

19 March 2024

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**Our Ref:** Planning and Heritage

Dear Planning

## **Replacement of Entrance Gates at The Old Rectory, 33 Rake End, Hill Ridware, WS15 3RG.**

Holland Lloyd is appointed by the applicant, Mr and Mrs Willers, to act as Planning Agent for the replacement of entrance gates at the Grade II\* listed property: The Old Rectory, Hill Ridware. The householder intends to replace the gates, as detailed within this letter, at the entrance to the property and would not require a formal listed building consent.

A number of aesthetic improvements have been implemented at the property to maintain and enhance its historic value. The replacement of gates at the entrance will create a characteristic appearance and improve the public realm. The existing gates are set off the listed wall and are not original features, worthy of retention.

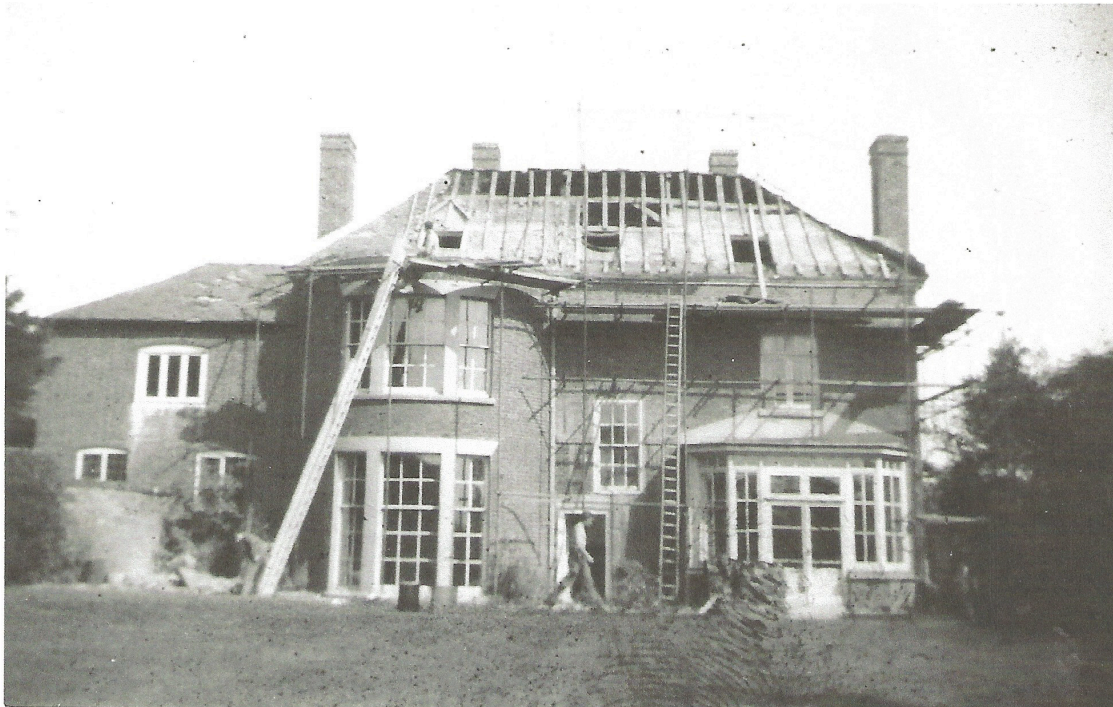
The proposed works will not impact the external appearance of the building, and the special interest of the property will not be affected by the proposed works.

The 18<sup>th</sup> Century property was first listed March 1953 (list entry: 1277601) with the following listing description set out on the Historic England website:

House, walls and gate piers. Circa 1728. Red brick; hipped plain tile roof; brick ridge stacks. 2 storeys and attic with rusticated quoins of unequal length and moulded eaves cornice. 5 window front; 12-pane glazing bar sashes with exposed sash boxes, aprons and gauged brick heads. Central 6-panel doors with moulded architrave, raised key and moulded cornice hood. 2 short lengths of wall terminating in a pair of rusticated ashlar gate piers with ball finials enclose a small front courtyard. At the rear is a 2 storey bow window of the 1790's with large stone mullioned windows. Interior. Early C18 dog-leg staircase with turned balusters and open string with carved tread ends. C18 oak panelling in one of the front rooms. Late C18 plaster cornice in the ground floor rear room with the bow window. The Old Rectory is almost certainly to be identified with the Well-house which was described by Stebbing Shaw thus: "It is a neat modern brick house, standing by the road side, erected about 70 years ago, having been lately improved by the present owner Mr. C.B. Robinson, attorney at law". Stebbing Shaw, The History and Antiquities of Staffordshire vol. 1 (1798) p.161.

The property has undergone a number of alterations since its original construction, including the works replacing the attic roof and the removal of the orangery to the rear of the property. Later the two-storey side extension was demolished and replaced with a single storey extension – currently in-situ. The photograph below shows the works

undertaken to the roof in the 1970s. More recently, the applicant has replaced the windows with efficient double glazing that respects the character of the property.



### Planning Policy

The Development Plan comprises the Lichfield District Local Plan Strategy (2015) and Lichfield District Local Plan Allocations (2019).

Policy BE1 requires all development proposals to ensure that a high-quality, sustainable built environment can be achieved. New development should have a positive impact on the public realm. This will be achieved by an appreciation of context, as well as plan, scale, proportion and detail. Innovative and contemporary design will be supported where they are sympathetic to the setting and context of the surrounding area.

### The Proposal

The householder intends to replace the existing gates at the entrance to the property with a more in keeping proposal that sits off the piers. The pair of gates are to be located at the existing vehicular entrances to The Old Rectory, at the northern and southern extent of the boundary to Uttoxeter Road.

The installation of the new gates does not require the need to attach to the property boundary wall, therefore, does not require listed building consent. The proximity to the Grade II\* listed building(s) is acknowledged as part of the application and the type and style of gates has been considered throughout the design process.

The proposed new entrance gates would be manufactured in wrought iron by Ironcraft of Earl Shilton Ltd and finished in black powder coating. The gates are traditional in form and appearance and would retract sliding behind each respective wall when opening.

All ironwork will be fully hot dip galvanised, after manufacture (Guaranteed rust free) followed by finish painting black, to give a non-rusting, low maintenance extremely robust structure, manufactured to 'Last a lifetime'.

Electrical & automation work conforms to current machinery directives as well as EN compliance and will be force tested for maximum safety.

The proposed works will not affect its character as a building of special historic interest. The National Planning Practice Guidance (PPG) sets out in paragraph 044 Reference ID: 18a-044-20190723 that works to alter or extend in a way that affects the character of a special architectural or historic interest requires listed building consent.

The proposal does not seek to alter or amend the vehicular entrance to the site but provide a secure enclosure to the property.

### Impact

The National Planning Policy Framework (NPPF) sets out (paragraph 205) that great weight should be given to the asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset.

#### *Direct Impact*

The application site forms an 18<sup>th</sup> Century Grade II\* listed property, with wall to the front and two entrances a north and south. Currently the property includes more recent gates set away from the historic wall and providing limited architectural or historical importance. The gates are neither original or replicas of older gates. The existing gates therefore hold no heritage value. The property, itself, and wall however hold value and should be protected from inappropriate development.

The replacement of the gates for new high quality ironmongery is considered an improvement to the existing gates. The two gates proposed are set off the existing entrance pillars and do not require any works to the wall or the house. Therefore, the impact is considered to be positive owing to the works proposed. .

#### *Indirect Impact*

Despite the proposal making a change to the streetscene, through the new gates, it is not considered to adversely impact the locality.

The site is not adjacent to other heritage assets with the Heritage Gateway identifying the closest assets (aside from the host property) as being The Thatch (four properties north) and Orchard Farm set well away from the site. Neither heritage asset are considered to be impacted by the proposed replacement of the gates.

The existing gates are of poor quality and do not contribute to the setting of the listed building. The replacement will enable a higher quality design that is in keeping with the character of the property and contribute to the local area.

The proposed development will not impede or diminish the ability to appreciate the architectural and historic interest of the designated or non-designated heritage assets within Hill Ridware.

### Summary

In addition to this letter, the submission comprises:

- Location Plan
- Existing and proposed plans

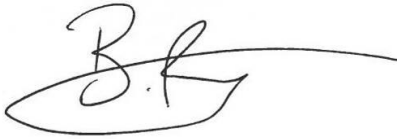
The householder intends to undertake these works to maintain the character of the heritage asset, with public benefits to a listed private dwelling securing its future as a designated heritage asset. The proposed entrance gates

respect the character of the Grade II\* listed heritage asset and will not affect the building's special historic or architectural interest.

Taking all the above into consideration it is considered the overall design fulfils Policy BE1 of the Lichfield Local Plan Strategy and design policies contained within the National Planning Policy Framework, not causing harm to the listed building or harm the character and setting of the listed building.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B.R.', with a long horizontal flourish extending to the right.

Ben Rayner MRTPI  
Director  
[ben@hollandlloyd.co.uk](mailto:ben@hollandlloyd.co.uk)