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| Planning Committee Date | 14 September 2022 |
| Report to | South Cambridgeshire District Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 22/02365/LBC |
| Site | 4 Braebank Barns, Elsworth Road, Conington, Cambridgeshire, CB23 4LW |
| Ward / Parish | Caxton/ Conington |
| Proposal | Single Storey Side extension |
| Applicant | Mr J Hull |
| Presenting Officer | Dominic Bush |
| Reason Reported to Committee | Applicant is related to a member of staff |
| Member Site Visit Date | N/A |
| Key Issues | 1.Design 2.Impact on neighbour amenity 3.Heritage 4.Flood risk |
| Recommendation | APPROVE subject to conditions |

1.0 Executive Summary

- 1.1 The application seeks householder consent for a “single storey side extension”
- 1.2 The design of the works is considered to be acceptable and would not harm the character of the area or the setting of the listed building, with the use of materials that are reflective of the surrounding area. There would be no significant harm to the amenities of neighbouring properties.
- 1.3 Officers recommend that the planning committee approves the application.

2.0 Site Description and Context

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|---|---|-------------------------|---|
| None relevant | | Tree Preservation Order | |
| Conservation Area | | Local Nature Reserve | |
| Listed Building | X | Flood Zone 2, 3 | X |
| Building of Local Interest | | Green Belt | |
| Historic Park and Garden | | Protected Open Space | |
| Scheduled Ancient Monument | | Controlled Parking Zone | |
| Local Neighbourhood and District Centre | | Article 4 Direction | |
| Outside of Development Framework | X | | |

- 2.1 The application site is outside of the development framework of Conington and comprises a semi-detached dwelling that is within the curtilage of the Grade II listed Braebank Farmhouse to the South. The property was previously an agricultural barn before being converted to a residential dwelling. The host dwelling is attached to the commercial Unit 1 Braebank Farms to the south. To the east of the site is the main highway of Elsworth Road. To the east of the site is agricultural land. To the west of the site is the residential garden on 3 Braebank barns.
- 2.2 To the front of the dwelling is an area of parking and amenity space, to the north of the property is the garden of the dwelling. The dwelling is one storey in height and clad in black wood with grey windows.
- 2.3 The site is located in flood zones 2 (medium risk) and 3 (High risk)

3.0 The Proposal

- 3.1 The application seeks householder consent for a “single storey side extension”
- 3.2 The single storey side extension is to extend by approximately 4.66 meters to the north elevation of the dwelling and is approximately 5.3 meters wide. The front and rear elevations of the proposed extension are set in from those of the existing dwelling by approximately 0.2 meters at either side. The extension has a single pitch roof with ridge height of approximately

4.4 meters and is to be clad in black horizontal wooden cladding to match the host dwelling.

4.0 Relevant Site History

| Reference | Description | Outcome |
|------------------|---|----------------|
| S/0836/08/F | Conversion and Alterations of Barn and Outbuildings into 4 No. Live/Work Units with Attached Fences and Gates following Demolition of Building | Approved |
| S/0690/08/LB | Alterations extension and conversion of barn and outbuildings to four live/work units with attached fences and gates. Demolition of central modern Dutch barn | Approved |
| S/0135/12/DC | Discharge of conditions 2 4 7 8 11 12 13 18 23 25 26 27 29 32 33 and 34 of application S/0836/08/F | Approved |
| S/0759/14/DC | Discharge of conditions 25 26 and 27 of S/0836/08 | Approved |

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

5.2 South Cambridgeshire Local Plan 2018

NH/14 – Heritage Assets

5.3 Supplementary Planning Documents

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

District Design Guide SPD – Adopted March 2010

Listed Buildings SPD – Adopted 2009

6.0 Consultations

6.1 Parish Council

No comment received

6.2 Conservation Officer

6.3 The heritage statement provided fails to identify and summarise the significance of the building in question or the significance of the wall they propose to remove.

6.4 Historic maps suggest that a building on this footprint dates from between 1924 and 1950 whilst the other farm buildings sit on an arrangement that predates 1885.

6.5 As such the significance of this building is low and lies in its historic relationship with its fellow agricultural buildings and the development of the farm, and not in its fabric.

6.6 Due to the sympathetic proportions, position and form the proposed extension is considered to have a negligible impact on the building itself of on the wider heritage asset.

6.7 The proposal will not adversely affect the character of the listed building and would therefore comply with South Cambridgeshire Local Plan Policy H/14

6.8 A copy of the review letter is attached in full at appendix 1

7.0 Third Party Representations

7.1 None

7.2 Member representations

7.3 None

7.4 Local Groups/ Other organisations

7.5 None

8.0 Assessment

8.1 Heritage Assets

8.2 The application is within the setting of the Grade II listed Braebank Farmhouse.

- 8.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
- 8.4 Para. 199 of the NPPF set out that 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. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.5 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 8.6 The application site is located within the curtilage of the Grade II listed Braebank farmhouse and as such is curtilage listed. The farmhouse and surrounding agricultural buildings predate 1885 whilst the application site and existing footprint dates from between 1924 and 1950. Therefore, the significance of the heritage asset lies in the relationship between the existing dwelling and the surrounding agricultural buildings and Farmhouse.
- 8.7 The Conservation Officer has advised that due to the proportions, position and form of the proposed extension that it would have a negligible impact on the building itself or on the setting of the wider heritage asset (The Farmhouse and curtilage buildings). Whilst it is considered that the increased residential space within the proposed development provides sufficient justification in accordance with paragraph 199 of the NPPF.
- 8.8 The proposed extension is modest in its scale with a width of approximately 6.5 meters from the existing side extension and a depth of approximately 4.9 meters. As such it is clearly subservient to the existing dwelling and does not detract from its significance. Whilst a portion of the existing side wall of the property is proposed to be removed as previously mentioned this holds little significance as a heritage asset in itself.
- 8.9 The proposed external materials match those found on the existing property and are sympathetic to its context within the curtilage of the Grade II listed Farmhouse. Therefore, the proposed development sustains the character and distinctiveness of the heritage asset and that it is compatible with its location in accordance with Policy NH/14 of the Local Plan.
- 8.10 It is therefore considered that the proposal, by virtue of its scale, massing and design, would not harm the setting of listed buildings. The proposal

would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.

8.11 Planning Balance

8.12 The proposed development is considered acceptable in its impact on the he Listed Building of which it is within the curtilage. It would not result in harm caused to the setting of the listed building.

8.13 Having taken into account the provisions of the development plan policy NH/14, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed development is recommended for approval.

8.14 Recommendation

8.15 **Approve** subject to:

8.16 The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

9.0 Planning Conditions

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The works hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 458/P/02

Reason: In the interests of good planning and for the avoidance of doubt.

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 Local Development Framework SPDs