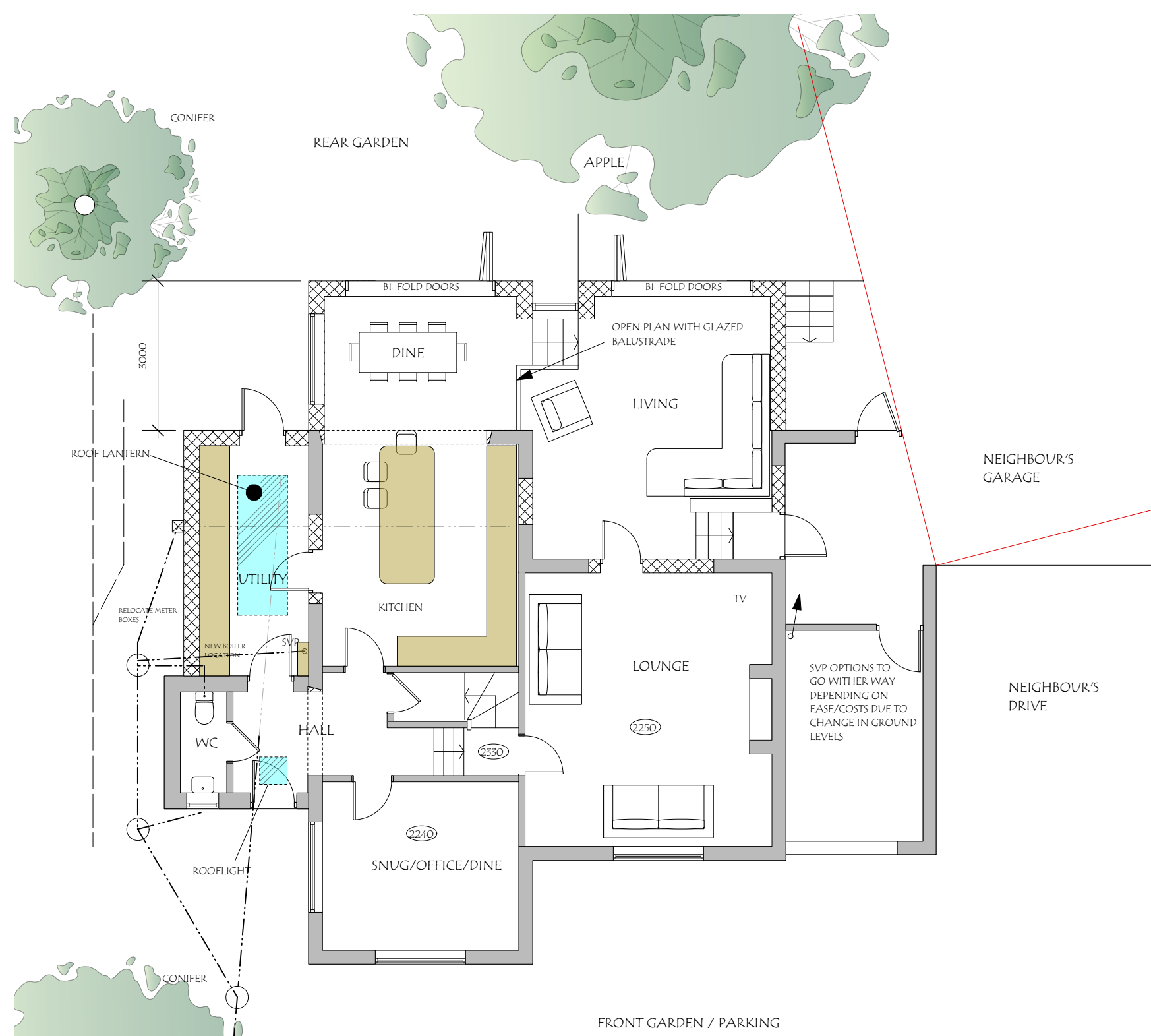
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19/05/2020

Drawing No.
p2020_020 / 02

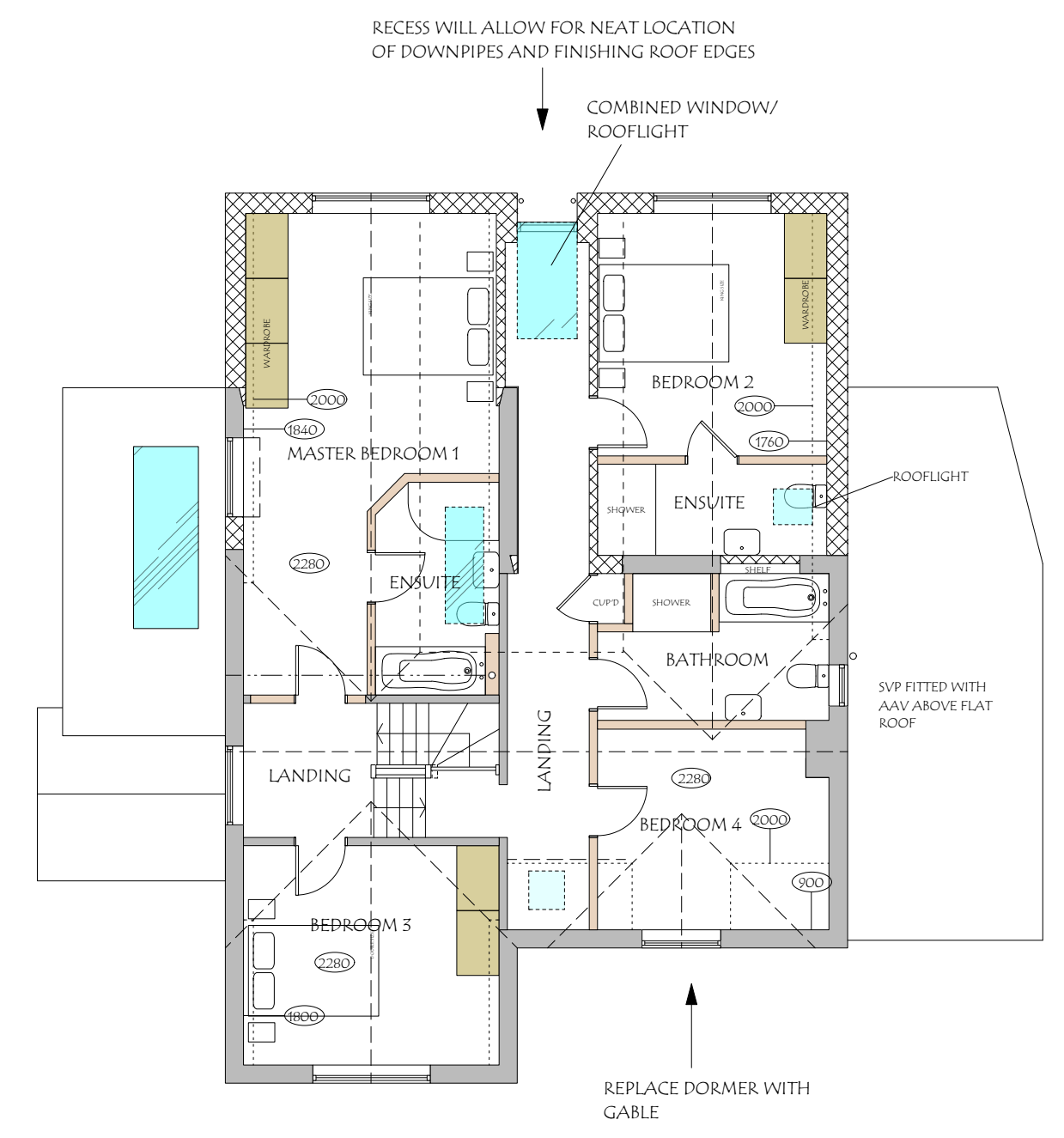
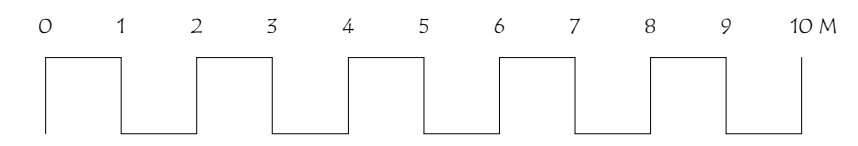
Revision

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Revision	
Project	
EXTENSION AND ALTERATION TO BARNBROOK, BLOCKLEY	

Client	MR & MRS CLARKE
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Drawing No.	p2020_020 / 03	Revision
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Drawing Title	PROPOSED PLANS
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All dimensions to be checked and verified on site. Drawings to be read in conjunction with structural engineers/specialists drawings & calculations where applicable. Drawings are not to be copied without the written consent of Insideout architecture + interiors Ltd. 30 Stonebow Road Drakes Broughton Worcestershire WR10 2AP . 01905 841136 Registered 5382954

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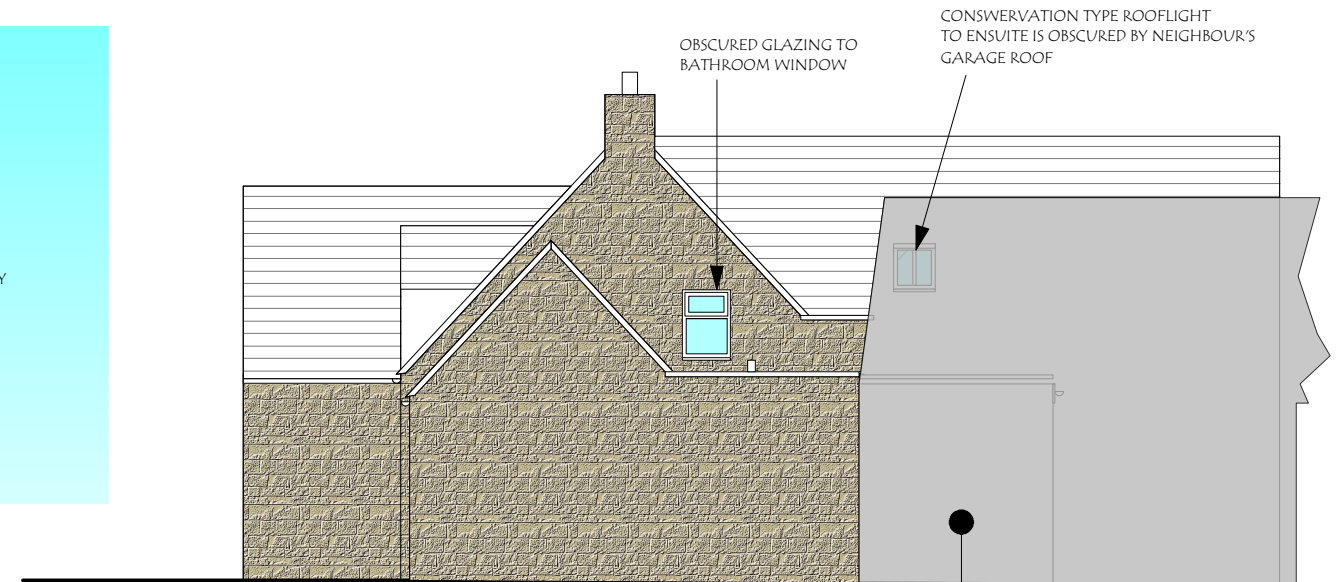
EAST ELEVATION (FRONT)



SOUTH ELEVATION



WEST ELEVATION (REAR)



NORTH ELEVATION

Revision

Project
EXTENSION AND ALTERATION TO
BARNBROOK, BLOCKLEY

Client
MR & MRS CLARKE

Drawing Title
PROPOSED ELEVATIONS

Scale
1:100 @ A3

Date
28/05/2020

Drawing No.
p2020_020 / 04

Revision

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