



Our ref: R-053

Your ref:

Planning Services
Stroud District Council
Council Offices
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

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26 September 2023

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
PROPOSED ENLARGEMENT OF KITCHEN DOORWAY
AT: WALNUT TREE HOUSE, MIDDLEYARD, KING STANLEY, STONEHOUSE, GL10 3PW**

Plan-A Planning & Development Ltd are instructed by Mr Nicholas Robinson (the applicant) to submit an application for listed building consent in relation to the above referenced work. The proposals relate to the enlargement of the existing doorway between the ground floor kitchen located within the rear wing of the property and an adjoining single storey extension. The alteration is intended to improve the living conditions of the occupiers through enhancement of the building's functional layout.

Site Location and Description

Walnut Tree House is located to the north of Broad Street at the north-western edge of Middleyard, which lies approximately 3.3 miles to the southwest of Stroud. It comprises a large, detached Grade II listed dwelling together with a range of attached and detached ancillary outbuildings and domestic garden land.

The property was first listed in 1987 under the following list entry:-

“Detached house. c1830. Limestone ashlar; coursed rubble limestone; ashlar and artificial stone rebuilt chimneys; Welsh slate roof. Two-storey; rear 2-storey wing. Front: fenestration 1:1:1, all 16-pane sashes, central being slightly narrower. Central doorway with 6-panel fielded door and fanlight in centre break forward, with banded rustication to ground floor and upper floor plain band. Plain pilaster strips at ends of facade and eaves band. Hipped roof. Pilaster strips to side of main block with eaves-mounted moulded chimneys. Rear wing has 8-pane sash with 20-pane to right on each floor to south side. Simple interior has staircase with stick balusters. Rear wing was formerly part of a farmhouse, probably mid-late C18 although extensively altered upon incorporation into present house.”

The list description confirms that the rear wing has already been extensively altered when it was incorporated into the main house. Furthermore, there is an extensive planning history of further alterations and additions associated with the property (see Fig 1. below). These include the large dining area, pool house and glazed link which connect back to the existing kitchen doorway.

- Single storey extension to form dining area, glazed link and swimming pool house. (Existing detached outbuilding to be demolished).
Ref. No: S.04/1613/FUL | Status: Application Permitted
- Single storey extension to form dining area, glazed link and swimming pool house. (Existing detached outbuilding to be demolished).
Ref. No: S.04/1614/LBC | Status: Application Approved
- Single pitched roof to link (amendment to previously approved scheme O4/1613)
Ref. No: S.07/2043/FUL | Status: Application Refused
- Construction of hipped roof to link and swimming pool. Alterations to proposed windows and doors to link and swimming pool.
Ref. No: S.07/2044/LBC | Status: Application Refused
- Rebuild of existing garden perimeter wall due to collapse.
Ref. No: S.07/2360/LBC | Status: Application Refused
- Rebuild existing perimeter garden wall.
Ref. No: S.07/2425/FUL | Status: Application Refused
- Erection of replacement roof and alterations to fenestration. Revised plans received 11 March 2008.
Ref. No: S.08/0108/LBC | Status: Application Approved
- Erection of replacement roof and alterations to fenestration (Resubmission of refused scheme S.07/2043/FUL)
Ref. No: S.08/0112/FUL | Status: Application Permitted
- Part demolition of existing wall and erection of new wall.
Ref. No: S.09/1645/HHOLD | Status: Application Permitted
- Part demolition of existing wall and erection of new wall.
Ref. No: S.09/1646/LBC | Status: Application Approved
- Installation of p v cells to the south slope of existing stable block to generate electricity.
Ref. No: S.13/1818/FUL | Status: Application Permitted
- Use of land as domestic garden.
Ref. No: S.16/1668/CPE | Status: Application Permitted
- Installation of solar panels to stables and garage
Ref. No: S.23/0277/HHOLD | Status: Application Permitted
- Removal of chain link fences. Erection of a wall, timber fence and pergola.
Ref. No: 96/692 | Status: Application Approved
- Demolition of pigsty and construction of lich gate.
Ref. No: 96/264 | Status: Application Approved
- Change of use of part of field to riding arena with surrounding post and rail fence.
Ref. No: 96/263 | Status: Application Approved
- Demolition of existing disused pigsty building , construction of new lich gate and reduction in height of brick garden wall.
Ref. No: 96/262 | Status: Application Approved

Figure 1: Extensive planning history associated with Walnut Tree House

Proposals and Heritage Impact Assessment

The existing doorway provides internal access from the kitchen to the link extension which joins the property to the pool house. However, at just 1 metre wide, it is very narrow and compromises the relationship between the kitchen and adjoining room. Accordingly, the proposed enlargement of the doorway entrance to a width of 2.5 metres will significantly enhance the appearance and functional relationship between the kitchen and link extension, whilst increasing the amount of natural daylight entering the kitchen from the living area.

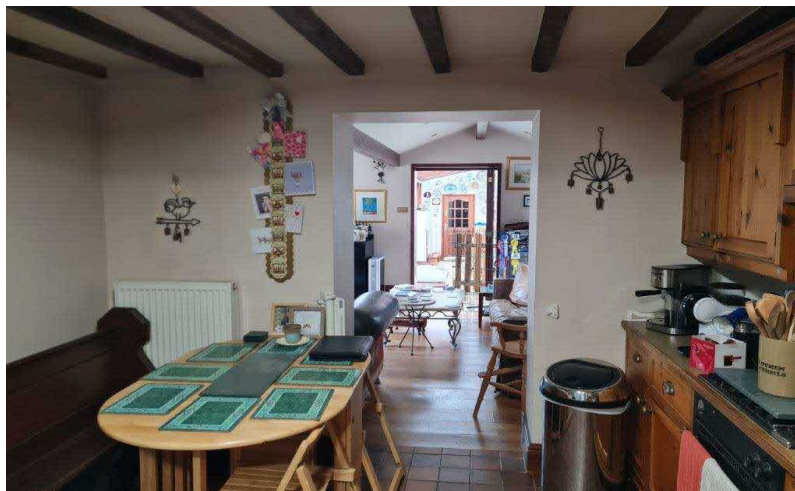


Fig 2: Existing narrow kitchen doorway at Walnut Tree House

In the context of the considerable number of alterations that have already been made to the property and its internal layout, by virtue of the approved various extensions and changes to external materials (including roofs, windows and rooflights), the proposed alteration will cause no material harm to the heritage significance of the property. Although it will result in the loss of some historic fabric, such loss has already occurred as a consequence of the earlier alterations, and the widening of the doorway will have no impact on the external appearance of the property, or those architectural features which contribute to its heritage significance.



Figure 3: The existing opening connects the two-storey rear wing with the single storey extension.

Based on the above, the minor alteration associated with the application proposal is clearly in accordance with the requirements of Local Plan Policy ES10 – *Valuing Our Historic Environment and Assets* as well as relevant paragraphs of the NPPF. As there are no other material considerations that would otherwise prejudice the proposed development, it is therefore concluded that listed building consent can safely be granted.

Yours faithfully,

[Redacted signature]

[Redacted name] (Hons) MRTPI

[Redacted address line]