

378

**Item No 12:-**

**16/03116/LBC (CD.0230/1/C)**

**Park House  
Maugersbury  
Cheltenham  
Gloucestershire  
GL54 1HP**

**Item No 12:-**

**Blocking up of existing vehicular opening and creation of replacement opening and gates  
at Park House  
Maugersbury**

<b>Listed Building Consent 16/03116/LBC (CD.0230/1/C)</b>	
<b>Applicant:</b>	Mr Simon Meyrick
<b>Agent:</b>	Oakwood Planning
<b>Case Officer:</b>	Christopher Fleming
<b>Ward Member(s):</b>	Councillor Dilys Neill
<b>Committee Date:</b>	14th December 2016
<b>RECOMMENDATION:</b>	<b>REFUSE</b>

**Main Issues:**

(a) Design and Impact on the curtilage listed wall

**Reasons for Referral:**

This application has been brought to the Planning Committee for determination at the request of Councillor Neill. Councillor Neill considers that the Planning Committee should determine the application and give consideration to the impact of the new access track on the surrounding parkland and setting of the listed building.

**1. Site Description:**

Park House forms part of the Maugersbury Manor (The Manor) listing. The building dates to the C17, C18, C19 and C20. It is constructed of coursed squared and dressed limestone, and a stone slate roof, with ashlar stacks.

The property also sits within the Stow on the Wold Conservation Area and within the Cotswold Area of Outstanding Natural Beauty (AONB), In addition the Parkland which is associated with the Manor has been assessed as 'Grade B' by the Gloucester Gardens and Landscape Trust (c2006). This category of non-designated heritage asset is described by the Trust in their assessment as being 'those of special historic interest when considered in the local context'.

**2. Relevant Planning History:**

05/00380/LBC and 05/00381/FUL Erection of part two and part single storey extension permitted 4th April 2005.

13/02657/LBC - listed building consent for installation of two rooflights permitted 20th August 2013.

CD.0230/T Installation of additional rooflight in north face of roof permitted 29th August 2000.

CD.0230/J&K Construction of a conservatory and outbuildings, conversion of barn/store to kitchen and demolition of nissenhut permitted 6th December 1996.

CD.0230/G&H Additional dormer window to north elevation of house and erection of replacement porch, and Alterations to existing house and garage permitted 19th February 1993.

Maugersbury Manor

16/04488/FUL and 16/04489/LBC applications pending consideration for a change of use to single dwellinghouse, erection of single storey rear extension, removal of existing car port to side and erection of single storey side extension, erection of new car port, rebuilding of existing lean-to garden stores, new ancillary accommodation following removal of 'Garden View', new entrance gates and increase in height of boundary walls and external alterations.

These applications propose an alternative access arrangement to provide access to the rear of Maugersbury Manor utilising an existing access to the side of Maugersbury Manor.

**3. Planning Policies:**

NPPF National Planning Policy Framework

**4. Observations of Consultees:****Conservation Officer:**

Included within the officer assessment

**5. View of Parish Council:**

Maugersbury Parish Council have considered application 16/03115/FUL for Park House and have the following comments to make:

1. The current access track goes through the middle of Park House's garden and passes in close proximity to the house. This of course is of a great disturbance to the residents.
2. The proposed route uses an existing access point off the private road and skirts around the edge of the paddock. The proposed track is single vehicle width.
3. It is proposed to use 'grid force', which is a plastic structure which allows the grass to grow through. Thus the track will have the benefit of being load bearing whilst still retaining the natural grass look.
4. The application is supported by both a heritage and tree survey. The application states that the new road is avoiding all major trees. Bricks made available for the creation of the new opening will be reclaimed to fill in the existing opening.
5. The new access point in the garden wall of the Manor is further away from the Manor House itself which is of great benefit to its historical setting.

In summary the rerouting of this access will enhance the setting of two listed buildings. The route has been carefully considered and the use of 'grid force' will minimise any possible visual impact. The use of the reclaimed bricks to infill the existing wall opening will preserve the integrity of the listed wall.

On this basis Maugersbury Parish Council supports this application.

**6. Other Representations:**

3 letters of support from members of the public.

**7. Applicant's Supporting Information:**

Heritage statement  
Supporting statement

## 8. Officer's Assessment:

### Proposals

The proposal is to form a new access driveway to the rear walled gardens of the Manor across the grounds to the North of Park House, which historically formed part of the parkland of the Manor. A new gate is to be formed in the historic brick wall to the rear garden of the Manor to replace an existing gate which will be blocked up. The proposed new driveway will be formed of a plastic ground reinforcement product.

#### (a) Design and Impact on the curtilage listed wall

The boundary wall is curtilage listed, forming part of the grade II listing for the Manor. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving these buildings, their setting, and any features of special architectural or historic interest they may possess, in accordance with Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting.

Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

The Manor in its current form would appear to date from the 16th Century. The overall size and design of the building reflect its original nature as a historic house of some status, and mean its appearance contributes appreciably to its significance as a heritage asset.

The application proposes a new access point through a curtilage listed wall. The demolition of the section of garden wall to provide a new vehicle entrance would result in unjustified loss of historic fabric. No justification has been provided for this, in addition the proposal also includes the blocking up of an existing access point to the field where there does not appear to be any planning history for this alteration, whilst the application argues that there would be a neutral impact if not a more beneficial impact to the Manor given that the access point would be set further away from the Manor house, this is an unauthorised alteration. The proposal would therefore fail to preserve the setting of the listed building contrary to paragraph 134 of the NPPF.

An important part of the significance of the listed building lies in the formal relationship of the house and its secluded walled garden to the rear and the separation of this private area from its wider open grounds to the north. By virtue of the loss of historic fabric and harm to the aesthetic and historic value of the walled garden the creation of the access point is considered harmful to the significance of the grade II listed structure. The creation of a new and incongruous access point will harm the secluded and private character of the enclosed walled garden and blur its historic relationship to the manor house and wider grounds. The proposed reuse of the historic brickwork which would be removed to infill a previously formed access point does not maintain the authenticity or integrity of the listed structure and is not considered to mitigate the harm caused.

Taking the above into account it is considered that 'less than substantial harm' would be caused to the Manor and Park House if listed building consent would be granted. The presumption in favour of doing no harm does not equate to a presumption against any intervention into, or removal of, existing fabric; but such interventions require justification in terms of impacts on heritage values. The harm to the values and significance of the listed building in this case are not deemed to be outweighed by public benefits.

Consequently, the proposal is contrary to section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and the guidance contained within the National Planning Policy Framework, including, but not limited to, paragraphs 132 and 134.

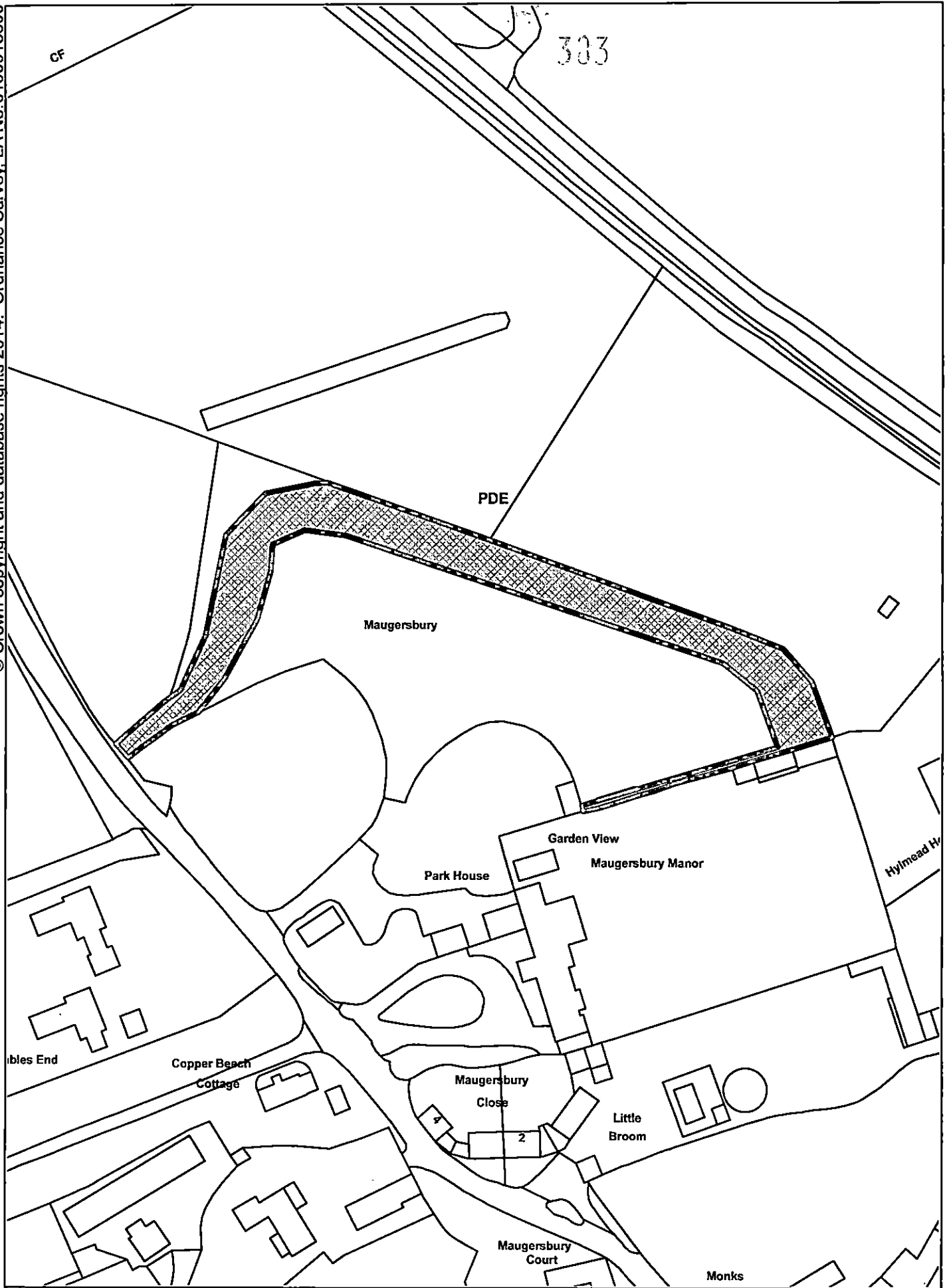
**Conclusion:**

As previously set out the demolition of the section of garden wall to provide a new vehicle entrance would result in an unjustified loss of historic fabric along a characteristic boundary wall that forms the boundary to the Manor House. With no justification or public benefit identified. The proposals would cause harm to the heritage asset and are therefore contrary to Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the NPPF.

**10. Reasons for Refusal:**

1. Mangersbury Manor including the boundary wall is a Grade II Listed Building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

2. By virtue of the loss of historic fabric, the proposed creation of the access point is considered to be harmful to the Grade II listed structure. The significance of the designated heritage assets would be diminished, with no public benefit demonstrated in this case to outweigh that harm. Consequently, the proposal is contrary to the National Planning Policy Framework, including, but not limited to, paragraphs 132 and 134. The public benefits are not deemed to outweigh the harm caused to the curtilage listed wall.



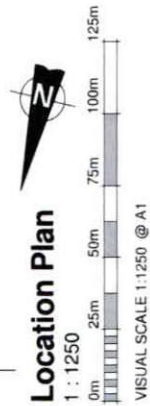
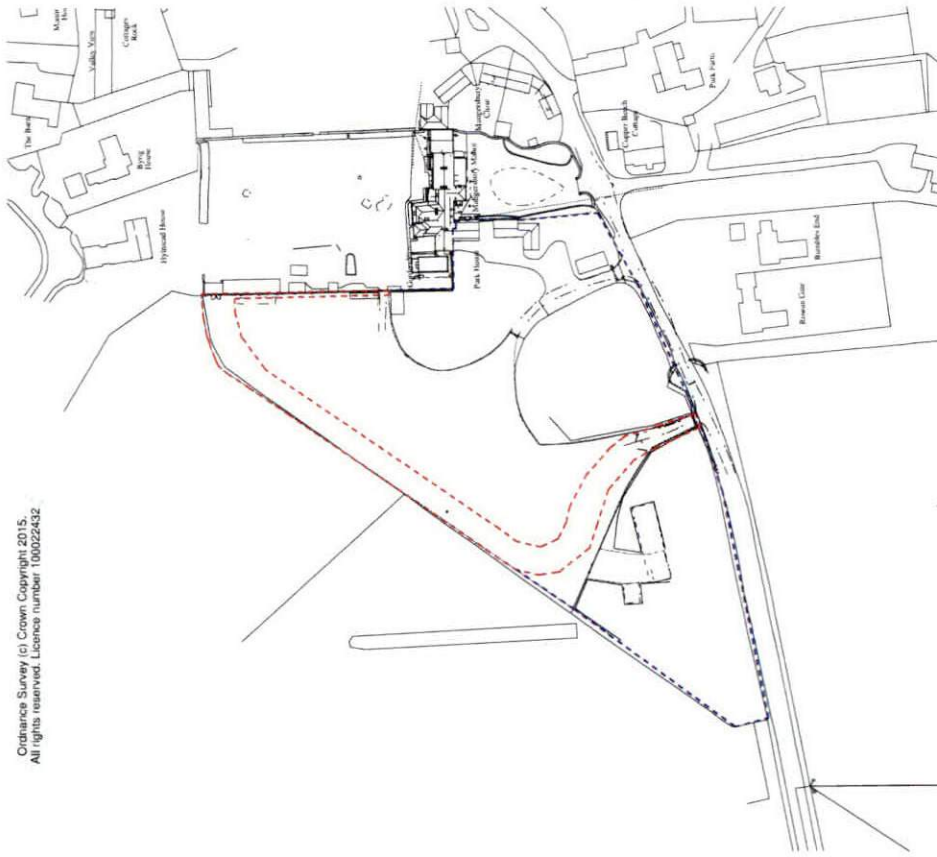
# Park House Mangersbury

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Department:

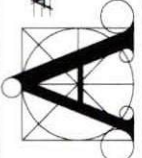
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Rev.	Date	Revision Notes

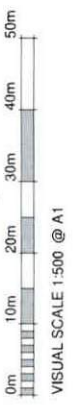
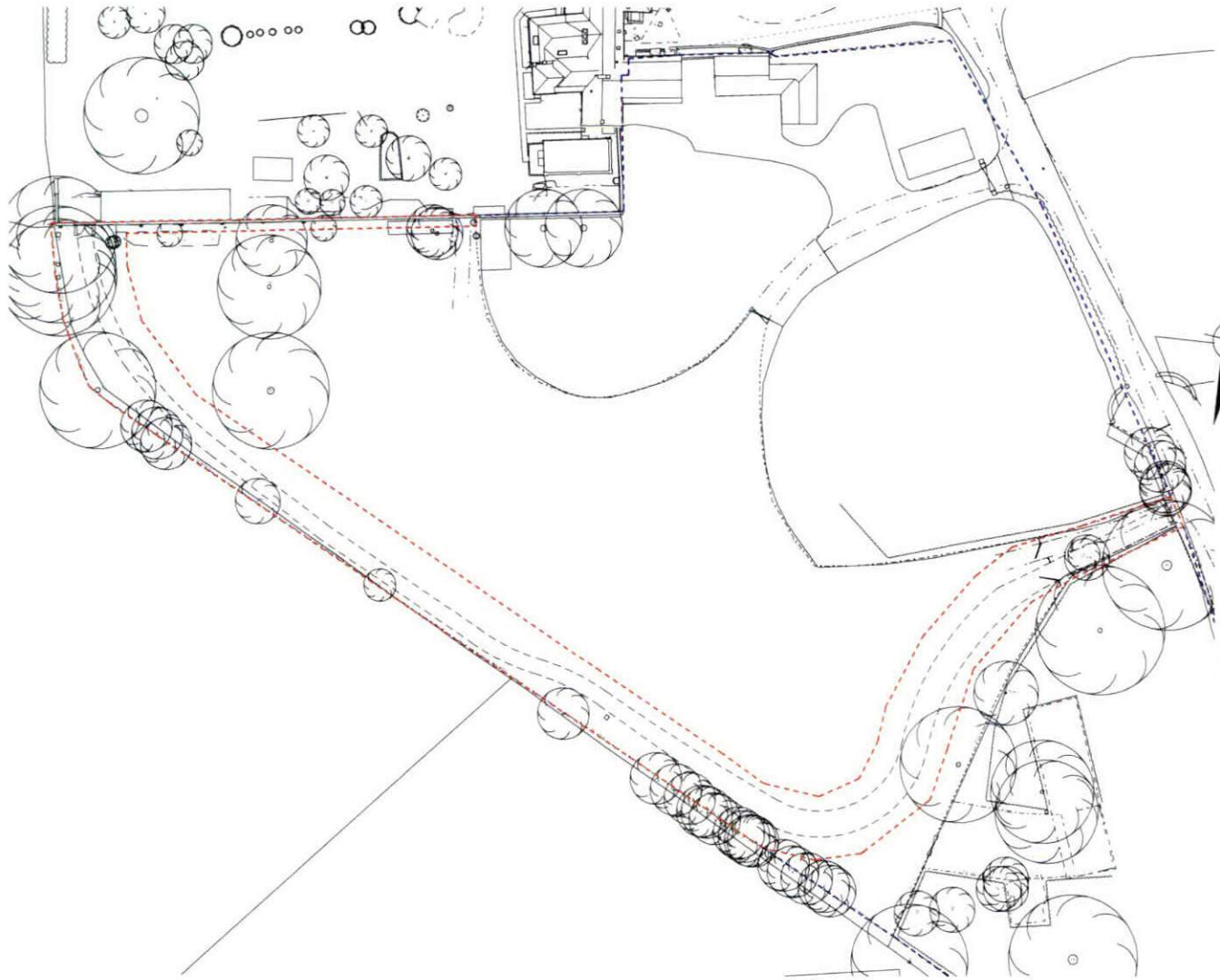


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Client: **Mr Simon Meyrick  
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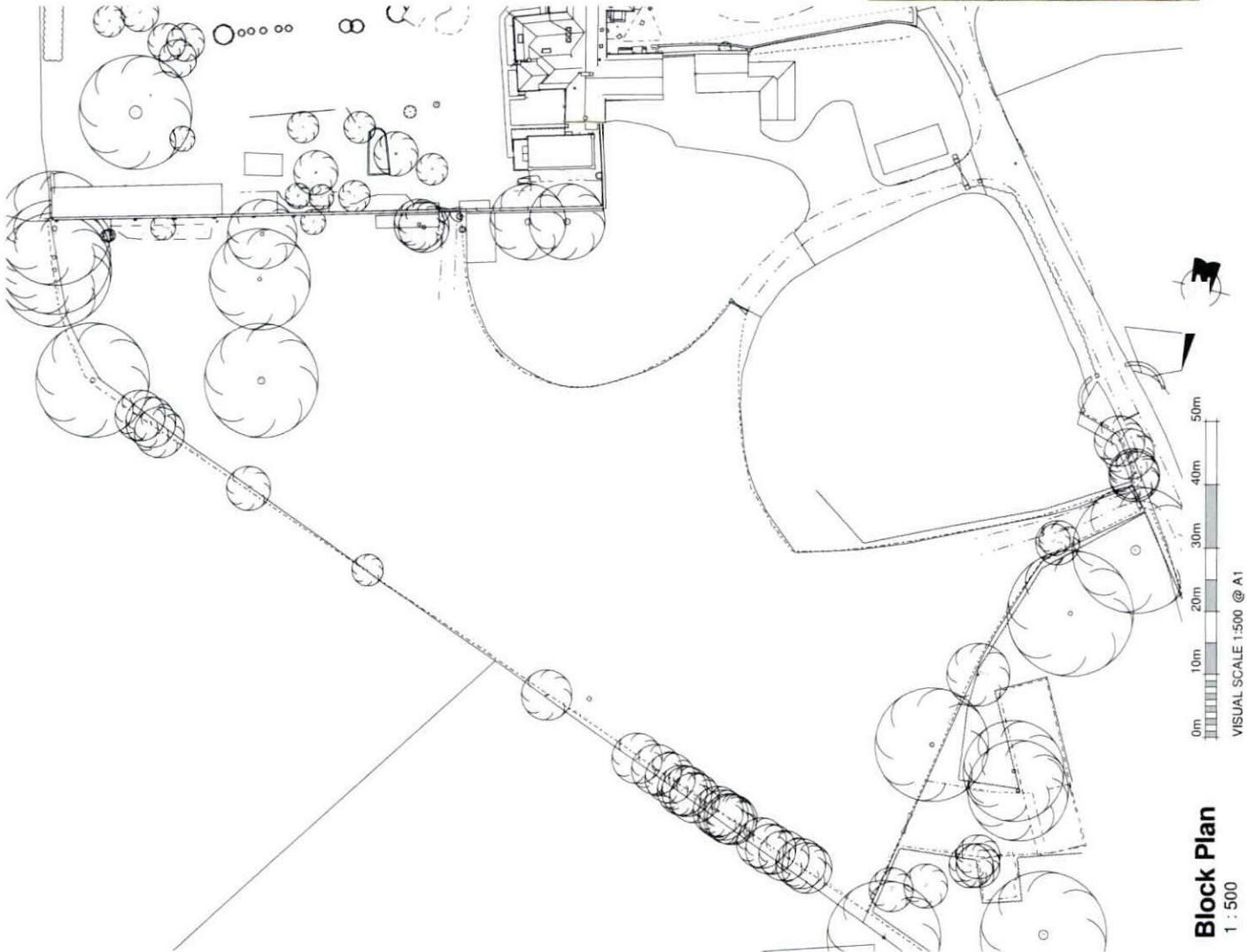
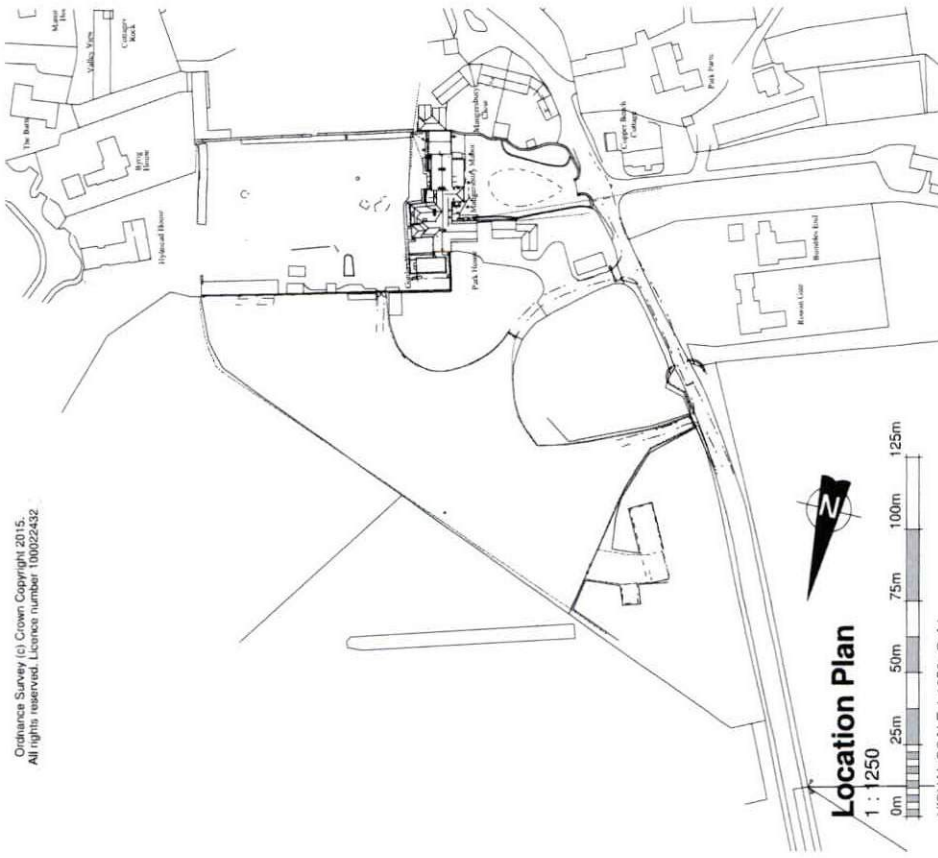
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**Block Plan**  
1 : 500



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Rev. Date Revision Notes



**STABLE ARCHITECTURE**  
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Park House  
Maugersbury

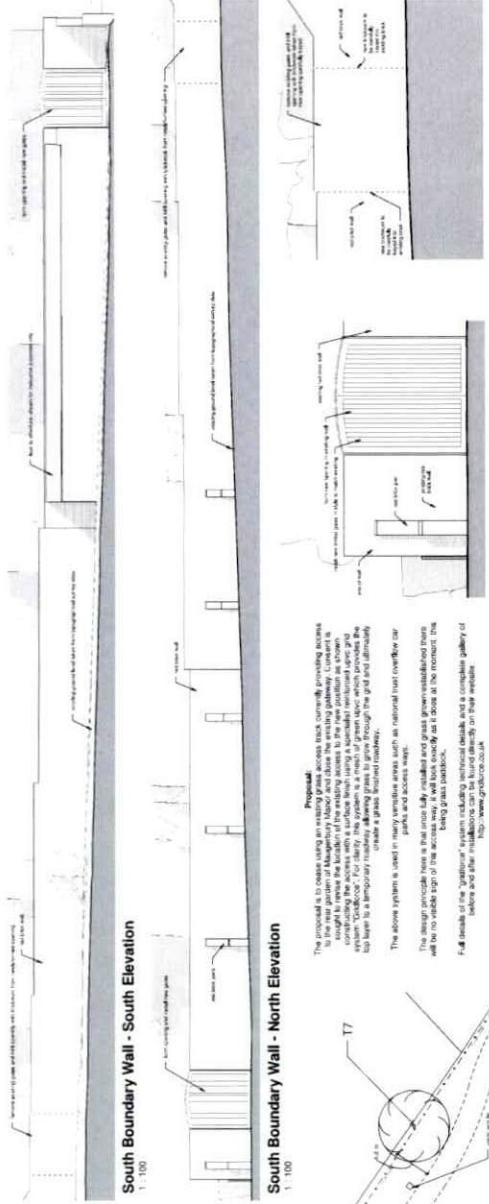
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The image above is taken from google maps and shows the area of paddock associated with Park House, this shows the existing access ways across the paddock area.







**North Elevation - West End**  
1:50



**North Elevation - East End**  
1:50



**Proposal**  
The proposal is to construct a new track buildup system for the main part of the track. The new system is designed to be a permanent solution to the existing problem of the track buildup system. The new system is designed to be a permanent solution to the existing problem of the track buildup system. The new system is designed to be a permanent solution to the existing problem of the track buildup system.

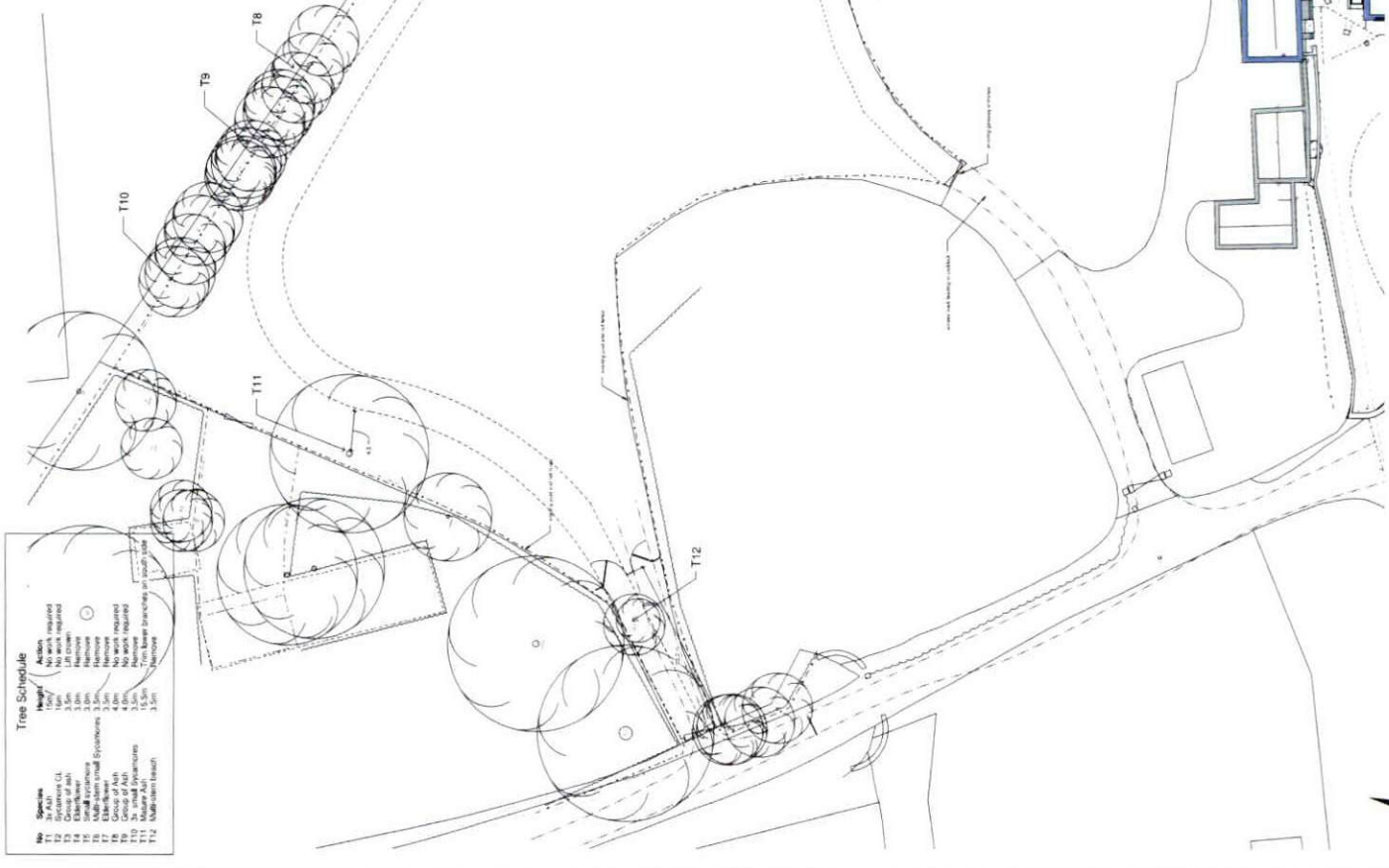
The above system is used in many similar areas such as national trust (creeper car parks) and access ways.

The design principle here is that once fully installed and grass established there will be no visible sign of the access way. It will look exactly as if done at the moment the work is completed.

Being a green solution, which is a completely green solution, the system will be a permanent solution to the existing problem of the track buildup system.

Full details of the 'System' can be found at: <http://www.greencross.co.uk>

Works to existing lines to be undertaken in accordance with best description noted as follows. The system will be installed in accordance with the best description noted as follows. The system will be installed in accordance with the best description noted as follows.



**Tree Schedule**

No	Species	Height (m)	Action
T1	3x Ash	3.5m	No work required
T2	Group of ash	3.5m	Prune
T3	Group of ash	3.5m	Prune
T4	Group of ash	3.5m	Prune
T5	Group of ash	3.5m	Prune
T6	Group of ash	3.5m	Prune
T7	Group of ash	3.5m	Prune
T8	Group of ash	3.5m	Prune
T9	Group of ash	3.5m	Prune
T10	Group of ash	3.5m	Prune
T11	Group of ash	3.5m	Prune
T12	Group of ash	3.5m	Prune

**STABLE ARCHITECTURE**  
ARCHITECTS

Client: M. Simon Meyrick  
Park House  
Maugsbury

Job: Park House, Maugsbury

Scale: 1:250

Date: 20/7/16

Project No: AS/2016/001



300  
300

1. **Woodland Planting**

- 20% Beech
- 30% Field Maple
- 20% Holly
- 20% Hazel
- 10% Hawthorn

2. **Woodland Edge**

- 30% Field Maple
- 20% Wayfaring Tree
- 20% Hazel
- 15% Holly
- 15% Hawthorn

Planted as root trainer transplants in individual tree guards

**Specimen Tree**

12-14cm Container grown 45L Pot (minimum 12 months UK grown)

Recommended Nursery: Barcham Trees Ltd, Ely

**Park House - Landscape Note**

The proposed woodland planting in the parkland paddock to the north of Park Lodge will provide a measure of screening of vehicles using the 'Gridforce' reinforced track that will run around the northern boundary of the paddock.

Vehicles will be hidden as they pass around the top corner of the paddock, with native tree species extending the woodland character of this part of the property.

Additional specimen trees have been carefully positioned to frame views across the paddock from the house and garden. These will be protected by traditional metal post and rail tree guards, enhancing the parkland character of the paddock.

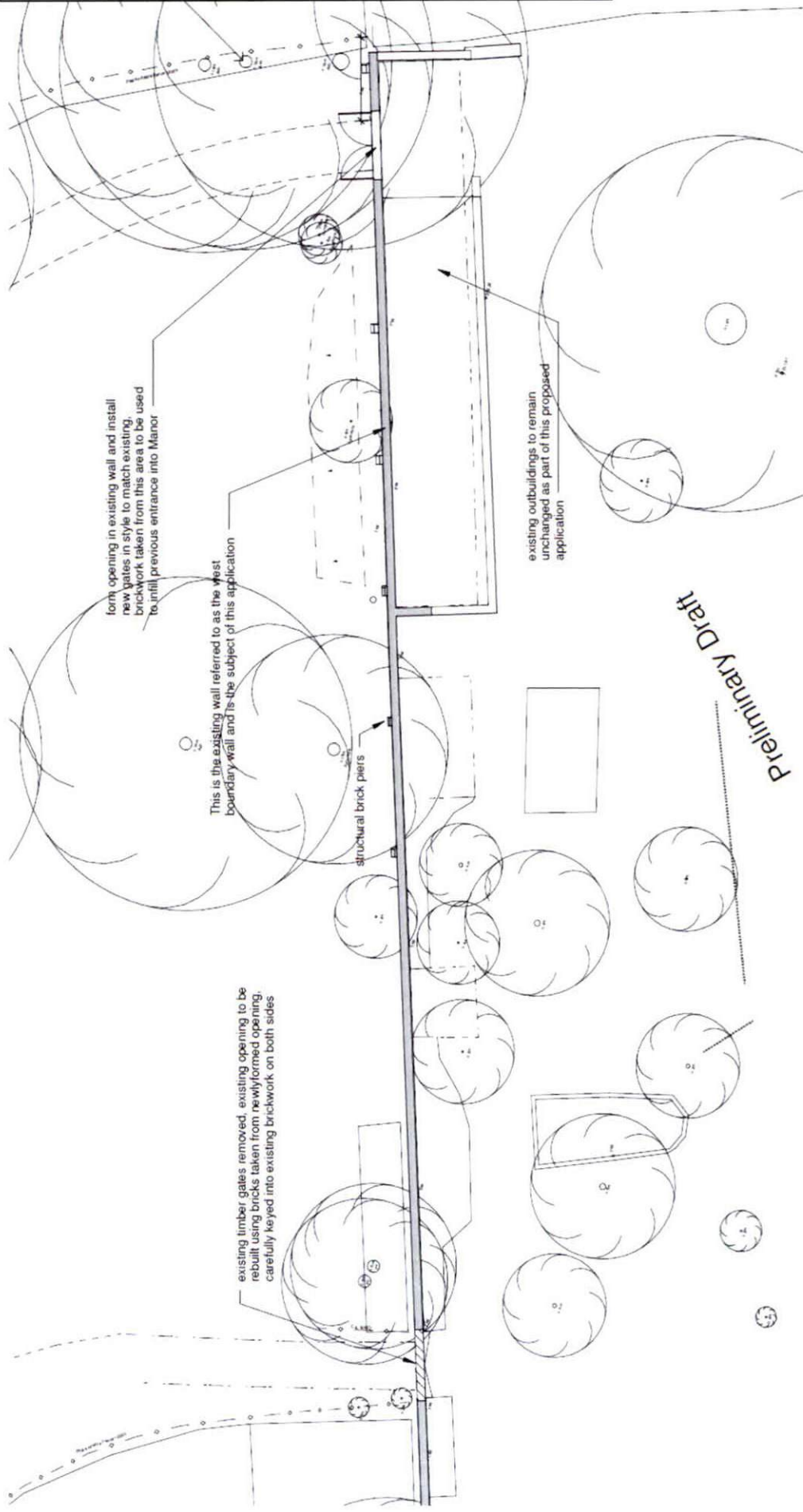
<b>Park House</b>	
New track and planting proposals	
Planning	
NTS	PH 02
09/16	
mrd	

**colvin & moggridge**

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# Proposed Access through Wall



form opening in existing wall and install new gates in style to match existing brickwork taken from this area to be used to until previous entrance into Manor

This is the existing wall referred to as the west boundary wall and is the subject of this application

structural brick piers

existing outbuildings to remain unchanged as part of this proposed application

existing timber gates removed, existing opening to be rebuilt using bricks taken from newlyformed opening, carefully keyed into existing brickwork on both sides

Preliminary Draft





The above image shows the plastic green gridforce system freshly installed, this is within just a few days of installation, no grass has been allowed to grow through the grid force at this stage



The above image shows the grid force system with grass growing through, this has been installed for approximately two months with the grass now strongly visible

