



## Report to South Area Planning Committee

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<b>Application Number:</b>	PL/21/3820/FA
<b>Proposal:</b>	Erection of an enclosed glazed link side extension between Granary and the workshop/garaging.
<b>Site location:</b>	Granary Denham Court Farm Village Road Denham Buckinghamshire UB9 5BG,
<b>Applicant:</b>	Radiate Global International Limited
<b>Case Officer:</b>	Matthew McKane
<b>Ward affected:</b>	Denham
<b>Parish-Town Council:</b>	Denham Parish Council
<b>Valid date:</b>	8 October 2021
<b>Determination date:</b>	15 April 2022
<b>Recommendation:</b>	Conditional permission

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application site relates to the Granary, Great Barn, Hayloft and Dairy, Denham Court Farm, Village Road, Denham, Buckinghamshire, UB9 5BG. The application site comprises a complex of Grade II listed barns at Denham Court Farm located on the north side of Village Road. The application is for the erection of an enclosed glazed link side extension between Granary and the workshop/garaging.
- 1.2 Recent planning application reference number PL/19/0133/FA for extensions to the building was refused planning permission and was subsequently dismissed at appeal on the grounds that its scale and form and how it interacted with the existing buildings roof form would result in harm to the listed buildings and Conservation Area.
- 1.3 The previous application included a glazed extension in the same location as the current proposal subject of this application. The current application proposes a glazed addition of substantially reduced scale such that it would appear as a discrete infill extension which would be simple in form and remain subservient to the main building. The proposal therefore considered to have overcome the concerns raised by the previous Planning Inspector.

1.4 Denham Parish Council have called-in the application to committee for the following reasons:

“The proposed “link” building is of a far more recent design style than the historic and architecturally interesting surrounding structures, with its flat roof and modern glazing details, and is thus contrary to the setting and principles of the Conservation Area.

For all the reasons set out at item 1 above, DPC is of the view that the application be refused”

Item 1:

“The proposed building would be sited in a prominent position on the site, adjoining the boundary wall and close to Village Road, where it would adversely impact on the setting within the Denham Conservation Area and Green Belt location, and have a detrimental effect on the listed buildings within the historic Denham Court Farm complex.

Additionally the building appears as an un-necessary extension that is out of scale, design context and proportion to the historically significant Granary building. It does not contribute to the context of the surrounding listed buildings and DPC considers it harmful in that sense.

The application is contrary to the emerging Denham Neighbourhood Plan, which is going forward to Referendum in December 2021”

1.5 Recommendation – Conditional Permission.

## **2.0 Description of Proposed Development**

2.1 The application site comprises a complex of Grade II listed barns at Denham Court Farm located on the north side of Village Road. The site lies within the Metropolitan Green Belt and the Colne Valley Park and within the Denham Village Conservation Area as defined in the Local Plan.

2.2 Denham Court Farm is a historic farmstead which had once been associated to the Denham Court estate, with the main house situated to the north east of the site. It comprises of a complex of former agricultural buildings and a farmhouse dating from the 17th and 18th centuries. Over time the buildings have benefited from alterations and additions, however the agricultural buildings have been dramatically altered in use and character by their conversion to residential dwellings. The site is located towards the south-eastern end of the conservation area. It positively contributes to the historic character of this once rural village which is book-ended by the two former large Estates (Denham Court and Denham Place) at either end.

2.3 The existing garage primarily falls within the curtilage of the existing farmhouse and former outbuilding to the north however it does contribute to the setting of the site as a whole. The building itself is a modern addition (planning consent 98/00126/FUL) to the site however it does appear some timbers of age have been used in its construction.

2.4 This Listed Building Consent application is for the erection of an enclosed glazed link side extension between Granary and the workshop/garaging.

2.5 The application is accompanied by:

- a) Heritage Statement
- b) Planning Statement

### **3.0 Relevant Planning History**

- 3.1 PL/21/3821/HB - Listed building consent for erection of an enclosed glazed link side extension between Granary and the workshop/garaging (pending consideration)
- 3.2 PL/19/0133/FA - Single storey side extensions. Refused permission. Appeal dismissed
- 3.3 No other relevant planning history

### **4.0 Summary of Representations**

- 4.1 Heritage officers raise no objection to the proposal
- 4.2 No representations made at the time of writing this report

### **5.0 Policy Considerations and Evaluation**

- National Planning Policy Framework (NPPF), 2021.
- Planning Practice Guidance
- National Design Guidance, October 2019
- South Bucks Core Strategy Development Plan Document - Adopted February 2011
- South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011;
- South Bucks District Local Plan Appendix 5 (Conservation Areas)
- Denham Conservation Area Character Appraisal (September 2008)
- South Bucks District Council Residential Design Guide Supplementary Planning Document (SPD) - Adopted October 2008
- Chiltern and South Bucks Townscape Character Study 2017
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- Buckinghamshire Countywide Parking Guidance September 2015
- Denham Neighbourhood Plan 2020 – 2036

#### **Principle and Location of Development**

Core Strategy Policies:

CP1 (Housing provision and delivery)

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB10 (Extensions to dwellings in the Green Belt)

- 5.1 The National Planning Policy Framework (NPPF) provides national policy guidance relating to appropriate development within Green Belt locations which is specifically detailed within section 13 of the NPPF under 'Protecting Green Belt land'.
- 5.2 The NPPF 2021, whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are broadly in accordance with the NPPF, and as such, it is considered that they should be afforded moderate weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above. Where there is a difference or conflict in policy, then the NPPF takes precedence as it carries greater weight.

- 5.3 Paragraph 137 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 5.4 Paragraph 149 of the NPPF sets out that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- Part c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- 5.5 Furthermore, guidance for Policy GB10 of the Council's Local Plan (adopted March 1999) states that "Extensions, which together with all previous extensions, are not of a small scale in relation to the original dwelling will be considered unacceptable in the Green Belt. In this connection, extensions or alterations which would result in the original dwelling having increased its floorspace by more than half will not be regarded as small scale."
- 5.6 Given the modest size of the proposed extensions in comparison to the existing built form the proposed extension would result in a floor space increase below the recommended guideline limit as set out in paragraph 3.45 of the South Bucks Local Plan (1999) which states that an increase of more than 50% increase in floorspace for extensions to dwellings situated within the Metropolitan Green Belt, would not be considered as small scale. Given the size the proposed extension in relation to the existing built form of the Great Barn the proposed extension is deemed acceptable under Green Belt policy.
- 5.7 This proposal is considered to comply with policies GB1 and GB10 of the Local Plan. The proposed extension would therefore not appear disproportionate or cause harm to the openness of the Green Belt.

#### **Transport matters and parking**

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR4 (Provision for those with special needs)

TR5 (Access, highways work and traffic generation)

TR7 (Traffic generation)

- 5.8 The proposal for a linked extension which would result in no loss of parking would be acceptable. As such, the proposal would have no adverse parking implications having regard to the Buckinghamshire Countywide Parking Guidance September 2015.

#### **Raising the quality of place making and design**

Core Strategy Policies:

CP8 (Built and historic environment)

Denham Neighbourhood Plan 2020 – 2036:

DEN2 (Design in Denham Village)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

EP6 (Designing to Reduce Crime)

H9 (Residential development and layout)

H11 (Alterations and extensions to dwellings)

- 5.9 In this instance the proposed Linked extension. The position of the modern garage structure is set back from the front build line of the listed barn, in essence creating an

internal corner between the two buildings where the link structure would be positioned. Thereby, reducing its overall visibility. The scale is modest and the design approach simple and sympathetic to its surroundings being predominantly glazed. The extension would be subordinate to the main building and would harmonise with the existing building in terms of scale, height, form, and design. The materials set out within the application form to be used in the construction of the linked extension are of high quality and would be secured by condition on any grant of approval to ensure a high quality finish.

5.10 The proposed development is considered to have an acceptable appearance on the character of the existing building by having minimal impact on the rural barn appearance and would not have any significant impact on the character and appearance of the surrounding area/locality.

#### **Amenity of existing and future residents**

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

H11 (Alterations and extensions to dwellings)

5.11 The site is set a significant distance away from residential properties and the distances between the proposed development and neighbouring properties would prevent any concern being raised in this regard.

#### **Historic environment (or Conservation Area or Listed Building Issues)**

Core Strategy Policies:

CP8 (Built and historic environment)

Denham Neighbourhood Plan 2020 – 2036:

DEN2 (Design in Denham Village)

Local Plan Saved Policies:

C1 (Development within a Conservation Order)

C6 (Alterations and extensions to Listed Buildings)

5.12 Sections 16 and 66 the Planning (Listed Buildings and Conservation Areas) Act 1990 require the LPA to have regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

5.13 Paragraph 197 of the National Planning Policy Framework 2021 (hereafter referred to as "the NPPF 2021" states: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.14 Paragraph 197 of the NPPF continues: 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 5.15 Paragraph 201 of the NPPF states: 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 proposal including, where appropriate, securing its optimum viable use.
- 5.16 Annex 2: Glossary, page 71-72 of the NPPF states: 'Significance derives not only from a heritage asset's physical presence, but also from its setting.' Therefore, alterations to the setting would need to be carefully considered.
- 5.17 The garage primarily falls within the curtilage of the existing farmhouse and former outbuilding to the north however it does contribute to the setting of the site as a whole. The building itself is a modern addition to the site however it does appear some timbers of age have been used in its construction. As noted above the garage building is not a building of historic interest in itself however it does form part of the curtilage and setting of designated heritage assets and within a conservation area, therefore alterations must be carefully considered.
- 5.18 The position of the modern garage structure is set back from the front build line of the listed barn, in essence creating an internal corner between the two buildings where the link structure would be positioned. Thereby, reducing its overall visibility. The scale is modest and the design approach simple and sympathetic to its surroundings being predominantly glazed.
- 5.19 The external appearance of the building would not be harmful. Subject to a condition securing the materials set out within the application form, a high quality finish would be secured.
- 5.20 It is considered that the proposed development would preserve the setting of the designated heritage asset. The proposal is therefore in accordance with the requirements of Sections 66 and 72 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990, Policy CP8 of the Local Plan and Section 16 of the NPPF.

#### **Infrastructure and Developer Contributions Core Strategy Policies:**

Core Strategy Policies:

CP6 (Local infrastructure)

- 5.21 The development is a type of development where CIL would be exempt.

### **6.0 Weighing and balancing of issues / Overall Assessment**

- 6.1 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a. Provision of the development plan insofar as they are material,
  - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
  - c. Any other material considerations
- 6.2 As set out above it is considered that, the proposed development would accord with the development plan policies

- 6.3 It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event planning permission being granted in this instance

## **7.0 Working with the applicant/agent**

- 7.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 7.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 7.3 In this instance the application was acceptable as submitted and no further assistance was required.

## **8.0 Recommendation: Conditional Permission**

Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)  
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be carried out in accordance with the details of materials provided within the application form  
Reason: To safeguard the visual amenities of the area, conservation area and setting of the Listed Building. (Policies C1 and EP3 of the South Bucks District Local Plan (adopted March 1999) and Policy CP8 of the Core Strategy (adopted March 2011) refers.
3. This permission relates to the details shown on the approved plans as listed below:

### **List of approved plans:**

<u>Received</u>	<u>Plan Reference</u>
8 Oct 2021	123/A/SK201 Rev C
29 Sep 2021	123/A/SK 120 Rev C
29 Sep 2021	123/A/SK124 Rev D
29 Sep 2021	123/A/SK123 Rev C
29 Sep 2021	123/A/SK122 Rev D
29 Sep 2021	123/A/SK121 Rev C

## **INFORMATIVE(S)**

1. You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)
2. The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure.

If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with.

If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website <https://www.southbucks.gov.uk/CIL-implementation> or contact 01494 475679 or [planning.cil.cs@buckinghamshire.gov.uk](mailto:planning.cil.cs@buckinghamshire.gov.uk) for more information.



## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

There were none.

### Parish/Town Council Comments

Denham Parish Council (DPC) requests that the below applications are called-in so that the proposals may be scrutinised more fully at Committee. DPC concurs with the Buckinghamshire Council officers pre-application response in that the proposals would detract from the significance of the Denham Court Farm setting and not deliver any overriding public benefit.

1. Application 21/3817: The proposed building would adversely impact on the setting within the Denham Conservation Area, its Green Belt location, and have a detrimental effect on the listed buildings within the historic Denham Court Farm complex. The application is contrary to the emerging Denham Neighbourhood Plan, which is going forward to Referendum in December 2021.
2. Application 21/3818: This is the Listed Building application related to item 1 above, which should therefore be set-aside pending the Committee's decision.
3. Application 21/3820: The proposed "link" building is of a more modern design style and is contrary to the architectural principles of the listed buildings in the Conservation Area. For all the reasons set out at item 1, DPC is of the view that this application should also be referred to Committee.
4. Application 21/3821: This is the Listed Building application related to item 3 above, which should therefore be set-aside pending the Committee's decision.
5. Application 21/3840: DPC contends that this application should be included in the requested call-in process since the significance of the Denham Court Farm complex is such that any proposed changes should be seen in the context of the entire site.

### Consultation Responses

**Environmental Health:** I have no objection to this proposed development on Environmental Health grounds

#### **Heritage officers:**

##### Summary

Due to the scale, design and discrete location of the proposed link structure the application is acceptable in heritage terms.

##### Heritage Assets

Listed Buildings (LB), which are designated heritage assets; the application building and other buildings within the farmstead are GII Listed.

- Denham Court Farm barn south east of farmhouse, GII (Granary)
- Within setting of, Denham Court Farm barn north east of farmhouse, GII (Great Barn, Hayloft, Dairy)
- Within the setting of, Denham Court Farmhouse, GII
- Within the setting of, Denham Court Farmhouse outbuildings to the north, GII (Stables)

Conservation Area (CA), which is a designated heritage asset; the application site is within the Denham CA

#### Relevant Planning History

PL/19/0133/FA - Single storey side extensions (refused/appeal dismissed)

PL/19/0134/HB - Single storey side extensions (refused/appeal dismissed)

PL/21/3754/FA – Single storey side hipped roof extension (pending consideration)

PL/21/3818/HB - Listed Building consent for single storey side hipped roof extension (pending consideration)

PL/21/3840/FA - Conversion of existing 4 garages and workshop into living space, 4 rear rooflights, 3 roof vents and extract flue, new door to front elevation and additional external car parking

#### Discussion

The heritage assessment is the impact on the special historic and architectural interest of the listed building, the Granary, also the setting of the other LBs listed above. Along with any impact on the character and appearance of the conservation area.

The current application has been submitted following a recent scheme which was refused (appeal dismissed) and subsequent request for pre-application advice. Therefore, comments will be reiterated where applicable.

#### Significance

Denham Court Farm is a historic farmstead which had once been associated to the Denham Court Estate, with the main house situated to the north east of the site. It comprises of a complex of former agricultural buildings and a farmhouse dating from the 17th and 18th centuries. Overtime the buildings have benefited from alterations and addition however the agricultural buildings have been dramatically altered in use and character by their conversion to offices and then residential dwellings.

The site is located towards the south-eastern end of the conservation area. It positively contributes to the historic character of this once rural village which is book-ended by the two former large Estates (Denham Court and Denham Place) at either end.

The Granary originally dates from the 17th century and is a 5-bay, aisled timber framed barn. The current name of the building does not represent its former use and it has been historically referred to as the smaller barn on site or single aisled barn. The barn is externally characterised by its weather-boarded external appearance and plain clay tiled roof which sits on a brick plinth. Internally the timber frame comprises of tie-beams with curved posts connecting to a purlin roof. There are substantial curved braces to the tie beams.

The cart entrance is centrally positioned along the west elevation, with a modern glazed timber frame projecting porch, considered to have replaced an earlier midstrey form. Internally the space within the building has been dramatically altered with its original open character subdivided. The scale of the building can be appreciated to some degree at first floor and its full height is identifiable within the hall.

Generally, it's built and plan form is well-intact alongside the timber frame and external appearance particularly in terms of materiality being retained. This positively contributes to the special interest of the listed buildings, history of the site and setting.

The barn is not only of significant interest in its own right as a designated heritage asset. It positively contributes to the setting of the surrounding heritage assets and defines the character and boundary of the former farm courtyard to the front. It is a very prominent building on the site and contributes to the group value of the buildings on site, the other heritage assets at Denham Court Farm

#### Proposal

The current proposal seeks to construct a single storey flat roof link structure connecting the north gable of the listed barn to the attached modern garage building. As proposed the structure would have a small brick dwarf wall with timber frame and glazing above.

The existing openings will be utilised in the listed barn; however, a new door will be created in the modern garage building.

#### Impact to the Heritage Assets

##### Listed Building (application)

The position of the modern garage structure is set back from the front build line of the listed barn, in essence creating an internal corner between the two buildings where the link structure would be positioned. Thereby, reducing its overall visibility.

The scale is modest and the design approach sympathetic to its surroundings.

It will also allow the modern garage building to accommodate the additional domestic requirements for the applicant without further detriment to listed barn.

As the timber cladding of the listed barn was replaced during its more recent conversion, the new structure being attached would not impact any historic fabric.

As the proposal has been deemed acceptable for the host listed building, the same is considered for the setting of the surrounding LBs and CA.

#### Heritage Policy Assessment

The Planning (Listed Building and Conservation Areas) Act 1990

The proposals would preserve the architectural and historic interest of the listed building and therefore complies with sections 16/66 of the Act.

The proposals would preserve the character and appearance of the conservation area and therefore complies with section 72 of the Act.

#### NPPF

The proposal would cause no harm to the significance of the heritage asset.

#### Conclusion

For the reasons given above it is felt that in heritage terms:

The application would not raise any heritage objection

Representations

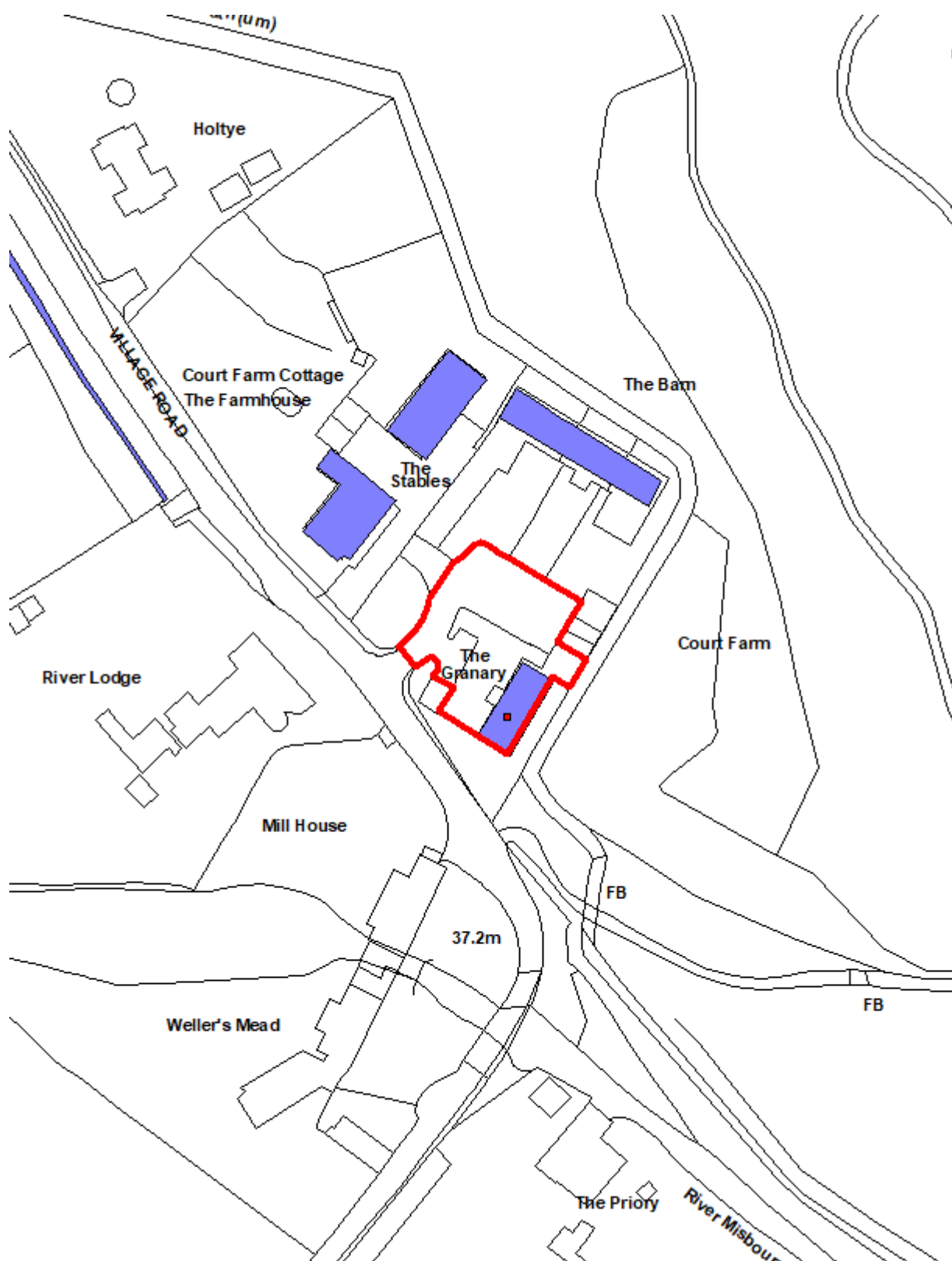
**Amenity Societies/Residents Associations**

No representation received

**Other Representations**

No other representations

## APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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