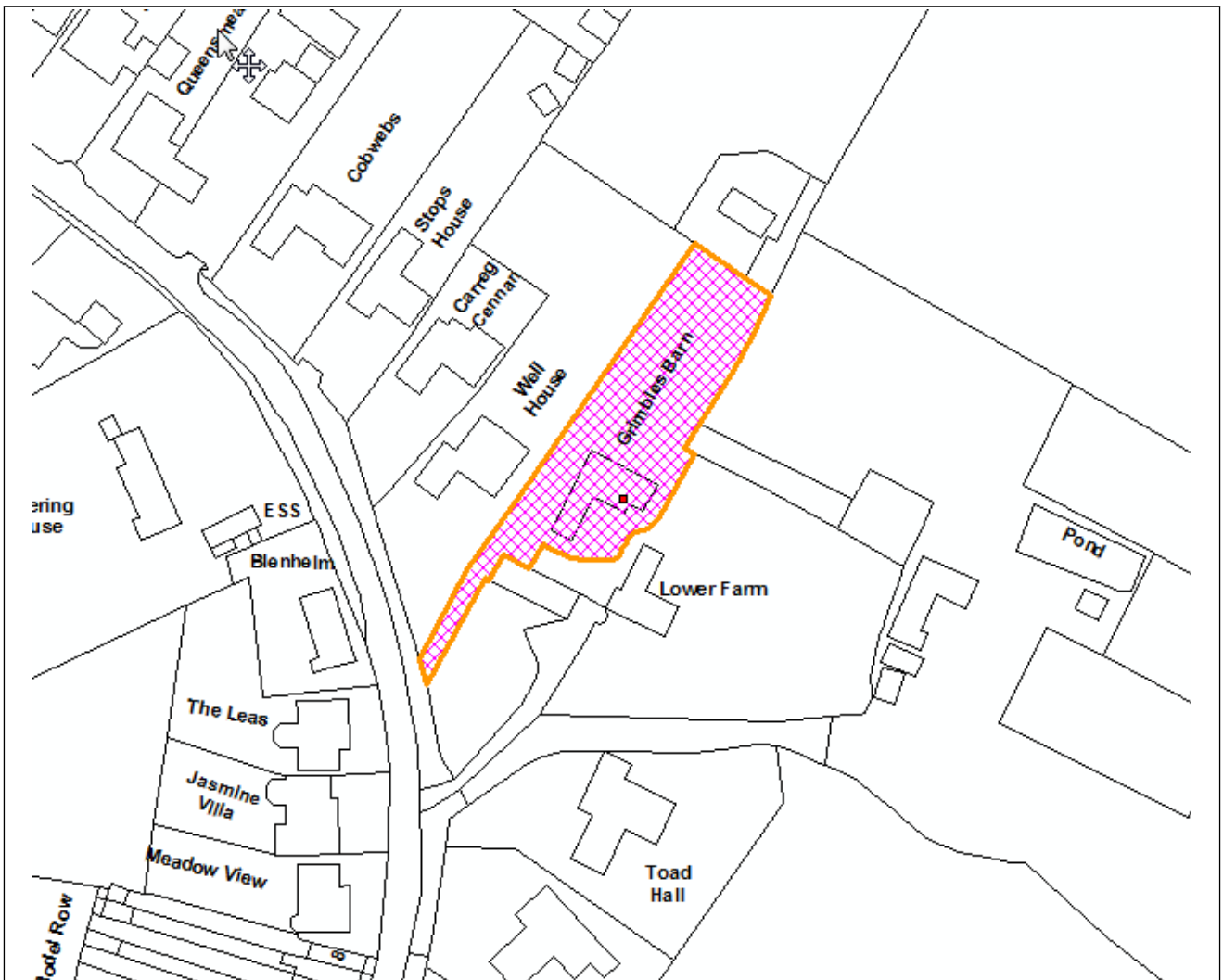


18/00868/ALB



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
18/00868/ALB	BUCKLAND THE LOCAL MEMBERS FOR THIS AREA ARE: -	08/03/18
RENEWAL OF DOORS WITH NEW SLIMLINE BIFOLDS, ERECTION OF SIDE EXTENSION AND INSTALLATION OF DRIVEWAY GATES GRIMBLES BARN MAIN ROAD HP22 5HZ	COUNCILLOR MRS C PATERNOSTER COUNCILLOR BILL CHAPPLE COUNCILLOR MIKE COLLINS	
MR & MRS DE CESARE		
STREET ATLAS PAGE NO.117		

1.0 The Key Issues in determining this application are:-

a) Impact upon the special character and appearance of the listed building and its setting

The recommendation is that permission be **GRANTED**

CONCLUSIONS AND RECOMMENDATION

The proposals have an acceptable impact in visual amenity and heritage terms and would not have and adverse affect upon the setting or structural integrity of the listed building and is therefore, considered to accord with the relevant sections of the NPPF and the Planning (Listed building and conservation area) Act 1990. The extensions and alterations would comply with policy BP14 of the Buckland Neighbourhood Plan and with the National Planning Policy Framework.

It is therefore recommended that consent be **GRANTED** subject to the following conditions:-

Conditions:

1. STC6 – Standard time condition
2. US04 – Matching materials
3. Any damage caused to the listed building as a result of the works hereby approved shall be made good to match the existing original work in respect of materials used, detailed execution and finished appearance.

Reasons:

1. RE04 – To comply with Town and Country Planning Act and Section 51 of Planning and Compulsory Purchase Act.
2. RE13 - Satisfactory appearance
3. RE13 – satisfactory appearance

2.0 INTRODUCTION

- 2.1 The application needs to be determined by committee as the Parish Council has raised material planning objections and confirms that it will speak at the Committee meeting.

- 2.2 In response to the comments made; consultation has been carried out with the Heritage Officer and the impact on the Conservation Area and Listed Buildings has been considered to be acceptable and will not cause harm to the significance of the Heritage Assets.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 This site comprises a detached 18th century, grade II listed barn which was granted planning permission and listed building consent for conversion into residential accommodation in 1986. The converted barn is 'L' shaped, having a two storey height main section with a single storey projecting wing to the south west.
- 3.2 The site is located within the built-up part of the village. To the south west of the site is a converted outbuilding. To the south east of the site is the grade II listed farmhouse, which itself has been substantially extended towards Grimble Barn. To the west of the site is a more modern detached dwelling.

4.0 PROPOSAL

- 4.1 The application seeks listed building consent for the erection of a single storey extension to the side of the dwelling. The proposed extension would measure 3m wide by 5.65m deep and would have a ridge height of 5.25m and an eaves height of 2.2m closest to Lower Farmhouse. The extension would provide a family room. It would have timber boarded sides and a tiled roof to match the existing dwelling.
- 4.2 Replacement bifold doors are proposed to the internal elevations of the 'L' shape of the dwelling, although this alteration does not require planning permission as the insertion of new windows was not restricted in the original approval for the barn conversion
- 4.3 The proposal also includes details of a new solid entrance gates to replace the existing gate for security purposes. The proposed gates would have a softly curved top and would be 1.5m in height rising to 1.75m high at the centre. The gates would be set back by over 4m from the edge of the public highway.
- 4.4 The application is a resubmission of the approval granted under 13/00017/ALB.
- 4.5 The extension and entrance gates would require the benefit of planning permission and that is this subject of a current application which is also on this DMC agenda.

5.0 RELEVANT PLANNING HISTORY

- 12/02643/APP - Single storey side extension and new entrance gates – APPROVED
- 13/00017/ALB - Single storey side extension, new entrance gates and replacement of doors to south east and south west elevations - APPROVED
- 18/00869/APP - Renewal of doors with new slimline bifolds, erection of side extension and installation of driveway gates –PENDING CONSIDERATION

6.0 PARISH COUNCIL COMMENTS

6.1 Buckland PC objects to the application on the following grounds:

6.2 The plans, as submitted, are contrary to Buckland Neighbourhood Plan Policies, BP1 Conservation Area and BP3 Local Distinctiveness on space around buildings and density. And BP12 Farm Conversions.

7.0 CONSULTATION RESPONSES

Heritage Officer:

7.1 In summary, the proposals are considered acceptable in heritage terms, subject to appropriate conditions.

8.0 REPRESENTATIONS

Seven letters of objection have been received which can be summarised in the following points:

- The development is in breach of the Village Neighbourhood Plan and previous planning decisions that determined the property boundary when the historic farm and barns were first converted. The buildings were once part of a single farm with important historical legacy.
- The proposed extension will have a detrimental impact on the conservation area. The development will be obtrusive impacting the semi rural view from the main road and effectively 'join' the two adjacent properties.
- The requirement to maintain the historic nature of the site ought to be a priority in a conservation area and, in the case of Lower Farm, the character of a Grade II listed building.
- Two trees, currently in view from the main road, would need to be cut down for any development to take place.

9.0 EVALUATION

Impact upon the special character and appearance of the listed building and its setting

9.1 Since the consent granted in 2013, Buckland now has a made Neighbourhood Plan. The starting point for decision making is the development plan. In this case the Development Plan comprises the Buckland Neighbourhood Development Plan (BNDP) and "saved" policies of AVDLP. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework and the Planning Practice Guidance are both important material considerations in planning decisions. Neither change the statutory status of the Development Plan as the starting point for decision making but policies of the development plan need to be considered and applied in terms of their degree of consistency with the NPPF, PPG and other material considerations. Determination of any formal application would need to consider whether the proposal constitutes sustainable development having regard to Development Plan

policy and the NPPF as a whole or specific policies in the NPPF indicate development should be restricted

- 9.2 The relevant policies for consideration in the determination of this application are listed below:
- 9.3 Policy BP14: Heritage Assets; states that with diverse heritage assets throughout the whole parish, development proposals will be required to demonstrate that the impact of the proposals on heritage assets has been carefully considered and that negative impacts to their significance, including impacts to their settings, have been either avoided or minimised. Where the harm of any residual impacts of a proposed scheme are not justified by the public benefits that would be provided, they will not be permitted.
- 9.4 As discussed in the previous planning report, Grimble Barn was converted to a dwelling in the late 1980's. The current proposal, follows that approved under the 2012 permission, and seeks listed building consent for the addition of a simple single storey extension to the south east gable elevation of the converted dwelling. The proposed single storey extension would be 3m wide and 5.65m deep and would provide a family room. It would have timber boarded sides to match the existing dwelling, and the tiled roof would replicate the plane of the existing but with a reduced ridge height. The proposed extension would be lit by full height doors to front and rear elevations to match the replacement pattern of fenestration proposed for the south east and south west elevations of the dwelling.
- 9.5 The proposal seeks to add a single storey extension to the east facing elevation of the two storey element of the barn. Therefore retaining the 'L' plan form of the barn and the overall relationship of the three separate buildings within the group. Overall the scale of the extension is acceptable and both the front and rear elevations will step in from the existing build lines and the proposed ridge height will step down considerably from the existing building.
- 9.6 Externally, there is very little fabric of any significant age still visible. The timber boarding was all replaced as part of the conversion and therefore the extension will have no impact on historic fabric when attached to the existing building. Internally a new opening will be created to one side of the (modern) brick chimney breast. Whilst the timbers in this section as evidently old, they have clearly been borrowed from other locations (not necessarily the same property). The scar jointing has no relevance to their currently positions and do not provide any structural support for the building. Therefore the proposal to remove a small part of this timber to create the new access is considered acceptable.
- 9.7 Overall the design, scale and positioned of the proposed extension is considered subservient and respectful of the listed building. In respect of the surrounding listed buildings, as it is considered the extension will not cause harm to the significance of the

host listed building than in turn it would not cause harm to the setting of the farmhouse or stables. It is also considered that the relationship between the three buildings will remain and therefore the character of this part of the conservation area unharmed.

- 9.8 The proposal includes replacing the existing 'sliding' doors of the kitchen wing, with bi-fold doors. As the existing doors are modern this will not result in the loss of any historic fabric. In respect of the proposed style of frames, these will be similar to the existing which are dark grey aluminium and are therefore acceptable.
- 9.9 As part of the 1986 conversion, the windows inserted into the barn were timber of a golden brown appearance with curved heads and clearly of their time. Whilst many of these windows have now been replaced, this application seeks to replace the remaining windows in the north-east facing elevation. Being able to compare both style of windows during the site visit, it was clear that the dark grey aluminium frames, which are slim in their form are more respectful of the barns architectural style. They almost disappear within the openings, allowing the solid form of the building to be the dominant feature as opposed to the domestic windows frames (as per the 1986 style frames). This works particularly well in the kitchen wing, where the cart openings appear as intended and the building is easily read as an agriculture building.
- 9.10 The installation of a solid timber slated gates is of an acceptable design and whilst this will lessen the possibility of glimpsed views of the three historic buildings at this point, it will still be possible to see the part of the roof forms above the height of the gate.
- 9.11 For the reasons stated above, the proposal will not cause harm to the significance of the asset in NPPF terms and is considered to accord with Policy BP14 of the Buckland Neighbourhood Plan.
- 9.12 Special regard has been given to the statutory test of preserving the setting of the listed building under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. It has been concluded that the setting of the listed building would be preserved, and so the proposal accords with section 66 of the Act. In addition, no harm would be caused to the significance of the heritage asset, in NPPF terms, and as such the proposal accords with guidance contained within the NPPF.