

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	1 st February 2006
AUTHOR/S:	Director of Development Services	

**S/2388/05/LB and S/2389/05/F – Babraham
Conversion of Barn and Outbuildings into Dwelling at Church Farm, Sawston Road
for Mr & Mrs H Barnes**

**Recommendation: Approval of both applications
Date of determination: 9th February 2006 for both applications**

Departure Application

Site and Proposal

1. The application relates to a U-shaped group of buildings comprising a barn and attached single storey ranges of buildings. The buildings are constructed from gault brick and timber boarding and have slate roofs. The buildings are attached to Church Farm, a Grade II listed building to the south, via a glazed link. A group of former agricultural buildings which have been converted to 3 dwellings lies to the west.
2. The listed building application, registered on the 15th December 2005 and amended by plan date stamped the 17th January 2006, proposes internal and external alterations to the barn and outbuildings including partial lowering of floor, installation of floor and conversion to a 5 bedroom dwelling with conservatory (Revised Scheme).
3. The full planning application, registered on the 15th December 2005 and amended by plan date stamped the 17th January 2006, proposes to convert the barn and outbuildings into a 5 bedroom house. The dwelling would be served via the existing access onto Sawston Road. Foul water is to be disposed via a proposed sewage treatment tank.
4. The plan date stamped the 17th January 2006 shows the courtyard elevations of the covered car parking and sunroom which were not included as part of the original submission.

Planning History

5. Planning permission and listed building consent were granted under references **S/1171/03/LB** and **S/0421/03/F** to convert the buildings to a dwelling in 2003.
6. An application, which included part of the application site and proposed the conversion of agricultural buildings into 4 dwellings, was refused in 1997 (**S/0515/96/F**).

Relevant Planning Policy

7. The site is within the countryside and the Green Belt as defined in the Local Plan 2004.

8. Structure Plan 2003 **Policy P1/2** states that development in the countryside will be resisted unless the proposals can be demonstrated to be essential in a particular rural location.
9. Local Plan 2004 **Policy SE8** states that residential development outside village frameworks will not be permitted.
10. Paragraph 17 of Planning Policy Statement 7 'Sustainable Development in Rural Area' (2004) states that "The Government's policy is to support the re-use of appropriate located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building. Planning authorities should therefore set out in LDDs (Local Development Documents) their policy criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purposes, including mixed uses.

These criteria should take account of:

- a. The potential impact on the countryside and landscapes and wildlife;
 - b. Specific local economic and social needs and opportunities;
 - c. Settlement patterns and accessibility to service centres, markets and housing;
 - d. The suitability of different types of buildings, and of different scales, of re-use;
 - e. The need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character.
11. Local Plan 2004 **Policy GB2** states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. It also states that development is inappropriate unless it comprises, amongst others, the re-use of buildings provided that: the development does not result in a materially greater impact on the openness of the Green Belt; strict control is exercised over any proposed extensions and associated uses of surrounding land; the buildings are of permanent and substantial construction and capable of conversion without major or complete reconstruction; and the form, bulk and general design of the buildings are in keeping with their surroundings.
 12. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
 13. Local Plan 2004 **Policy EN26** relates to the conversion of listed buildings to new uses and states that, in judging applications for the change of use of listed buildings, the District Council will consider whether or not: the existing use can continue with reasonable utility or life expectancy; all other options for less damaging uses have been explored; the proposed use can take place without the necessity of extensive alterations or extensions which would be harmful to the fabric, character or setting of the building; the proposal would harm the setting and amenity of adjacent buildings.
 14. Local Plan 2004 **Policy EN28** relates to development within the curtilage or setting of a listed building and states that the District Council will refuse applications which dominate a listed building; damage the setting, well-being or attractiveness of a listed building; or would harm the visual relationship between a listed building and its formal or natural landscape surroundings.

Consultation

15. **Babraham Parish Council** recommends approval.
16. **Conservation Manager** recommends approval stating "Approval was granted for a scheme in 2003 (S/1171/03/LB) to convert the redundant 19th century timber framed barn and the attached brick outbuildings to a dwelling. The new applications include a revised internal layout that has resulted in some additional openings and the re-positioning of others; the style of the fenestration and doors is unchanged.
17. "The revised scheme will not result in a significant loss of historic fabric, the number of additional openings is minimal and they are considered to be necessary for the change of use. Externally, the differences between the approved and the proposed scheme are not considered to be significant and the impact on the character of the buildings will be no greater than that already approved."
18. **Chief Environmental Health Officer** recommends that conditions relating to the times when power operated machinery shall not be operated during the conversion period except in accordance with agreed noise restrictions, and driven pile foundations are attached to any approval. He also recommends that an informative is attached to any approval stating that there shall be no bonfires or burning of waste on site except with his Department's prior permission.

Representations

19. None received at the time this report was compiled. Any received before the end of the consultation period (the 30th January 2006) will be considered and reported verbally.

Planning Comments – Key Issues

20. The key issues in relation to these applications are: whether a residential use of the buildings is acceptable in relation to countryside and Green Belt policy; and impact of the external and internal alterations of this listed building.
21. The principle of converting the building to a dwelling has been established by the granting of permission under references S/1171/03/LB and S/0421/03/F. Whilst the Local Plan has been adopted since these approvals, including Policy SE8 which states that residential development outside village frameworks will not be permitted, in view of the extant permission and the limited visibility from the access, I consider that it is important to find a viable use for the buildings and a residential use as opposed to a commercial use of the building is appropriate.
22. The proposed internal and external alterations are sympathetic to the character of the buildings and would not seriously harm the amenity of neighbours.
23. As approval of the planning application is not considered to significantly prejudice the implementation of the development plan, should Members be minded to support it, I do not consider that it would be necessary to refer it to the Secretary of State.

Recommendation

24. Approval (as amended by drawing date stamped 17.1.06) of both applications subject to the following conditions:

S/2388/05/LB Conditions

1. The works to which this consent relates shall be started not later than the expiration of three years from the date of this decision notice.
(Reason - To ensure the consideration of any future application for works will not be prejudiced by planning and listed building consents that have not been acted upon).
2. The proposed works shall be carried out strictly in accordance with the approved plans and specification of works noted thereon, except where modified by the conditions of this consent.
(Reason – To ensure compliance with the approved plans).
3. Before work commences, arrangements shall be made by the applicant to enable the Local Planning Authority (normally the Council's Conservation Officer) to meet the owner or agent and the contractor on site to discuss the conditions of this Consent and the manner of works.
(Reason – For the avoidance of doubt and to ensure the proper control of works).
4. Precise details of the proposed windows and doors to a scale not less than 1:20 shall be submitted for the prior written approval of the Local Planning Authority.
(Reason – To ensure the use of details appropriate to this listed building).
5. The proposed weatherboarding and all external joinery shall be stained black to the satisfaction of the Local Planning Authority.
(Reason – To ensure a traditional finish to the external joinery and weatherboards).
6. Any works of repair and replacement, which are agreed on site with the Local Planning Authority, shall precisely match the original to the Local Planning Authority's satisfaction.
(Reason – To ensure that such works are in keeping with the character and appearance of this listed building).
7. Before work commences on site, precise details of the following items shall be submitted for the prior written approval of the Local Planning Authority:
 - a. The position and details of soil vent pipes, mechanical extracts and flues.
 - b. Details of the proposed staircase.
 - c. Details of floor finishes
 - d. Details of replacement and new rainwater goods.
 - e. Details of the type and size of rooflights
 - f. Details of the material and method of insulation for the walls and roof.
(Reason – To ensure detailing appropriate to this listed building).
8. Any works of repair and replacement, which are agreed on site with the Local Planning Authority, shall precisely match the original to the Local Planning Authority's satisfaction.
(Reason – To ensure that such works are in keeping with the character and appearance of this listed building).

Reasons for Approval for S/2388/05/LB

1. The proposed works would not adversely affect the special character or appearance of the building.

2. The proposed works would not result in any significant loss or harm to the historic fabric.
3. The proposed works would not have an adverse impact on the setting and appearance of the historic building.

S/2389/05/F Conditions

1. Standard 3 year time condition A – Reason A
2. Standard condition 60 (all) 'Boundary treatments' – RC To protect the rural character and appearance of the area and the setting of the listed building
3. Standard condition 21 (Part 1 (Development within the curtilage of a dwellinghouse, all classes except Class H (satellite antenna) and Part 2 Class A (Gates, walls or other means of enclosure) 'Removal of permitted development rights' – RC To protect the character and setting of the building
4. During the conversion period, Standard Condition 21 (0800, 0800, 1800, 1300) 'Restriction of hours of use of power operated machinery' – RC21
5. Before development commences, details of the sewage treatment tank shall be submitted to and approved in writing by the Local Planning Authority; the works/scheme shall be constructed and completed in accordance with the approved scheme – RC To prevent increased risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage

Reasons for Approval for S/2389/05/F

1. Although the development is not in accordance with South Cambridgeshire Local Plan 2004 Policy SE8, it is considered to be acceptable as a departure from the development plan for the following reasons: the proposal represents a suitable new use for this listed building; and there is an extant permission for the conversion of the buildings to a dwelling.
2. The development is considered to generally accord with the Development Plan in all other respects and particularly the following policies:
 - Cambridgeshire and Peterborough Structure Plan 2003: P1/2 (Environmental Restrictions on Development) and P7/6 (Historic Built Environment);
 - South Cambridgeshire Local Plan 2004: GB2 (Development in the Green Belt), EN26 (Conversion of Listed Buildings to New Uses) and EN28 (Development Within the Curtilage or Setting of a Listed Building)

Informatives for S/2389/05/F

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations should be submitted to and agreed by the District Council's Environmental Health Officer so that noise and vibration can be controlled.

During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.

Background Papers: the following background papers were used in the preparation of this report:

South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003

Planning Policy Statement 7 'Sustainable Development in Rural Area' 2004

Planning file Refs: S/2398/05/F, S/2388/05/LB, S/1171/03/LB, S/0421/03/F and S/0515/96/F

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