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Ms S Meredith

Date: 11th January 2024
Our ref: P1538/23/PREAPP

Dear Ms S Meredith

Town and Country Planning Act,1990 (As Amended)
Stardens Country Club Tewkesbury Road Newent
Pre-application advice - Repair tower, gable ends and chimney stacks at Manor House. Is Planning Permission Required?

I refer to your letter and plans received on the 16 November 2023 regarding the above proposal.

It is of my understanding that the Conservation Advisor conducted a site visit to this property and has since provided the following advice:

‘Historically the chimney appears to have been a mix of ashlar and rubble stone, however, the ashlar stonework has had a cement render applied over the top. The exposed stonework has had cement pointing. There is also some small amount of vegetation growing near the base. It is proposed to re-render the existing rendered areas using a lime based render and to repoint using lime also. Whilst it might be preferable for the historic ashlar to be exposed, several areas appear to be deteriorated, and following the removal of the render, it might be found that this damage is more extensive. As such, the replacement of the existing render with a lime based render (no cement) would likely be supported. I would recommend an NHL 3.5.

There are several pieces of stonework which may require replacement. In principle, this would be supported due to the condition of the existing stone provided all replacement stone matched the stone type, colour, dimensions etc. of the existing stone and bedded in a lime mortar. I also noted on site that where coping stones are eroded/decayed, they might want to consider replacing these to ensure that rainwater runs off as it should. However, there is no obligation to do this. Any vegetation should also be removed.

When submitting an LBC application for the works details of the proposed lime render/mortar mixes should be provided and should a method statement detailing the manner in which cement render/mortar is to be removed (this should be done by hand), removal/replacement of stones and preparation of joints for pointing. It would also be helpful to have good quality photographs submitted with the application.

The works will require the submission of an LBC application with the following information:

- Completed LBC application form (Can be found on our website www.fdean.gov.uk);
- A location plan at a scale of 1:2500 or 1:1250, showing the direction of north, with the application site edged in a red line;
- A block plan of the site at scale 1:200 or 1:500
- Existing and Proposed elevations at a scale of either 1:50 or 1:100;
- Heritage statement
- Method statement
- Images of the repair area.

Any planning application submitted in respect of this site would be considered against relevant policies in the Council's Core Strategy and the Allocations Plan relating to issues such as amenity, design and layout, parking and highway safety. The Core Strategy and the Allocations Plan set out the principle policies guiding development within the District. In addition, the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and National Design Guide (NDG) are material planning considerations which seeks to conserve and enhance the natural environment. You can view the Core Strategy and other local policies on the Council's website www.fdean.gov.uk.

I hope that this information is of some help. However, I must advise you that the above informal observations have been made at Officer level only. This letter therefore does not prejudice any future decisions made by the Council should you submit a planning application.

Yours sincerely

William Dodsworth
Planning Assistant

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