

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1082/07/F – CASTLE CAMPS

Alterations and Change of Use of The Forge to Ancillary Accommodation in Association with Forge Cottage at The Forge, Forge Cottage, High Street for Mr D. Croxson

Recommendation: Approval

Date for Determination: 3rd August 2007

Notes:

This Application has been reported to the Planning Committee for determination because Castle Camps Parish Council recommends refusal of the application.

Conservation Area

Site and Proposal

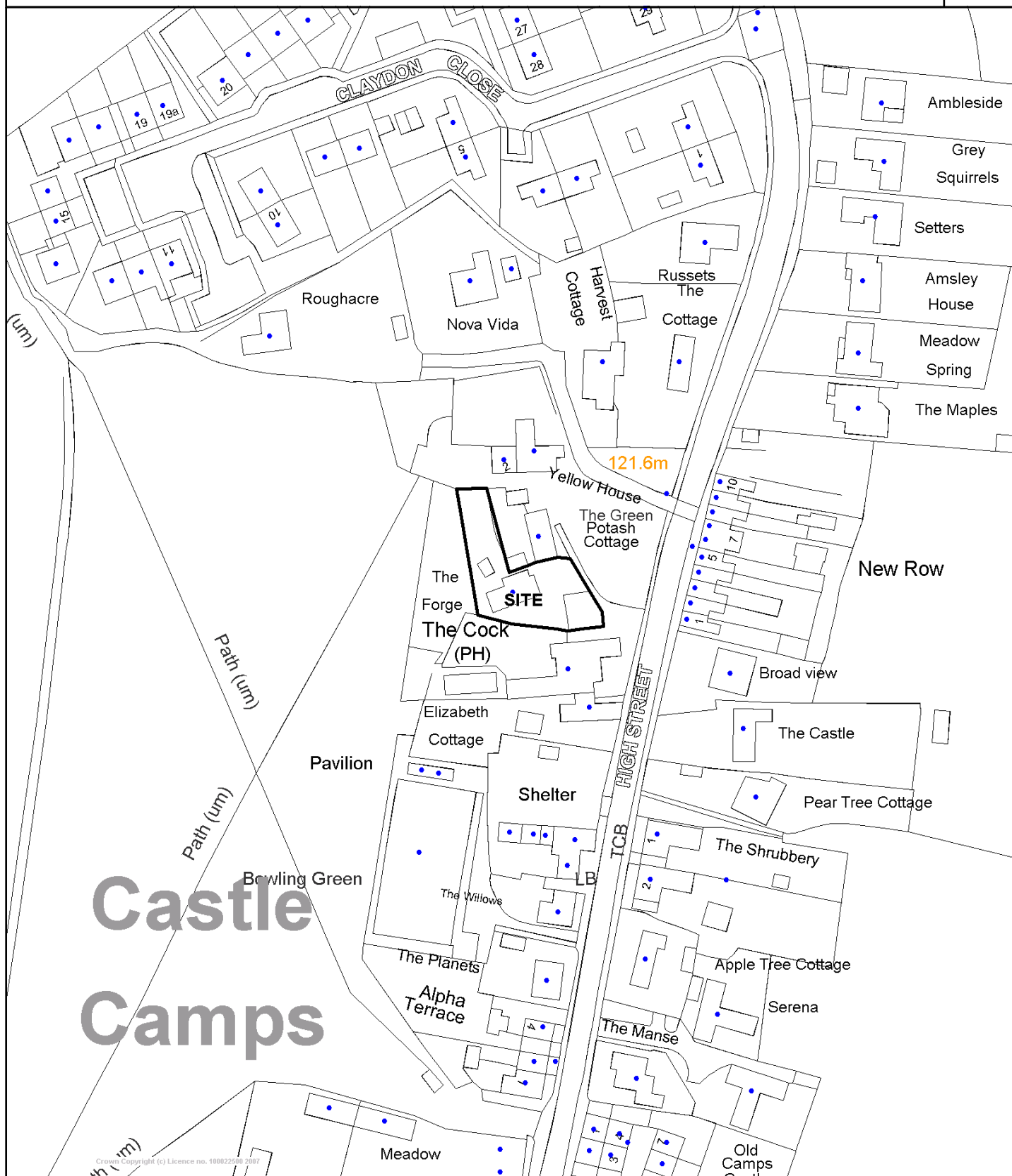
1. The Forge is a curtilage listed building that is situated adjacent the Village Green in the centre of Castle Camps, within the village framework. It is a detached, single-storey, black weatherboard and clay pantile structure that measures 54 square metres in area. It was previously used as a forge.
2. Forge Cottage is a detached, render and thatch, grade II listed dwelling that is situated to the west of The Forge. The Village Green lies to the north. The Cock Public House lies to the south.
3. The application, received on 8th June 2007 (as amended), proposes alterations and change of use of the building to ancillary accommodation in association with Forge Cottage. The only external alterations proposed are replacement windows. The internal structure and the existing brick forges will remain.

Planning History

4. Listed building consent was granted in 2002 for installation of a partition door to create a washroom, a removable timber floor and the provision of rainwater goods (reference **S/2272/02/LB**).
5. Listed building consent was granted in 2001 for replacement sole plate on part of front elevation, installation of physical damp proof course, removal of modern fireplace and opening up inglenook, and demolition of lean-to (reference **S/0654/01/LB**).

Planning Policy

6. Policy **P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** and Policy **DP/2** of the **South Cambridgeshire Local Development Framework Draft**



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Development Control Policies 2007 seek to ensure that all new developments incorporate high standards of design that respond to the local character of the built environment.

7. Policy **P7/6** of the **Cambridgeshire and Peterborough Structure Plan 2003** seeks to protect and enhance the quality and distinctiveness of the historic built environment.
8. Policy **EN20** of the **South Cambridgeshire Local Plan 2004** and Policy **CH/3** of the **South Cambridgeshire Local Development Framework Draft Development Control Policies 2007** seek to resist developments that would dominate or detract from the listed building in scale, form, massing or appearance, or would result in the loss of building fabric of architectural or historic interest. Applications for planning permission will be determined in accordance with national policy (currently in PPG15.)
9. Policy **EN28** of the **South Cambridgeshire Local Plan 2004** and Policy **CH/4** of the **South Cambridgeshire Local Development Framework Draft Development Control Policies 2007** seek to resist developments that would damage the setting or attractiveness of a listed building.
10. Policy **EN30** of the **South Cambridgeshire Local Plan 2004** and Policy **CH/5** of the **South Cambridgeshire Local Development Framework Draft Development Control Policies 2007** require all new developments in Conservation Areas to either preserve or enhance their special character and appearance, particularly through scale, massing and materials.
11. Policy **DP/3** of the **South Cambridgeshire Local Development Framework Draft Development Control Policies 2007** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on, amongst other criteria, residential amenity, traffic generated and village character.

Consultations

12. **Castle Camps Parish Council** recommends refusal of the application.

It was a majority decision. The comments against the proposal are: -

- This applicant has had a 25% grant to restore this building to business use, not residential use;
- A registered green runs along the wall of the public house and The Forge. At present, there is no authority to park or obtain access in front of the property.
- The Parish Council has a 50% grant from the landscaping department to restore the area in front of The Forge, to conserve and protect the metal ring once used by the wheelwright and to install oak bollards to prevent parking and access to the green between The Forge and the High Street. It would be a waste of public money if this work was done and then the property is turned into a residence;
- If any work commences, then no vehicle or skip may be parked in front of The Forge without prior permission from the Parish Council;
- This is a listed building in a conservation area with historic connections to village life and must be retained as a feature.

A comment for the proposal is: -

- No objections providing external and internal features of The Forge are maintained.
13. The **Conservation Manager** has no objections (as amended) providing the existing internal brickwork is not dry-lined, the internal roof construction remains unaltered apart from what has formally been granted listed building consent, the hearths are retained, and the external doors remain simple and industrial in appearance.
14. The **Corporate Manager (Health and Environmental Services)** Comments are awaited and will be reported verbally at the meeting.

Representations

15. The occupier of 'The Cottage' comments that The Green and The Forge are an important part of the conservation area and the building and the village deserve a use in keeping. It is the wrong position for a change of use to residential.
16. The occupiers of 'Potash Cottage' object to the application and are concerned that the proposed change of use would affect their amenities and the area of the village in which the site is located. Their main concerns are outlined below:-
- They state that The Forge reflects an ancient rural village industry and is a heritage feature that retains the setting of a key aspect of the history of village life. A change of use to residential would detract from this important history. Any internal and external alterations will materially impact upon the building and the changes may erode the fundamental workshop nature of the building;
 - Any change of use would increase parking pressure within the village, which would lead to on-street parking that would be detrimental to highway safety;
 - Light pollution in an otherwise unlit area;
 - The provision of extra services such as main sewerage;
 - Increased evening and weekend noise;
 - Incremental planning creep towards full residential use;
 - Previous grant was towards commercial use; and,
 - Building has not been advertised as a workshop.

Planning Comments – Key Issues

17. The main issues to be considered in relation to this application are the impact of the internal and external changes upon the character and appearance of The Forge, the curtilage listed building; the setting of Forge Cottage, the main listed building; and the character and appearance of the Conservation Area/ street scene; and the impact of the proposed use upon the amenities of neighbours and highway safety.
18. The historical use of the building was as a forge until 1993, when the use was discontinued and the building was left to deteriorate. As a result of the physical condition of the building, the period of non-use, the lack of any intervening uses and

the owner's intentions, the previous use of the building as a forge was classified as abandoned. The building currently has a 'nil' use and any new use therefore requires planning permission.

19. The proposed internal and external alterations (as amended) are not considered to detract from the character and appearance of the building, result in a loss of historic fabric, damage the setting of the adjacent listed building, or harm the character and appearance of the Conservation Area/ street scene. The existing heaths, internal brickwork and roof construction will be retained. The external appearance of the building would remain as existing, except for the replacement windows, which would be a condition of any consent granted.
20. Whilst I acknowledge that Forge Cottage currently has no parking provision, the proposed ancillary use of The Forge would not require any additional parking spaces. The proposal would not therefore increase on-street parking that would cause a hazard to the free flow of traffic along the High Street and be detrimental to highway safety. The use of the area on The Green in front of The Forge for parking is a civil matter between the applicant and the landowners given that it is outside the site area, and not a planning consideration that can be taken into account during the determination of this application.
21. The use of the building as ancillary accommodation in connection with Forge Cottage is not considered to result in serious harm to the amenities of neighbours through noise and disturbance. The nearest residential properties is Potash Cottage, which is approximately 20 metres away. Any noise nuisance at anti-social hours could be controlled by Environmental Health legislation.
22. The use of the building as ancillary accommodation in connection with Forge Cottage is not considered to result in light pollution that would be harmful to the surrounding area. The building is situated adjacent a public house and a number of residential properties face onto The Green.
23. The building has a 'nil' use and would not have to be advertised for commercial purposes on the open market, as it would not result in a loss of local employment. The use of the building as a workshop would be likely to cause traffic and parking problems.
24. The issue raised by the neighbour in respect of the mains sewerage drainage is a building regulations issue.
25. The planning application does not include alterations to footpaths that are situated on The Green. Any landscaping proposals by the Parish Council would not be affected by this application.
26. Planning permission would be required to change the use of The Forge from ancillary residential accommodation to a separate dwelling. If this use is granted planning permission, it does not imply that consent for a separate dwelling would be acceptable.

Recommendation

27. Approval subject to conditions (as amended)
 1. Standard Condition A- 3 Years (Reason A)
 2. No development shall commence until precise details of the proposed replacement windows have been submitted to and approved in writing by the

Local Planning Authority; the development shall be carried out in accordance with the approved details.

(Reason - To ensure the development does not detract from the character and appearance of the listed building and preserves the character and appearance of the Conservation Area.)

3. The Forge shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Forge Cottage.
(Reason - To ensure the development does not detract from the character and appearance of the listed building and preserves the character and appearance of the Conservation Area, to safeguard the amenities of neighbours and in the interests of highway safety.)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003

P7/6 (Historic Built Environment)

P1/3 (Sustainable Design in Built Development)

South Cambridgeshire Local Plan 2004

EN20 (Unsympathetic Extensions to Listed Buildings)

EN28 (Development Within the Curtilage or Setting of a Listed Building)

Policy EN30 (Development in and Adjacent to Conservation Areas)

South Cambridgeshire Local Development Framework Draft Development Control Policies 2007

CH/3 (Listed Buildings)

CH/4 (Development Within the Curtilage or Setting of a Listed Building)

CH/5 (Conservation Areas)

Policy DP/2 (Design of New Development)

Policy DP/3 (Development Criteria)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Listed building
 - Conservation Area/ street scene
 - Neighbour amenity
 - Highway safety

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- South Cambridgeshire Local Development Framework Draft Development Control Policies 2007
- Planning File References S/1082/07/F, S/2272/02/LB and S/0654/01/LB

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