

Applicant: Mr And Mrs Bryn Williams

Proposal: Conversion of existing barn and associated out-building/stables to residential use. Raise roof of out-building/stables by 860mm. New single storey extension to rear with living roof.

Ward: Deddington

Councillors: Cllr Bryn Williams
Cllr Hugo Brown
Cllr Mike Kerford-Byrnes

Reason for Referral: The applicant is one of the Ward Councillors

Expiry Date: 25 July 2018 **Committee Date:** 21 June 2018

Recommendation: Approve

1. APPLICATION SITE AND LOCALITY

- 1.1. The application relates to an existing stone barn with natural slate roof, which is part of a wider complex of buildings in a linear arrangement, and which is considered to have previously formed part of Park Farm. Land levels drop across the site from east to west down from the access into the site. To the west of the barn are adjoining stables and previously converted buildings now in residential use. Attached to the south of the main barn is a single storey outbuilding which is of stone and red brick construction again under a natural slate roof. While only single storey this outbuilding is on two levels, given the topography of the site, with only the top (eastern) section falling within the application's site boundary.
- 1.2. To the east of the barn are again adjoining buildings which have been converted to residential use, with grade II listed Park Farm House further to the east fronting on to New Street (A4260), one of the main routes through the village of Deddington. Adjacent to the south is a residential property and walled garden, while to the north there an agricultural building with residential properties beyond. The proposed site is accessed via an existing vehicular access off New Street which also serves Park Farm House and other previously converted building.
- 1.3. In terms of site constraints, the application building is a grade II listed building (curtilage listed by association to Park Farm House) and sits within the designated Deddington Conservation Area, which is considered of archaeological interest. The southern boundary wall is a grade II listed structure in its own right with further grade II listed buildings to the south, including Deddington Manor. There are records of protected and notable species (including Eurasian Badger and Common Swift) within the vicinity of the site.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. Listed building consent is sought for alterations, extension to and conversion of the existing stone barn and outbuilding to form a 5-Bedroom residential property, with an integral garage, residential garden and associated parking and turning. An associated application for listed building consent, to consider potential direct impacts on the listed building, has also been submitted and is being dealt with under ref. 18/00972/LB.
- 2.2. Alterations to the main barn would include: the introduction of a new floor to provide first accommodation 4 no. bedrooms, all with en suite bathroom; new openings through the historic fabric of the building to provide access through to the outbuilding and new window openings in the northern elevation; the introduction of 4no double-pane rooflights to the northern roofslope; the introduction of 2no new small rooflights in the southern roofslope; the glazed infilling of the main barn opening in the southern elevation and the erection of a single storey flat-roofed extension across the main barn opening on the northern elevation with glazing above. The extension would be constructed in Hornton stone under a living green sedum roof.
- 2.3. With regards to the proposed alterations to the outbuilding, these would include: The raising of the overall roof height by ~0.8m; the introduction of a new floor to provide first accommodation play-room and bedroom with ensuite; the introduction of 3no new rooflights in the eastern roofslope; glazed door with Juliet balcony to the southern elevation; alterations to the eastern elevation, including the enclosing of existing opening and creation of new garage door/entrance, glazed section and front door; infilled using a timber frame construction, clad in horizontal weather boarding.
- 2.4. The current application has been amended slightly from the previous scheme, with the roof light sizes reduced across the scheme and the rear narrow windows reduced in height.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

| <u>Application Ref.</u> | <u>Proposal</u> | <u>Decision</u> |
|--------------------------|---|------------------------|
| CHN.635/91 | Alterations to existing accesses vehicular and pedestrian. Conversion of existing agricultural barns into dwellings - 3 No. new houses proposed. | Application Permitted |
| 96/00518/F & 96/00519/LB | Renewal of CHN.635/91. Alterations to existing accesses vehicular and pedestrian. Conversion of existing agricultural barns into dwellings - 3 No. new houses proposed. | Applications Permitted |
| 01/00597/F & 01/00598/LB | Renewal of 96/00518/F alterations to existing vehicular and pedestrian accesses. Conversion of agricultural barns into dwellings - 3 No. new houses proposed. | Applications Permitted |
| 04/00010/F & 04/00014/LB | Repair and internal alterations to existing house and conversion of existing stables to 1 No. dwelling. | Applications Permitted |

| | | |
|-------------|---|------------------|
| 18/00098/F | Conversion of existing barn and associated out-building/stables to residential use. Raise roof of out-building/stables by 860mm. New single storey extension to rear with living roof | Pending Decision |
| 18/00099/LB | Conversion of existing barn and associated out-building/stables to residential use. Raise roof of out-building/stables by 860mm. New single storey extension to rear with living roof | Pending Decision |

- 3.2. The most recent applications (18/00098/F and 18/00099/LB) were considered at Cherwell's planning committee on 24th May 2018. The applications were recommended for refusal by the case officer. Elected members resolved to refuse the planning application and grant listed building consent. The decision notices have not been issued for these applications, whilst the present applications are being considered.

4. PRE-APPLICATION DISCUSSIONS

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

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments will be 28.06.2018.
- 5.2. No comments have been raised by third parties at the time of writing this report. If any comments are received following the publication of this report, then these shall be included as a written update. The recommendation at the end of this report is subject to no new material planning considerations being raised during the consultation period.

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 COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. DEDDINGTON PARISH COUNCIL: No comments received.

STATUTORY CONSULTEES

- 6.3. None.

NON-STATUTORY CONSULTEES

- 6.4. DESIGN AND CONSERVATION: No comments received.

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission 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 the reuse of a listed building
- C28 – Layout, design and external appearance of new development

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Deddington Conservation Area Appraisal 2012
- Deddington Neighbourhood Plan (Pre-submission version) (DNP)

The neighbourhood plan for Deddington, which also covers the villages of Clifton and Hempton, is still at an early stage. A pre-submission version of the plan has been accepted by the Parish Council and has been submitted to Cherwell District Council as part of the consultation process. Given the early stages of the plan, in accordance with Paragraph 216 of the NPPF, no significant weight can be given to it as a material consideration at this time.

- Historic England - Adapting Traditional Farm Buildings: Best practice guidelines for adaptive reuse (2017).
- Cherwell District Council’s informal guidance - Design Guide for the conversion of farm building (2002)

8. APPRAISAL

- 8.1. The key issue for consideration in this case is the impact on the historic significance and setting of the listed building(s).
- 8.2. Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.* Further, under Section 72(1) of the same Act the Local Planning Authority has a statutory duty to pay

special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 8.3. Listed Buildings and Conservation Areas are designated heritage assets, and Paragraph 129 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*
- 8.4. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the scheme, including securing its optimum viable use.
- 8.5. The Conservation Officer has not commented on the present scheme at the time of writing this report. However, for the previous listed building application (18/00098/LB), Members of the Planning Committee considered that the proposed development would cause less than substantial harm to the setting and significance of the listed building, by virtue of the garden room extension to the northern elevation, which would affect the traditional linear nature of the building. However, it was considered that the development would provide public benefits, including securing the optimum viable use of a building that has had been redundant for a number of years and has had a number of applications to change its use which have not been implemented. It was considered that these public benefits would outweigh the harm caused to the heritage asset and that the development was acceptable in this regard. The fact that Members of the Planning Committee considered that the development would be acceptable in this regard is an important material consideration in the assessment of this application.
- 8.6. Given that Members of the Planning Committee considered the development to be acceptable with regard to its impact on the setting and significance of the listed building and the character and appearance of the conservation area, and that this is a broadly similar scheme, with smaller rooflights and windows in the rear, it is considered that the benefits of the scheme outweigh the harm and that, on balance, the impact of the development on the heritage assets is acceptable.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The proposed development would cause some harm due to the garden room extension to the rear of the building, which would affect the linear nature of the heritage asset. This harm would be *less than substantial*. However, it is recognised that the Planning Committee have approved a listed building consent application for a very similar proposal. It is considered that the benefits of the scheme, namely securing the optimum viable use of the listed building, would outweigh this harm and therefore the application is recommended for approval, subject to the conditions set out below.

10. RECOMMENDATION

That delegated authority is given to the Assistant Director for Planning Policy and Development to grant permission subject to:

- (a) no new material planning considerations being raised during the remainder of the consultation period, and
- (b) subject to the following conditions (and any amendments to those conditions as deemed necessary):

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

Reason - To comply with the provisions 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 conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: 981-2A; 981-3F; 981-4E; 981-5E and 981-6E.

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

3. Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural ironstone, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Prior to the commencement of the development hereby approved, samples of the weatherboarding to be used in the construction of the walls of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Prior to the commencement of the development, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.

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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.