

Ashgrove Farm  
Middleton Stoney Road  
Ardley  
Bicester  
OX27 7PH

16/01618/LB

<b>Case Officer:</b>	Stuart Howden	<b>Contact Tel:</b>	01295 221815
<b>Applicant:</b>	Mr & Mrs J Pickford		
<b>Proposal:</b>	Conversion of redundant farm building into a dwelling, including the demolition of lean-to structures, erection of 2.No extensions and construction of a wall		
<b>Expiry Date:</b>	4 <sup>th</sup> October 2016	<b>Extension of Time:</b>	N/A
<b>Ward:</b>	Fringfords and Heyfords	<b>Committee Date:</b>	27 October 2016
<b>Ward Councillors:</b>	Cllrs Corkin, Macnamara and Wood		
<b>Reason for Referral:</b>	Site Area over 1ha		
<b>Recommendation:</b>	Approval		

## 1. APPLICATION SITE AND LOCALITY

- 1.1 The site is located to the south of Ardley and to the west of the B430 and consists of a traditional farm complex made up of the main farm house, a Grade II listed barn, pig sties, stables and more modern farm buildings. The farm holding still functions as an arable and livestock enterprise.
- 1.2 It is noted within the Architectural Design Statement submitted along with the application that the existing farm buildings are no longer suitable for modern farming practices, particularly with regard to the access for machinery, vehicles and storage and this has meant that the buildings on the site have become redundant and are falling into disrepair. The farm also rents storage facilities off site, which are more suitable for accessing vehicles.
- 1.3 The Grade II listed building is a double height barn constructed in the 18<sup>th</sup> Century. The barn is constructed from stone under a corrugated roof. It is designed in a traditional plan with central full height openings. A row of pig sties built in stone and brickwork is connected to this barn as well as a single storey barn on the south.

## 2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal seeks listed building consent for various works to the Grade II listed barn in order to convert it into one residential unit accommodating 5 bedrooms. As part of the conversion it is proposed to:
  - Construct a covered store on the north elevation from timber and natural slate;

- Incorporate the pig sties into the dwelling with a lead flat roof element over these pig sties. The walls of the extension would be constructed from natural coursed stone and horizontal timber boarding;
- Remove corrugated, timber and blockwork lean to structures from this building;
- Introduce windows and doors within existing openings. This includes the retention of the existing barn door openings and infilling them with full height glazed screens;
- Replace the corrugated roof on the barn with a slate roof;
- Where areas of the existing buildings have been damaged these are to be removed and repaired to match;
- Introduce an intermediate floor within the height of the existing building;
- Insert some new internal walls within the barn in order to create a kitchen element, and en-suite bedroom;
- Internally, the introduction of two openings between the barn and the pigsty element;
- Introduce internal openings within the pigsties; and
- Introduce a stone wall to the south of the barn building at a height of 2.2 metres in order to create a courtyard element.

2.2 An application for planning permission has been submitted alongside this application for listed building consent (ref: 16/01617/F), which also includes works to convert other buildings in the farm complex to form 5 no. dwellings in total, along with the erection of a garage/car port building to serve the dwellings.

### 3. **RELEVANT PLANNING HISTORY**

3.1 11/00955/LB and 11/00954/F – *‘Extension of time limit to 08/01520/F & 08/01521/LB – Conversion of 3 no. redundant into 5 no. dwellings, erection of covered car parking building and extensions to barns and demolition and removal of 7 no. redundant farm buildings and 3 no. lean-to extensions’* – APPROVED 24<sup>th</sup> August 2011. The current scheme is very similar to this scheme approved in 2011. However this consent has now expired, hence the submission of this application.

### 4. **PRE-APPLICATION DISCUSSIONS**

4.1 No pre-application discussions have taken place with regard to this application.

### 5. **RESPONSE TO PUBLICITY**

5.1 This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper.

5.2 No comments have been raised by third parties.

### 6. **RESPONSE TO CONSULTATION**

6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website, via the online Planning Register.

#### PARISH/TOWN COUNCIL

6.2 ARDLEY WITH FEWCOTT PARISH COUNCIL: **No comments received.**

## STATUTORY CONSULTEES

6.3 None.

## NON-STATUTORY CONSULTEES

6.4 Conservation Officer: **No comments received.**

## **7. RELEVANT PLANNING POLICY AND GUIDANCE**

7.1 Planning law requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

### CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 – The Character of the Built and Historic Environment

### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Development proposals affecting a listed building
- C21 – Proposals for re-use of a listed building

7.3 Other Material Planning Considerations:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Design Guide for the Conversion of Farm Buildings (Cherwell District Council 2002)
- The Conversion of Traditional Farm Buildings: A guide to good practice (Historic England 2006)

## **8 APPRAISAL**

8.1 Officers’ consider the following matters to be relevant to the determination of this application:

- Impact on the Character and Historic Significance of the Listed Building.

### Impact on the Character and Historic Significance of the Listed Building

8.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to give special regard to the desirability of preserving a listed building or its setting. The applicant has submitted a Heritage Statement to address these matters.

8.3 Section 12 of the NPPF (Conserving and Enhancing the Historic Environment) states that in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a proposed development on the significance of a designated

heritage asset, great weight should be given to the asset's conservation. Proposals that preserve those elements should be treated favourably.

- 8.4 Paragraph 132 of the NPPF states that: *"Significance can be harmed through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*
- 8.5 Policy ESD15 of the Cherwell Local Plan Part 1 states that development should: *"Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and PPG"*
- 8.6 The Council's design guidance ('Design Guide for the Conversion of Farm Buildings') states that: *"The character of a barn is derived from its original function as a working agricultural building, and therefore every effort should be made to retain the original simplicity of scale and form and to alter it as little as possible externally and internally."*
- 8.7 Regarding, extensions to farm buildings 'The Conversion of Traditional Farm Buildings: a guide to good practice' (English Heritage (now Historic England)), states that: *"Overtly domestic extensions such as porches and usually conservatories are alien in character and can rarely work successfully within the context of historic farm buildings".* In addition this notes that: *"New extensions, be they a contemporary design or one based on an existing outbuilding, should be subordinate in scale and relate to the character of the farmstead group. They should not compromise the setting, so careful thought needs to be given to their siting."*
- 8.8 In addition to this, the Council's design guidance ('Design Guide for the Conversion of Farm Buildings'), states that: *"Most barns are large compared to the size of an average house. In order to preserve the integrity character and features, accommodation should aim to be contained wholly within the existing buildings. In the rare cases where extensions are proposed they should be of traditional form such as simple lean-to outshots, continuing the downward slope of the main roof. Domestic features such as porches will not be considered favourably and alternative solutions such as the provision of internal draught lobbies should be considered."*
- 8.9 Externally, the fabric of the listed barn is remaining largely unaltered and unaffected. That said, a covered store is proposed on the north elevation and works are proposed to the pig sties so that they are incorporated into the dwelling. The proposed covered store is considered to be an enhancement to the barn given that this would replace an existing covered store of a similar scale constructed from blockwork under an asbestos roof. The modifications to the pig stys are relatively minor and are considered not to harm the significance of this listed barn.
- 8.10 In relation to windows the Council's design guidance ('Design Guide for the Conversion of Farm Buildings') states that: *"Barns rarely have windows, and so new means of admitting light have to be carefully considered in order not to affect the character of the building. Existing openings should be retained and re-used as a priority. New openings should be kept to a minimum and should be of a scale, form and type compatible with the character of the building and its existing openings...If rooflights are needed they should relate to the scale of the existing building and to the pitch of the roof, avoiding disruption of the roofline."*
- 8.11 New openings on the barn would be kept to a minimum and existing openings would be utilised so as to prevent this agricultural building from appearing overly domestic. Furthermore, barn door openings would be retained through the use of glazing and would be incorporated in the design scheme. The retention of these architectural features would contribute in preserving the significance of this listed barn.

- 8.12 In relation to the interior of the barn, the Council's design guidance ('Design Guide for the Conversion of Farm Buildings') states that: *"Some of the most successful schemes are based on an 'open plan' design with part of the building left open to the roof, perhaps surrounded by galleries and leaving the roof structure exposed to view...At least one section of the barn should remain open to the roof"*.
- 8.13 Internally, the historic fabric of the building is to remain largely unaltered. Whilst a first floor section is proposed in the barn building, a relatively large area of the barn would be open to the roof therefore allowing for the original scale and special features of the interior to be fully appreciated. The internal works are therefore considered to preserve the significance of the listed barn.
- 8.14 In relation to the setting of the barn, the Council's design guidance ('Design Guide for the Conversion of Farm Buildings') states that: *"The most sensitive conversion can be spoilt by inappropriate changes to the setting of the building. A comprehensive approach should be adopted when preparing an application for conversion in order to cover details such as the layout of drives, gardens, garaging, walls and fences, etc. The design and materials of ancillary buildings should be of traditional materials and form and should aim to harmonise with the existing building."*
- 8.15 A private courtyard is proposed to the front (south) of the barn to create a screen between the farmhouse and barn for privacy reasons, but it is considered that this would have a limited impact upon the significance and the setting of this heritage asset.
- 8.16 In terms of materials it is considered that appropriate materials are to be used for the extensions to the building and where repairs are needed to the existing fabric. A stone sample panel and slate sample were available to view during the case officer's site visit and these are considered to be acceptable. Details of the windows, rooflights, doors and boarding have also provided and are considered to preserve the significance of the listed barn.
- 8.17 It is also worth highlighting that the same proposal has been considered acceptable in 2008 and 2011 and this is a significant material consideration in this case.

## 9. CONCLUSION

- 9.1 In conclusion, it is considered that the proposed works to the listed barn would preserve the significance and setting of this heritage asset, in accordance with Policy ESD15 of the Cherwell Local Plan Part 1, saved Policies C18 and C21 of the Cherwell Local Plan 1996 and Government guidance contained within the NPPF.

## 10. RECOMMENDATION

That consent is **granted**, subject to the following conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provision of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents:

- Application Form submitted with the application;
- Architectural Design & Access Statement dated May 2008 submitted with the application;
- Drawing Numbers: 1.06; P1.01; P1.02 Revision A; P1.03 Revision A; P2.01 Revision B; P2.02 Revision A; P2.03 Revision B; P2.04 Revision A; P2.05 Revision A; P2.06 Revision B; P2.07; P3.01 Revision B; P3.02 Revision B; P3.03 Revision B; P3.04 Revision B; P3.05 Revision B; P3.06 Revision A; P3.07 Revision B; P3.08 Revision A; P3.09; R3.01; R3.02; R3.03; R3.04 and OGD/152/001 Revision A submitted with the application.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. The external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the stone sample panel inspected on site by the case officer on 26th August 2016.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan Part 1, saved Policies C18 and C21 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

4. The external roofs of the development shall be constructed in accordance with the slate sample inspected on site by the case officer on 26th August 2016.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan Part 1, saved Policies C18 and C21 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

5. Any remedial stonework necessary for the repair or making good of the walls shall be carried out in natural weathered limestone of the same type, texture, colour and appearance as the stone on the existing building and shall be laid, dressed, coursed and pointed to match that of the existing building using lime mortar unless otherwise approved in writing by the Local Planning Authority prior to the works commencing.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan Part 1, saved Policies C18 and C21 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

6. The rainwater goods to be used shall be cast iron/aluminium and permanently so retained thereafter.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan Part 1, saved Policies C18 and C21 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

#### **PLANNING NOTES**

1. The applicant is reminded that this building is included in the Statutory List of Buildings of Architectural or Historic Interest, and no works to the exterior or interior of the building, which materially affect the character may be carried out without the prior express consent of the Local Planning Authority (given through the submission of an application for, and subsequent grant of Listed Building Consent). This consent gives approval only to those works shown on the plans and details submitted to and approved in this application.
2. The applicant is further reminded that the carrying out of unauthorised work to a listed building is an offence, punishable by a fine, imprisonment or both, as detailed in Section 9 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
3. Bats are a highly mobile species which move between a number of roosts throughout the year. Therefore all works must proceed with caution and should any bats be found during the course of works all activity in that area must cease until a bat consultant has been contacted for advice on how to proceed. Under the Wildlife & Countryside Act 1981 (as amended) and the Habitat and Species Regulations 2010 it is illegal to intentionally or recklessly disturb, harm or kill bats or destroy their resting places.
4. Birds and their nests are fully protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally take, damage or destroy the eggs, young or nest of a bird whilst it is being built or in use. Disturbance to nesting birds can be avoided by carrying out vegetation removal or building work outside the breeding season, which is March to August inclusive.