



Report to South Area Planning Committee

Application Number:	PL/21/3840/FA
Proposal:	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
Site location:	Granary, Great Barn, Hayloft and Dairy Denham Court Farm Village Road Denham Buckinghamshire UB9 5BG
Applicant:	Radiate Global International Limited
Case Officer:	Matthew McKane
Ward affected:	Denham
Parish-Town Council:	Denham Parish Council
Valid date:	12 October 2021
Determination date:	15 April 2022
Recommendation:	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 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.
- 1.2 This application follows planning application reference number PL/19/0127/FA which involved the conversion of garage to habitable accommodation including internal alterations and addition of roof light to rear elevation. No objections were raised by the Council to the principle of the conversion of the buildings. However, the application was refused and subsequently dismissed at appeal on the grounds of that the alterations to the building would have a detrimental impact on the rural character of the building within the wider historic site, and residential amenity impact on the neighbouring dwelling.
- 1.3 The proposal has significantly reduced the external alterations to the building such that the general appearance of the buildings will be retained previous objections have been overcome.

1.4 Denham Parish Council have called-in the application to committee for the following reason: "Whilst the proposals in the change of use from garaging and workshop to habitable use suggest relatively minor works visible externally, DPC contends that this application should be included in the requested call-in process. The nature and significance of the Denham Court Farm complex are such that any proposed changes should be seen in the context of the entire site."

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. It should be noted that previous permissions have been granted at the site to convert the garages into staff living accommodation under planning application PL/19/0126/FA

2.4 This planning application is for the 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

2.5 The application is accompanied by:

a) Design and Access Statement

3.0 Relevant Planning History

3.1 PL/21/3820/FA - Erection of an enclosed glazed link side extension between Granary and the workshop/garaging (pending consideration)

3.2 PL/21/3821/HB - Listed building consent for erection of an enclosed glazed link side extension between Granary and the workshop/garaging (pending consideration)

3.3 13/01473/FUL Change of use of The Great Barn and attached outbuildings to provide 3 dwellings, creating new entrance and glass enclosure to provide access corridor and change of use of The Granary to provide 1 dwelling. Erection of garages, garden store and workshop. Re-open entrance to Court Farmhouse and the Stable, Landscaping and associated parking and a proposed re-alignment of the front boundary wall and re-opening of former access. Conditional Permission

- 3.4 13/01474/LBC - Listed building application for: Extensions and alterations in connection with the Change of use of The Great Barn and attached outbuildings to provide 3 dwellings, creating new entrance and glass enclosure to provide access corridor and in connection with the change of use of The Granary to provide 1 dwelling. Erection of garages, garden store and workshop and a proposed re-alignment of the front boundary wall. Conditional Listed Building Consent.
- 3.5 14/01835/VC - Variation of Conditions 6 and 7 of Planning Permission 13/01473/FUL to permit: change of use of The Great Barn and attached outbuildings to provide 3 dwellings, creating new entrance and glass enclosure to provide access corridor and change of use of The Granary to provide 1 dwelling. Erection of garages, garden store and workshop. Re-open entrance to court Farmhouse and Stable, Landscaping and associated parking and the proposed re-alignment of the front boundary wall and re-opening of former access. Conditional Permission.
- 3.6 15/00822/COND - Application for approval of details reserved by conditions 2 & 3 on Planning Permission 14/01835/VC. Details Approved.
- 3.7 15/00823/COND - Application for approval of details reserved by condition 3 on Listed Building Consent 13/01474/LBC. Details Approved.
- 3.8 15/01332/FUL - Change of use of The Great Barn and attached outbuildings to provide 3 dwellings, creating new entrance and glass enclosure to provide access corridor and change of use of The Granary to provide 1 dwelling. Erection of garden store and workshop. Re-open entrance to Court Farmhouse and the Stables, Landscaping and associated parking (Amendment to 13/01473/FUL and 14/01835/VC). Conditional Permission
- 3.9 15/01333/LBC - Listed Building Application for: Change of use of The Great Barn and attached outbuildings to provide 3 dwellings, creating new entrance and glass enclosure to provide access corridor and change of use of The Granary to provide 1 dwelling. Erection of garages, garden store and workshop. Re-open entrance to Court Farmhouse and the Stables, Landscaping and associated parking (Amendment to 13/01473/FUL and 14/01835/VC). Conditional Permission.
- 3.10 PL/19/0128/FA Partial demolition of curtilage wall, followed by replacement of existing vehicular access gate, provision of additional vehicular access gate and two pedestrian access gates. Refused permission. Appeal allowed
- 3.11 PL/19/0129/HB Listed building application for: Partial demolition of curtilage wall, followed by replacement of existing vehicular access gate, provision of additional vehicular access gate and two pedestrian access gates. Refused consent. Appeal allowed
- 3.12 PL/19/0127/FA Conversion of garage to habitable accommodation including internal alterations and addition of roof light to rear elevation. Refused permission. Appeal dismissed

4.0 Summary of Representations

- 4.1 Heritage officers raise no objection
- 4.2 No further 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:

CP8 (Built and Historic Environment)

Denham Neighbourhood Plan 2020 – 2036:

DEN2 (Design in Denham Village)

Local Plan Saved Policies:

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

GB2 (Re-use of buildings in the Green Belt)

H9 (Residential Layout and Design)

C1 (Development within a Conservation Area)

C6 (Alterations and Extensions to Listed Buildings)

- 5.1 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.
- 5.2 This application follows planning application reference number PL/19/0127/FA which involved the conversion of garage to habitable accommodation including internal alterations and addition of roof light to rear elevation. No objections were raised by the Council to the principle of the conversion of the buildings. However, the application was refused and dismissed at appeal. The reasons related to heritage impact as a result of the alterations to the garage having an overly domestic appearance which would not respect the rural character of the building within the wider historic site, and residential amenity impact on The Dairy located in the North Eastern Part of the site as the conversion of the 'existing laundry room' serves The Dairy and its conversion to accommodation would result loss of privacy that was deemed unacceptable.

- 5.3 Consequently, this application has sought to overcome these concerns raised by ensuring the general appearance of the garages are retained and the amenity standards of 'The Dairy' are acceptably maintained.
- 5.4 As noted, the principle of the conversion of the garage to habitable accommodation within the Green Belt was not a reason for the refusal of planning permission or an issue raised by the planning Inspector.

Green Belt

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)

GB2 (Re-use of buildings in the Green Belt)

H12 (Self-contained residential annexe to provide ancillary accommodation)

- 5.5 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'.
- 5.6 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.
- 5.7 Paragraph 150 of the NPPF sets out that other forms of development are not inappropriate in the Green Belt provided they preserve its openness, part d) includes 'the re-use of buildings provided that the buildings of permanent and substantial construction'.
- 5.8 This is reflected within Local Plan Policy GB2 (Re-use of Buildings in the Green Belt) which details that: buildings must be capable of conversion without major or complete construction, the form bulk and design is in keeping with the surroundings, the proposed new use (and any associated land use) does not detract from the open and undeveloped character of the Green Belt, loss of employment generating uses would not result and that the proposed use does not detract from the character or amenity of the surrounding area.
- 5.9 The proposed development would not result in additional built form on site, but instead change the use of the garage from vehicle storage to accommodation, dressing area and ancillary uses including storage, kitchen & toilet/shower rooms.
- 5.10 The appearance of the building would be altered via the introduction of 4 rear rooflights, 3 roof vents and extract flue, new door to front elevation, however no material increase in size is proposed. It is considered that the proposed alterations and use of the garage would not materially impact 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)

- 5.11 The dwelling benefits from areas of hardstanding within the site, therefore the loss of garage parking would be acceptable. The proposal includes the provision of 4 replacement

parking bays to replace those decanted from the garages. Drawing no. 123/A/SK 136 Rev B illustrates proposed parking arrangements. 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)

5.12 In this instance the proposal to conversion of the garage building internally would alter the principal use of the building and introduce some external changes. The insertion of 3 small, vented ridge tiles and a single entrance door at lower level, the insertion of an extract for the washroom facilities and a kitchen extract hood serving the new kitchen area. These alterations, all confined to the rear roofslope/walls of the building save for the 3 small roof-vents visible on the ridge and one new door to the new accommodation. Whilst the new wall and door set behind the retained garage doors would predominantly would minimally change the appearance of the existing building. The proposed materials would match existing (timber) and integrate well with the form of the building.

5.13 The proposed development is considered to have an acceptable appearance on the character of the existing building by retaining its 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)

5.14 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.

5.15 As shown within drawing no. 123/A/SK132 Rev B the use of the garage adjoining the existing laundry area (serving The Dairy) would be changed to a storage area and door linking these two spaces blocked up. The proposed change of use would not therefore result in any significant residential amenity impacts towards this adjoining existing neighbouring property or site. The proposal is therefore considered to have addressed the refusal of planning application PL/19/0127/FA and Planning Inspectors concern as the change of use proposed when in use is not considered to result in any significant noise when in use in comparison to garages existing use and no loss of privacy would occur.

5.16 Given that it is proposed to conversion of the existing workshop and garages, some of the space converted into habitable spaces (i.e. accommodation, dressing area, kitchen) it is

necessary to consider the amenity of future occupiers. Each of the units would benefit from a window ensuring natural light and an acceptable standard of amenity.

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)

5.17 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.

5.18 Paragraph 197 of the National Planning Policy Framework 2021 (hereafter referred to as "the NPPF 2021" states that 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.

5.19 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.

5.20 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.

5.21 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.

5.22 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.

5.23 The external appearance of the building will be retained. Subject to construction of doors and windows in timber, with traditional timber or lead detailing. This will be secured by condition.

5.24 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)

5.25 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 match those of the existing building.

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/SK202 Rev B
30 Sep 2021	123/A/SK 137 Rev B
30 Sep 2021	123/A/SK 136 Rev B
30 Sep 2021	123/A/SK 130 Rev D
30 Sep 2021	123/A/SK135 Rev B
30 Sep 2021	123/A/SK134 Rev D
30 Sep 2021	123/A/SK133 Rev D
30 Sep 2021	123/A/SK132 Rev E
30 Sep 2021	123/A/SK131 Rev D

INFORMATIVE(S)

1. 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 for more information.

2. 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)

APPENDIX A: Consultation Responses and Representations

Councillor Comments

There were none

Parish 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

Overall the external appearance of the modern structure will appear unaltered other than the rooflights that have prior approval and could be installed regardless of this application. Therefore, the proposal 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/21/3820/FA - Erection of an enclosed glazed link side extension between Granary and the workshop/garaging (pending consideration)
PL/21/3821/HB - Listed building consent for erection of a enclosed glazed link side extension between Granary and the workshop/garaging (pending consideration)

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.

Impact to the Heritage Assets

Listed Building (application)

As a modern building the internal reconfiguration of the building is of limited concern in heritage terms. However, the rationale for the functional rooms to be separated by storage areas appears impractical. For example, the kitchen, utility and shower room are only accessible from the front of the building. The need for a second kitchen is unclear in itself, but then for it only to be accessed from the external yard area further adds to this untypical arrangement.

Whilst the design of the new door and window for the kitchen are domestic and untypical for a barn style structure the retention of the external barn style doors will limit their impact.

The current scheme also includes an additional four rooflights. Rooflights introduce a clutter and incongruous appearance to agricultural style buildings. It is acknowledged these rooflights were included in a previously approved and extent scheme and therefore could be inserted without this application. However, it is disappointing that the applicants after engaging the services of an experienced heritage consultant still wish to install so many rooflights. Particularly above the areas which don't require natural daylight.

Regardless, the external appearance of the building will be retained (other than the rooflights) and therefore the current scheme is acceptable.

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 subject to the following conditions;

- Notwithstanding the submitted drawings details of any new windows, doors and rooflights should be submitted for approval

Representations

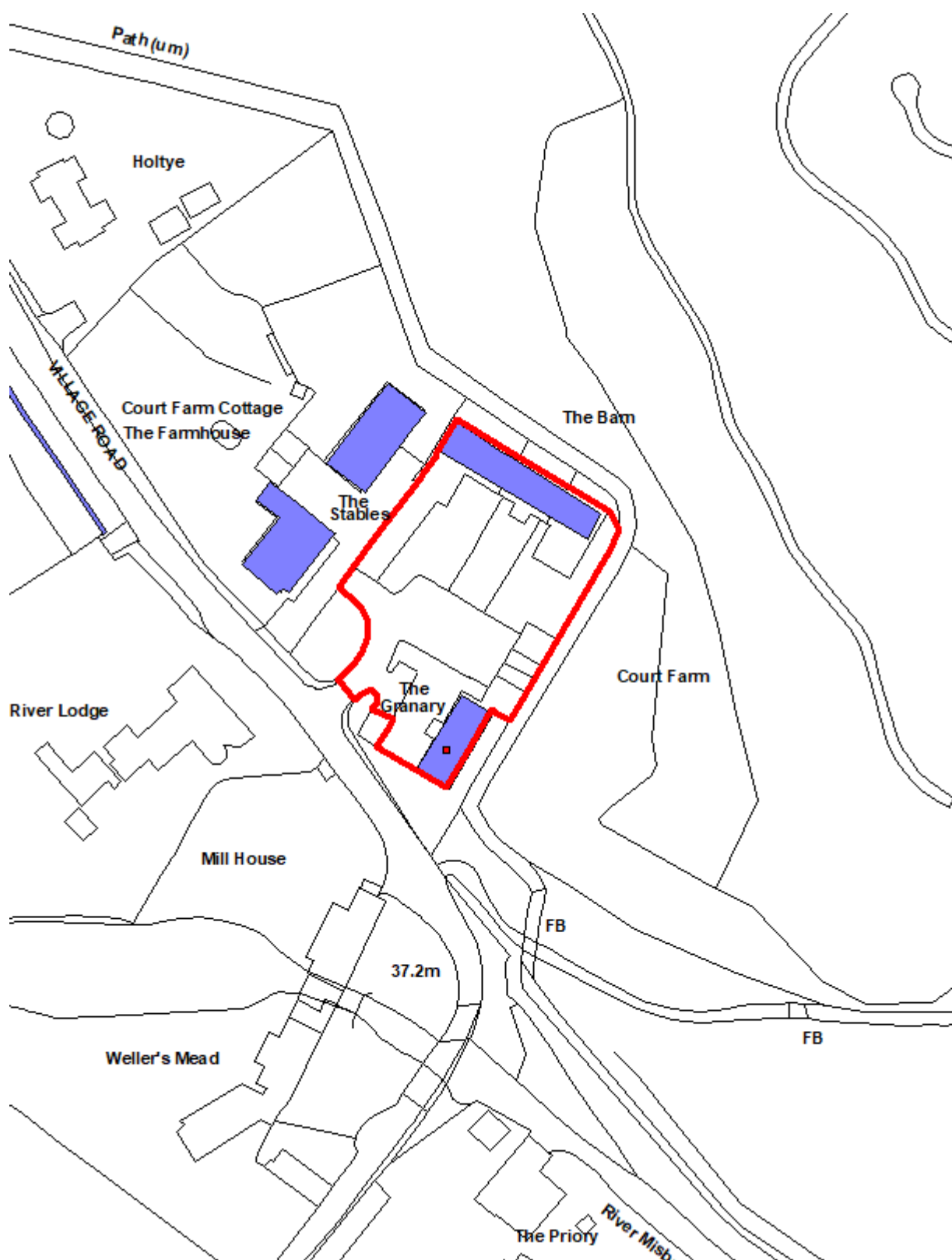
Amenity Societies/Residents Associations

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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