

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee
AUTHOR/S: Director of Development Services

7th June 2006

S/0754/06/F – Guilden Morden
Conversion of Barn into Dwelling at Odsey Park for C J K Fordham

Recommendation: Approval
Date for Determination: 14th June 2006

Departure Application

Site and Proposal

1. Odsey Park is a large estate in the countryside. The main dwellinghouse is a Grade II listed building with landscaped gardens and surrounded by open fields. To the north of the main property there is a curtilage listed late 18th or early 19th century brick and timber framed barn with a corrugated asbestos roof, part of which is currently being used as an estate office. To the north of this building there are several detached dwellinghouses surrounded by open fields. The primary access to the site is by way of the A505, which falls within the County of Hertfordshire.
2. The full application received on the 19th April 2006 proposes to extend and alter the barn in order to convert it into a residential dwellinghouse. A new garage building and dog kennels will be built to the north of the barn and the main building will be re-roofed and extended at ground floor level to the front and rear.

Planning History

3. None

Planning Policy

4. **Policy P7/6** 'Historic built Environment' of the Cambridgeshire and Peterborough Structure Plan 2003 states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
5. **Policy SE8** 'Village Frameworks' states that there will be a general presumption in favour of residential development within village frameworks.
6. **Policy EN20** 'Unsympathetic Extensions' sets out the requirements for the extension of listed buildings.
7. **Policy EN26** 'The Conversion of Listed Buildings to New Uses' sets out the requirements to judge applications for the change of use of listed buildings.
8. **Policy EN28** 'Development within the Curtilage or Setting of a Listed Building' sets out the requirements for development within the curtilage or setting of listed buildings.
9. Planning **Policy Statement (PPS) 7**, "Sustainable Development in Rural Areas" supports the re-use of appropriately 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.

Consultation

10. **Guilden Morden Parish Council** – Had not responded at the time of writing this report.
11. **Conservation Manager** has no objection to the proposed works given that the conversion of the barn will not significantly harm its character and appearance.
12. **Chief Environmental Health Officer** has requested that a condition be attached to any consent granted requiring that an investigation be undertaken to establish the nature and extent of any contamination of the site and any remedial works to deal with contamination prior to the development commencing.
13. **Environment Agency** has no objections but has requested that a condition be attached to any approval requiring that details of the foul water drainage be submitted prior to the commencement of any development.
14. **Local Highways Authority** – Response awaited

Representations

15. None received

Planning Comments – Key Issues

16. Although Local Plan policies would support the works to the curtilage listed barn the creation of a dwelling outside of the Guilden Morden village framework would be contrary to policy SE8 of the Local Plan. Therefore, the key issue for Members to consider is the acceptability of allowing a new dwelling in the countryside, bearing in mind that Government Policy (PPS7) does not necessarily preclude such a use of an existing building.

Justification for allowing a new dwelling in the countryside

17. Although Policy EM10 of the Local Plan supports the conversion of buildings in the countryside for commercial uses, the remote location of the building and concerns over the intensification of vehicular traffic using the access onto the A505 means that a commercial use of the building is not considered to be appropriate. Although the building currently has an asbestos roof it is considered to be of sound construction and details of a report from a structural engineer have been submitted as part of the application.
18. I am of the opinion that the building is worthy of retention given its historic interest and the fact that the proposed works will not result in a significant loss of historic fabric and will enhance the appearance of the barn and the wider setting of the listed dwellinghouse. The barn already has its own distinctive curtilage and the screening that exists between the site and the main dwellinghouse would help to limit the visual impact of the additional built development. Although the newly created dwelling is not in a sustainable location and its occupiers will be heavily reliant on vehicular movements for their daily needs the overall benefit of the retention and enhancement

of the curtilage listed barn means that the development is not considered to be unacceptable.

19. The proposal is considered to accord with Conservation Policies of the Structure and Local Plans and, given the comments in PPS7 above, I do not consider it necessary to refer this application to the Secretary of State, if Committee is minded to approve.

Recommendation

20. Subject to the nature of outstanding consultee responses, approve, subject to the following conditions:
1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
 3. Foul water drainage details;
 4. Site investigation condition.

Informatives

See Environment Agency letter of the 25th April 2006.

Reasons for Approval

1. Although the proposal does not accord with Policy SE8 of the South Cambridgeshire Local Plan 2004, the development is considered generally to accord with other Development Plan policies, and particularly the following:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
EN20 (Unsympathetic Extensions)
EN26 (The Conversion of Listed Buildings to New Uses) and
EN28 (Development within the Curtilage or Setting of a Listed Building)

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 File Ref: S/0754/06/F

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