



**Report to:**

South Cambridgeshire District  
Council Planning Committee

10 November 2021

**Lead Officer:**

Joint Director of Planning and Economic Development

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## **21/01146/FUL – Barns Adjacent To 20 West Green Barrington**

Proposal: Demolition of former stable and play barn, and erection of a new dwelling

Applicant: M & J Lauterpacht

Key material considerations:

- Principle of Development
- Character and Design
- Heritage
- Protected Village Amenity Area
- Residential Amenity
- Trees
- Ecology
- Drainage
- Contamination
- Highways
- Other Matters

Date of Member site visit: None

Is it a Departure Application: No

Decision due by: 7<sup>th</sup> May 2021

Application brought to Committee because: The proposal is for the demolition of a Curtilage Listed Building and therefore is to be determined by the Planning Committee.

Presenting officer: Jane Rodens, Principal Planner

## **Executive Summary**

1. This application seeks full planning permission for the demolition of former stable and play barn, and erection of a new dwelling.
2. The site is located in the development framework boundary and conservation area of Barrington. To the south east of the site is no.20 West Green (West Green Farmhouse), a Grade II Listed Building, and the barns in question are within the historic curtilage of no.20 and are therefore considered to be curtilage listed.
3. In terms of demolition, the application is supported by a structural report which shows that the existing barns have some re-useable materials, but are largely structurally unsound and would require significant rebuilding to make them habitable. In consultation with the Council's Conservation Officer, officers accept that the demolition of the existing barns can be supported as they are beyond reasonable repair.
4. As the site is within the development framework boundary of Barrington there is no in-principle objection to the erection of a new dwelling. The proposed dwelling would introduce a greater amount of built form onto the site than is currently present, although it is accepted that historically a greater built form existed and is therefore accepted. The general scale of the proposed dwelling is acceptable, being slightly higher than the existing barns but remaining subservient to the adjacent Grade II Listed Building.
5. In terms of appearance, officers have some concern over the amount of glazing and associated arrangements of the building, which begin to introduce a more domestic appearance and depart from the barn aesthetic that this development is being steered towards in the supporting information and heritage statement. However, on balance, officers consider the development acceptable as the development would generally preserve the setting of the adjacent Listed Buildings and the character and appearance of the conservation area.
6. A parallel listed building application has been submitted in respect of the demolition of the curtilage listed building, reference 21/01147/LBC.
7. The application has therefore been recommended for approval, subject to planning conditions.

## **Relevant planning history**

8. None.

## **Planning policies**

### **National Guidance**

9. National Planning Policy Framework 2021 (NPPF)

National Planning Practice Guidance (NPPG)  
National Design Guide (NDG)

### **South Cambridgeshire Local Plan 2018**

10. S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in Favour of Sustainable Development
- S/7 Development Frameworks
- S/10 Group Villages
- CC/1 Mitigation and Adaptation to Climate Change
- CC/3 Renewable and Low Carbon Energy in New Developments
- CC/4 Water Efficiency
- CC/6 Construction Methods
- CC/7 Water Quality
- CC/8 Sustainable Drainage Systems
- HQ/1 Design Principles
- NH/4 Biodiversity
- NH/11 Protected Village Amenity Areas
- NH/14 Heritage Assets
- H/8 Housing Density
- H/9 Housing Mix
- H/12 Residential Space Standards
- SC/7 Outdoor Play Space, Informal Open Space and New Developments
- SC/11 Contaminated Land
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision
- TI/8 Infrastructure and New Developments
- TI/10 Broadband

### **South Cambridgeshire Supplementary Planning Documents (SPD)**

11. District Design Guide SPD - Adopted March 2010
- Health Impact Assessment SPD – Adopted March 2011
- Greater Cambridge Sustainable Design and Construction SPD – Adopted January 2020
- Sustainable Design and Construction – Adopted January 2020
- Maintenance of Sustainable Drainage Systems – Adopted 2016
- Listed Buildings SPD – Adopted July 2009
- Development Affecting Conservation Areas SPD – Adopted January 2009

### **Consultation**

12. **Parish Council** - Support, with some concerns.

Barrington Parish Council (BPC) reviewed this application at its meeting on 4th May 2021 and resolved to respond as follows.

BPC is generally in favour of the application which despite its intended scale and mass, includes sensitive and appropriate use of materials within a discrete area of the Barrington Conservation Area.

However, BPC has very serious concerns regarding:

1. Incorrect and misleading information provided in the application regarding access to the site;
2. Potentially severe detrimental impacts of demolition and construction traffic upon the green and the Barrington Conservation Area; and requests
3. A condition restricting site access to mitigate the impacts of demolition and construction traffic upon the green and the Conservation Area.

### Access to the Site

The Planning Statement at 7.44 states

*“Clearly during construction, there is a possibility that larger vehicles or bulky materials will need to access the site. Should this be the case (and to avoid possible damage to the archway) the applicant also owns a secondary access east of the No. 20 which can be used for this purpose.”*

In fact, the applicant has no right to use this secondary access for large vehicles and construction purposes and will likely be committing trespass and a criminal offence if they do so without permission, as the proposed access route crosses Barrington Green.

While the site access may be deemed to be a civil matter, it is the sensitivity of this proposed secondary route through the Conservation Area that is a material consideration.

The proposed “secondary route” as shown on the attached map uses a permitted accessway across the green at one of, if not the most sensitive parts of the Conservation Area. The accessway is particularly narrow serving 3 listed buildings including Newlyn (14 West Green) is Grade II\* as well as the bowls club and the cricket and football pavilion. There are two key green public footpaths / bridleways at the top of the accessway that are regularly used by walkers and by horse riders.

Furthermore, the accessway narrows further and actually ends at Newlyn and therefore the proposal appears to envisage a need to cross part of the green itself in order to turn into the site. This would require vehicles to make a wide turn across the grass, avoiding a lamp post. This would be a significant and damaging manoeuvre for large construction vehicles to undertake.

### Management of Potential Detrimental Effects

Permitted accessways are a prominent characteristic of the Conservation Area. They have been carefully designed to retain a more informal and rural character, without standard blacktop or kerbstones, and of limited width. This restrained engineering is very important to the character of the green spaces.

BPC has evidence of the detrimental effects of heavy construction vehicles on permitted accessways across the Green within the Conservation Area. Turning onto the accessway and at the entry at the development site (3779/17FL) on Back lane which was allowed under delegated powers, has caused extensive damage at the turning entrance to the site, to the accessway and to the green verges. The following Appendix provides photographic evidence of the unsuitable and unsafe nature of this proposed secondary access. BPC notes that the application has assumed that the secondary access is both available and appropriate. It is neither.

The application has not assessed the potential harm to the environment and to public safety in using this route. It has not considered how to manage such detrimental effects or alternative measures to enable access to the site through the main Archway. The applicant's access through the Archway is the only one that can be permitted and therefore carefully thought-out proposals to protect the archway are required.

#### Conclusion

#### BPC requests:

1. That it is made clear by condition that the proposed secondary access for construction traffic through the Conservation Area and across the green is not permitted and is not to be used.
2. That prior to commencement, a Demolition and Construction Access Management Plan is submitted for approval to the LPA, and that BPC shall be consulted on the said Plan.

#### 13. **South Cambridgeshire District Council Conservation Officer:**

Comments received 12 August 2021

These comments follow on from those previously submitted and relate to the revised elevations only.

There are still large areas of glazing on the south and north elevations, but these are now less regimented in placement and have shutters in many places to replicate barn doors. Those on the south elevation will be used to shade the interior of the building. The size of some of the windows have also been scaled down. The roof terrace is now covered over so that the terrace is less noticeable as an open space and forms a more integrated space with the rest of the first floor.

The small scale planting along the southern elevation has been removed from the drawings and this elevation now has a less domestic character.

Taking all of this into consideration, plus those matters raised previously, on balance these applications can now be supported as being of an appropriate design for this location.

Taking the above into account, I consider that the proposal will not adversely affect the character of the Listed Building.

Taking the above into account, I consider that the proposal will preserve or enhance the character or appearance of the conservation area.

The proposals will comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 195 would apply.

Subject to a condition for the details of the following:

- a) bricks and mortar by way of a sample panel
- b) timber cladding, panels and shutters
- c) window details at 1:20 including reveals
- d) roofing materials
- e) rainwater good

Comments received 10 May 2021

The barns in question are within the historic curtilage of no. 20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those in question, Outbuilding to Number 20 West Green Farmhouse, are separately listed at grade II also. The whole site is within the Barrington Conservation Area and similar proposals were submitted for pre-application discussion in 2020.

The structural report shows that the existing barns have some re-useable materials, but that some of them are structurally unsound and others would need a lot of rebuilding to make them habitable. Therefore, provided that the replacement dwelling is appropriate to this site, the demolition of the existing barns can be supported as they are beyond reasonable repair. The salvaging of the materials, as laid out in the Heritage Statement, and where they might be re-used is supported.

The scale of the new dwelling is acceptable. The Heritage Statement shows that the barns have evolved in different directions over their history and the proposed layout reflects that by generally being on brownfield land where barns either are still standing or did so previously. The different forms and scale of the various parts of the house replicates what is still evident or looks to have been in place previously when looking at the historic maps. The different heights of the elements of the building are acceptable and the new building will remain subservient to the listed farmhouse which has a raised ground floor and therefore high eaves.

The proposed estate fencing, which is very permeable, and the wildflower meadow to the west of the site, and hard landscaping around the perimeter of the building are all acceptable. The small scale planting along the southern

elevation looks to be overly domestic and should be removed from the scheme. Agricultural buildings have unfussy lines and practical elevations.

The area of concern is the treatment of the elevations. There are large areas of glazing and the roof terrace do not reflect the agricultural aesthetic that the pre-application response asked for. Some of the rooms have a lot of windows and they are out of scale for a building that is supposed to be of agricultural character. It is noted that the Planning Statement makes reference to the north elevation being more private and therefore a freer, more modern aesthetic being used on this façade, but this is not considered to have been successful in terms of the overall character of the building. The same applies to the large glazed areas on the south elevation and the ridge rooflights. The proposed materials are appropriate to the site and include salvaged bricks for the plinths and slates for the roofs. The cladding is to be new timber as the salvaged boards will be offered to the owner of the listed barn for repairs.

The use of a ground source heat pump and photovoltaic panels for renewable energy is supported for the new dwelling.

Taking the above into account, I consider that the proposal will adversely affect the character of the Listed Building, West Green Farmhouse and Outbuilding to No. 20 West Green Farmhouse by being too domestic in character.

Taking the above into account, I consider that the proposal will not preserve or enhance the character or appearance of the conservation area by the new dwelling being too domestic in character and therefore changing the aesthetic of the site.

The proposals will not comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 192 and 193 would apply. Without an appropriate replacement building, the loss of the curtilage buildings would cause minor less than substantial harm to the heritage asset”

14. **South Cambridgeshire District Council Ecology Officer:** The application is acceptable subject to conditions for a Construction Ecological Management Plan and a scheme of biodiversity enhancement.
15. **South Cambridgeshire District Council Contamination Officer:** There is no objection to the application subject to a condition for unexpected contamination to be referred to the Local Planning Authority.
16. **South Cambridgeshire District Council Environmental Health Officer:** There is no objection to the application subject to conditions for the hours of work and a Construction Environmental Management Plan.
17. **South Cambridgeshire District Council Drainage Officer:** There is no objection to the application subject to a prior to commencement condition for a

suitable surface water and foul water drainage provision for the proposed development.

18. **Local Highways Authority:** No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission
19. **South Cambridgeshire District Council Trees Officer:** No objections to the application subject to a condition for a detailed Arboricultural Method Statement and Tree Protection Strategy.

### **Representations from members of the public**

20. There have been seven comments in support of the application, which are summarised below, the full comments can be found on the Councils Website.
  - The design of the application is acceptable and will improve the village and the Conservation Area.
  - The design is complimentary to the original buildings.
  - This house will be ideal for the applicant, as they are a wheelchair user.

### **The site and its surroundings**

21. The site is located in the Development Framework and Conservation Area of Barrington.
22. To the south east of the site is no.20 West Green (Grade II Listed Building) and to the south west of the site is no.20A West Green. To the front of the site (south) is the listed building Outbuilding to no.20 West Green (Grade II Listed Building), beyond which is an area designated as a Protected Village Amenity Area. To the rear of the site (north) is open countryside.
23. Currently on the site are two barns that are in different states of repair, as some elements of the buildings are in a bad condition. The buildings are within the historic curtilage of no.20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those subject to this application, Outbuilding to no.20 West Green Farmhouse (Grade II Listed Building), are separately listed as grade II.

### **The proposal**

24. The proposal is for the demolition of former stable and play barn, and erection of a new dwelling.
25. The proposal is to replace the current buildings with one dwelling which has two storey and single storey elements. There is accommodation within the main dwelling, guest accommodation, a courtyard, parking spaces and cycle parking.

26. The materials, as amended, are to be a slate roof, stained cladding, with new or reclaimed bricks to match the bricks already on site.

## **Planning assessment**

27. The key considerations in this application are the principle of development, character and design, heritage, protected village amenity area, residential amenity, trees, ecology, drainage, contamination, highways and other matters.

### **Principle of Development**

#### Demolition of Curtilage Listed Buildings

28. The proposed development includes the demolition of curtilage listed buildings. The application is supported by a structural report which shows that the existing barns have some re-useable materials, but are largely structurally unsound and would require significant rebuilding to make them habitable.
29. In consultation with the Council's Conservation Officer, based on the information provided, officers are satisfied that the buildings are beyond reasonable repair and therefore raise no in-principle objection to their demolition. The salvaging of materials would be secured as part of the listed building application by way of condition.

#### Erection of a new Dwelling

30. The site is located in a Development Framework as identified by Policy S/7 of the Local Plan. It is located in the Development Framework of Barrington which is identified as a Group Village by Policy S/10 of the adopted South Cambridgeshire District Council Local Plan 2018.
31. Policy S/10 states that residential development will be permitted in the development framework where there is it a maximum of 8 dwellings. As this application is for one dwelling it is considered to be acceptable in principle, subject to the other material planning considerations to be considered below.
32. A single dwelling on the site would accord with Policy H/8 of the Local Plan in terms of density, given the size of the site and the sensitive heritage constraints.

### **Character and Design**

33. Policy HQ/1 of the Local Plan states that development must be of a high quality design and make a positive contribution to the local and wider context.
34. Currently there are two simple barns on the site that are in a poor state of repair, they have few and simple openings throughout. The walls are timber clad and the roofs are currently tiled. There are single storey elements to the

barns. Due to the separation and the staggered location of the buildings they appear separate in their nature with a courtyard between them.

35. To the east of the site is a large dwelling, no.20 West Green (Grade II Listed Building). This is the farm house that would be connected with this range of buildings. The other buildings, including the barn conversion at no.20A West Green, are simple in their nature with limited openings and retain their agricultural distinctiveness.
36. The general character of the immediate area is agricultural on the edge of the development framework, which overlooks the countryside, with simple formed buildings, apart from no.20 West Green (Grade II Listed Building).
37. Part a) of Policy HQ/1 states that development should preserve or enhance the character of the local urban and rural area and respond to its character. Part d) states that development should be compatible with the location and be appropriate in terms with scale, density, mass, form, sitting, design, proportion and the surrounding area.
38. The proposed development would introduce a greater amount of built form onto the site, noting that a reasonable proportion of this built form will be on the footprint of the existing buildings. The new ridge heights of the stables wing and play barn will be slightly higher than the existing buildings, although by no more than 500mm. Nonetheless, the proposed development would introduce an increased built form of development that would be evident in surrounding views, including elements of the roof scape which would be visible over the listed barns to the south of the site. The development would, however, remain subservient in height to the adjacent Grade II Listed Building and reflect some of the historic built form that is no longer present.
39. The general scale of the proposed development is therefore considered acceptable.
40. In terms of appearance, concern was originally raised over the amount of glazing proposed and the scale and proportion of the fenestration detailing, which was not considered to reflect the agricultural aesthetic and character of the area. The application, as amended, has revised the glazing details proposed and the fenestration arrangements, although some elevational treatments retain a fairly large proportion of glazing, in particular the northern elevation.
41. Officers accept that the northern elevation of the development faces towards the countryside and would therefore not be viewed upon approach to the site from the south, with the southern elevation presenting a more simplified and reduced approach to fenestration detailing. There are rooflights and glazing within the ridge of the buildings which slightly draws the eye and departs from the simplistic agricultural form of the existing barn structures the development would replace. However, the revised detailing on the southern elevation is, on balance, considered acceptable.

42. Notwithstanding the amendments to the glazing arrangements, officers retain some concern over the amount of glazing that is proposed on the northern elevation of the development. Here, the development is considered to take on a more domestic appearance and to reduce the barn aesthetic that this development is being steered towards in the supporting information and heritage statement. Given that this is the rear elevation of the development, the arrangements could be considered acceptable, on balance.
43. The proposed development incorporates a separate but linked guest area, which includes a sitting room and two bedrooms. This element of the proposal is subservient to the main 'host' dwelling and is considered an acceptable ancillary addition to the development. Officers recommend that a condition is imposed as part of any consent ensuring that the occupation of this part of the development remains in connection with the main dwelling and does not become a separate dwelling.
44. Overall, there are some aspects of the design which are considered to start to depart from the more traditional agricultural appearance that the development is seeking to replicate. However, given that the proposed development retains the general scale of the existing buildings with variations in ridge height through subservient additions to increase the amount of accommodation available, and presents the more domestic elevation on the northern elevation of the development facing towards the countryside, the proposal is, on balance, considered acceptable in design terms.
45. The proposed development, on balance, is considered to accord with Policy HQ/1 of the Local Plan.

### **Heritage**

46. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local planning authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
47. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
48. The Council's Conservation Officer has commented on the application and raises no objection to the proposal, as amended, subject to conditions.
49. The existing barns are within the historic curtilage of no.20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those in question, Outbuilding to no.20 West Green Farmhouse, are separately listed at grade II. The whole site is within the Barrington Conservation Area.

50. The structural report shows that the existing barns have some re-useable materials, but that some of them are structurally unsound and others would need a lot of rebuilding to make them habitable. Therefore, provided that the replacement dwelling is appropriate to this site, the demolition of the existing barns can be supported as they are beyond reasonable repair. The salvaging of the materials, as laid out in the Heritage Statement, and where they might be re-used is supported and details are to be secured by condition as part of the listed building application.
51. As noted above, the scale of the proposed development is considered acceptable. The Heritage Statement details that the barns have evolved in different directions over their history and the proposed layout reflects that by generally being on land where barns either are still standing or did so previously. The different forms and scale of the various parts of the development replicates what is still evident or looks to have been in place previously when looking at the historic maps, responding positively to the historic context of the site.
52. The heights of the proposed dwelling are considered to be acceptable and the new building will remain subservient to the listed farmhouse, which has a raised ground floor and therefore high eaves.
53. The majority of the building would be screened from the Conservation Area and the Protected Village Amenity Area to the south east of the site. This is by the Grade II Listed barns which are a mixture of single and one and half storey elements. There is a set back between the proposal site and the listed barns therefore leading to some screening. There would be glimpses of the roof lights and the roof covering to the balcony area.
54. The proposal is considered to be large within the site compared to the existing buildings on the site, but as it has been detailed above, there are elements of the built form that would have been there historically and are therefore considered to be acceptable now. The links between the buildings are within the site and not highly visible from the main view points.
55. It is considered, that on balance, there would be some harm as this is a larger form and more complex than the other simple barn conversions in the area. But, as it would not have significant harm to the Conservation Area, which is considered to be the main character of the area, it is considered that this harm is outweighed to some extent, as has been confirmed by the Council's Conservation Officer.
56. The proposed estate fencing, which is very permeable, and the wildflower meadow to the west of the site, and hard landscaping around the perimeter of the building are all acceptable within the historic context of the site. The amended planting plans now include small scale planting along the southern elevation, reducing the overly domestic arrangements originally proposed; this has been removed from the application as agricultural buildings have unfussy lines and practical elevations.

57. As noted above, the area of concern that had previously been raised related to the treatment of the elevations, the amount of glazing and the roof terrace which would not reflect the agricultural aesthetic of the site and its surroundings.
58. There are still large areas of glazing on the south and north elevations, but these are now less regimented in placement and have shutters in many places to replicate barn doors, noting that those on the south elevation will be used to shade the interior of the building. The size of some of the windows has also been scaled down and the roof terrace is now covered over so that the terrace is less noticeable as an open space and forms a more integrated space with the rest of the first floor.
59. However, overall the elements of the building that are considered to be the most impactful are to the rear of the building, which faces the open countryside. There are no/limited public views to the site from this area and therefore would not be significantly harmful to its surroundings.
60. The Council's Conservation Officer has recommended several conditions, to ensure that the proposed development is fully compatible within the context of the site. Officers consider it reasonable and necessary to impose conditions requiring the submission of details for bricks and mortar (sample panels), timber cladding panels and shutters, window details including reveals, roof materials and rainwater goods, to ensure the final detailing is acceptable.
61. The proposal, as amended, is considered, on balance, to preserve the setting of the adjacent listed buildings and to preserve the character and appearance of the conservation area, in accordance with Policy NH/14 of the Local Plan and associated guidance.

### **Protected Village Amenity Area**

62. The area to the south of the site is designated as a Protected Village Amenity Area.
63. Policy NH/11 of the Local Plan states that Protected Village Amenity Areas are identified on the Policies Map where development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
64. Given the surrounding existing residential uses, slight separation from this designation and the scale of development being for a single dwelling, the proposal is not considered to result in significant harm to the adjacent Protected Village Amenity Area in terms of its impact on the character, amenity, tranquillity or function of the village.
65. The proposal would accord with Policy NH/11 of the Local Plan.

## **Residential Amenity**

66. In regards of residential amenity both of the future residents of the site and the neighbouring residents of the site each of the plots are to be assessed below. This will be in regards of Policy HQ/1 of the Local Plan and the Council's District Design Guide.
67. Policy HQ/1 states in part n) that the proposal would not create overlooking to the neighbouring properties, nor would it create a dominating effect. It also requires the development not to have a harmful effect on the amenity of the future residents of the site. Paragraph 130 f) of the NPPF states that there should be a high standard of amenity for future and existing users.
68. It is considered that there would be no significant harm to the amenity of the neighbouring properties. This is due to the separation distances between the proposal and the neighbouring properties also the orientation of the windows on the proposed dwelling.
69. To the south east of the site is no.20 West Green. This dwelling is set forward (towards the main highway) of the proposal site. There are no windows on the eastern flank of the proposed dwelling that would face the neighbouring dwelling. Due to the staggering of the properties and the lack of windows it is considered that there would be no direct overlooking and overshadowing.
70. To the south west of the site is no.20A West Green. This dwelling is also set forward to the main highway from the proposal site (towards the main highway). There are no windows on the ground floor of the dwelling that would directly face towards the neighbouring property. There are windows on the first floor that face towards the neighbouring property. However, they are not directly facing the neighbouring dwelling and are not primary windows for the rooms that they are to serve (open plan sitting and dining room on the ground floor and guest bedroom on the first floor).
71. Due to the staggering of the properties and the orientation of the windows it is considered that there would be no direct overlooking and overshadowing.
72. To the front of the site (south) is the listed building outbuilding no.20 West Green (Grade II Listed Building). As this is not a habitable building it is considered that there would be no impact on this building in regards of the amenity.
73. In regards of the rear of the site (north) there is open countryside and therefore no impact on this area in regards of overlooking and overshadowing.
74. Due to the nature and the location of the proposal it is considered that there would be no harm to the amenity of the neighbouring properties or land uses. The application is therefore considered to be in conformity with Policy HQ/1(n) of the Local Plan 2018, the Council's District Design Guide and paragraph 130(f) of the NPPF.

## **Trees**

75. The South Cambridgeshire District Council Tree Officer has commented on the application, they have no arboricultural or hedgerow objections to this application. The trees on or adjacent site have a level of protection through the conservation area.
76. A Tree Survey and Arboricultural Implications Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (dated 08/03/21) has been submitted. This has been considered sufficient for this stage of the application but a further detailed Tree Protection Plan will be required and will be therefore be secured through a condition as part of any consent to ensure compliance with Policy NH/4 of the Local Plan.

## **Ecology**

77. The application site consists of a farmyard complex, with amenity grassland, presumed introduced shrub, wooded areas, other buildings, and hardstanding in close proximity. The site does sit within the Impact Risk Zone of the nearby Eversden and Wimpole Woods SAC, cited for its maternity colonies of an annex II species.
78. This application is supported by a Preliminary Ecological Appraisal and Protected Species Report (Applied Ecology, August 2020). The report has found roosting bats within both buildings and a medium to large breeding population of great crested newts within the old swimming pool, with good terrestrial habitat in the vicinity that will be lost due to the development. The report has provided sufficient information and survey effort for both bats and great crested newts and no further information is required at this time.
79. It has been concluded by the Council's Ecologist that there are no concerns with the application and the information that has been submitted as part of this application. Conditions for a Construction Ecological Management Plan and a Biodiversity enhancement have been requested and are considered reasonable and necessary as part of any consent.
80. The Council's Ecologist requested that Natural England were consulted as part of this application. Officers have discussed the proposal with Natural England, who concluded that they will not need to be formally consulted on the application on the basis that the Council's Ecologist has assessed the application and is satisfied that the proposed scheme is unlikely to have any adverse effect on Eversden and Wimpole Woods SAC barbastelle bats, or habitat that is potentially functionally linked to the SAC.
81. Further information has been submitted by the applicant to demonstrate that their ecologists (Applied Ecology Ltd) concluded that there would be no harm to the nearby Eversden and Wimpole Woods SAC from this one dwelling. This has been further confirmed by Council's Ecologist and therefore considered to be

acceptable. The application is therefore considered to be in conformity with Policy NH/4 of the Local Plan.

### **Drainage**

82. The site is located in flood zone 1 (low risk), with small areas of the site being identified as being at risk from surface water flooding.
83. The Sustainable Drainage Officer has commented that there are no surface water flood risk issues, but does not consider the proposal to be in accordance with adopted policy as the proposal has not demonstrated a suitable surface water and foul water drainage provision for the proposed development, therefore recommending a condition relating to surface water and foul water drainage.
84. To ensure the development satisfies relevant adopted policy in terms of floor risk and drainage, officers consider it reasonable and necessary to impose a condition requiring details of surface water and foul water drainage.
85. Subject to the recommended condition the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.

### **Contamination**

86. The Contamination Officer has commented on the application and the following documents that have been submitted:
  - Phase 1 Geoenvironmental Desk Study by AGB Environmental dated October 2020.
  - Phase II Ground Investigation by AGB Environmental dated March 2021
87. The investigation and assessment detailed in the above reports has confirmed that the site is suitable for the proposed use and no remedial measures are required. The only recommendations are for a watching brief during works in case of any unexpected contamination. Therefore, the Contamination Officer has recommended a conditions for any unexpected contamination to be referred to the Local Planning Authority through a condition.
88. Therefore it is considered that the application is in conformity with Policy SC/11 of the Local Plan.

### **Highways**

89. The Local Highways Authority has commented on the application and they have no concerns or comments on the proposal.
90. The Parish Council have raised the concern in regards of the access to the site and provision being made across the green and the Barrington Conservation Area through the construction of the proposed development. Therefore the

redline of the site has been reduced to omit the second access and the proposal is to only be accessed through the arch of the listed buildings.

91. They have also requested that prior to commencement a Demolition and Construction Access Management Plan is conditioned and the Parish Council are consulted on the information. It is recommended that a traffic management plan is conditioned for the application, also a Construction Environmental Management Plan is to be requested, detailed below. It is considered that the information that would be provided in these two documents will provide the information that would be required.
92. In regards of car parking, this proposal provides an ample amount of parking on the site and therefore is in conformity with Policy TI/3 of the Local Plan.

### **Other Matters**

93. Policies CC/3 requires that a scheme for renewable energy is submitted, Policy CC/4 required that water efficiency measures are imposed, and Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively; the application does not provide details of any of the above. It is therefore considered reasonable and necessary to impose conditions to require that the above policies are satisfied.
94. The South Cambridgeshire District Council Environmental Health Officer has commented on the application, there is no objection to the application subject to conditions for the hours of work and a Construction Environmental Management Plan, both of these conditions are to be applied to the application.
95. Given the sensitive heritage constraints around the site, officers consider it reasonable and necessary to remove permitted development rights for Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2. Without such restrictions, additions could be made to the dwelling and within the associated curtilage that could result in harm to the relevant heritage assets.

### **Conclusion**

96. The application is supported by a structural report which shows that the existing barns have some re-useable materials, but are largely structurally unsound and would require significant rebuilding to make them habitable. In consultation with the Council's Conservation Officer, officers accept that the demolition of the existing barns can be supported as they are beyond reasonable repair.
97. The proposed dwelling would introduce a greater amount of built form onto the site than is currently present, although it is accepted that historically a greater built form existed and is therefore accepted. The general scale of the proposed dwelling is acceptable, being slightly higher than the existing barns but remaining subservient to the adjacent Grade II Listed Building.

98. Officers have some concern over the amount of glazing and associated arrangements of the building, which begin to introduce a more domestic appearance and depart from the barn aesthetic that this development is being steered towards in the supporting information and heritage statement. However, on balance, officers consider the development acceptable as the development would generally preserve the setting of the adjacent Listed Buildings and the character and appearance of the conservation area.
99. On balance it is considered that this application is acceptable, noting that the Council's Conservation Officer has considered there to be no harm to the relevant heritage assets. There are concerns on the design of the application and the domestication of the building and how this would impact on its surroundings. However, it has been confirmed by the Conservation Area that there would be no harm to the Conservation Area and the adjacent Listed Buildings therefore the application is considered to be acceptable in regards of the following Policies of the adopted South Cambridgeshire District Council Local Plan 2018, HQ/1 and NH/14.
100. For the reasons set out in this report, officers consider the proposal to be acceptable, on balance, in accordance with the relevant policies in the South Cambridgeshire Local Plan 2018.

## **Recommendation**

101. Officers recommend that the Committee approve the application, subject to the below conditions.

## **Recommended Conditions**

- a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- b) The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Plans to be listed:

12 Mach 2021  
18759/E/01-01 – Elevation Survey  
18759/F/01-01 – Floor Plan Survey  
18759/T/01-01 – Topographic Survey  
8648-D-AIA – Prelim AIA  
P-DE 101 Demolition Plan with Proposed Plan.

29 July 2021

P-GA-V3 – High Views

P-GA. 001A – Proposed Site Plan

P-GA.101A – Proposed Schematic Ground Floor Plan

P-GA. 102A – Proposed Ground Floor Plan

P-GA. 110A – Proposed First Floor Plan

P-GA. 120A – Proposed Roof Plan

P-GA. 201A – Proposed Cross Sections A B D G

P-GA. 202A – Proposed Long Section c

P-GA. 203A – Long Section E

P-GA. 204A – Long Section F

P-GA. 301A – South Elevation

P-GA. 302A – East Elevation

P-GA. 303A – North Elevation

P-GA. 304A – West Elevation

12 October 2021

LIA - Location Plan

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- c) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- i) Risk assessment of potentially damaging construction activities.
  - ii) Identification of “biodiversity protection zones”.
  - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - iv) The location and timings of sensitive works to avoid harm to biodiversity features.
  - v) The times during which construction when specialist ecologists need to be present on site to oversee works.
  - vi) Responsible persons and lines of communication.
  - vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- d) Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To ensure appropriate protection and that the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- e) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- b) Contractor parking, with all such parking to be within the curtilage of the site where possible
- c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

- f) No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:
- i) full details of any piling technique to be employed, if relevant
  - ii) contact details for site manager, including how these details will be displayed on site.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- g) No development above ground level shall take place until precise details of the following have been submitted to and approved in writing with the Local Planning Authority:
- i) bricks and mortar by way of a sample panel

- ii) timber cladding, panels and shutters
- iii) window details at 1:20 including reveals
- iv) roofing materials
- v) rainwater goods

Works shall be carried out in accordance with the approved details

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies HQ/1 and NH/14 of the adopted South Cambridgeshire Local Plan 2018.

- h) No development above ground level shall take place until a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the dwelling.

Reason: To ensure a satisfactory method of surface water and foul drainage and to prevent the increased risk of flooding in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- i) No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme must include details as to how a positive net gain in biodiversity has been accomplished. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- j) No development above ground level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- k) The dwelling hereby approved shall not be occupied until the minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) has been complied with.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- l) The dwelling hereby approved shall not be occupied until the dwelling to be occupied has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

- m) If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason - To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

- n) No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason - To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy.

- o) The guest accommodation, hereby permitted, shall not be occupied at any time other than by the immediate family or any dependant living with the occupiers of, and for purposes ancillary to, the residential use of the development hereby permitted.

Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right, to be in accordance with Policy HQ/1 and H/13 of the adopted Local Plan.

- p) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-

enacting that Order with or without modification), no development within Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: In the interests of protecting the character of the area, heritage assets and amenities of neighbouring residents in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

## **Informatives**

- a) Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
- b) In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.
- c) The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

- d) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the

construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.

- e) The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

## **Background Papers**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/01146/FUL and 21/01147/LBC.

## **Report Author:**

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