

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

1st September 2004

AUTHOR/S: Director of Development Services

**S/1340/04/F - Barrington
Erection of Garages and Stores with First Floor Flat, Land at Barrington Hall,
for T J Fernandes**

Recommendation: Refusal

Site and Proposal

1. This full application, registered on 24th June 2004, proposes the erection of a building for use as garages and store with a first floor flat on a 0.36ha area of land to the north east of Barrington Hall, a Grade II Listed Building, currently occupied by a computer firm.
2. The site currently comprises a cleared area of land with mature trees to the north and east. To the south the site abuts a driveway that serves Barrington Hall and No11 Haslingfield Road, also a Grade II Listed Building and the former lodge to the Hall, which is to the south east of the site. The submitted plan does not show an access to the public highway. A revised plan has been requested.
3. The proposed building measures 26.5 metres x 6.75 metres. It has a mansard style roof with a ridge height of 7.3 metres. At ground floor the building provides five garages and storage space with a two-bedroom flat at first floor. Materials proposed are tiles with rendered/painted blockwork walls.

Planning History

There have been no planning applications that relate to this particular piece of land.

Planning Policy

4. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") restricts development in the countryside unless it can be demonstrated to be essential in a particular location.

Policy SE8 of the of the South Cambridgeshire Local Plan 2004 states that development outside village frameworks will not be permitted.

Policy P7/6 of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

Policy EN28 of the Local Plan 2004 seeks to preserve the setting of Listed Buildings. It states that the District Council will resist and refuse applications which would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance; would damage the setting, well-being or attractiveness of a Listed Building; would harm the visual relationship between the building and its formal or natural landscape surroundings or; would damage archaeological remains of

importance unless some exceptional, overriding need can be demonstrated, in which case conditions may be applied to protect particular features or aspects of the building and its setting.

Policy EN30 of the Local Plan 2004 seeks to ensure that new development preserves or enhances the special character and appearance of Conservation Areas.

Consultation

5. **Barrington Parish Council** recommends approval but comments that it “would not support a second access from this site onto Haslingfield Road, on grounds of road safety adjacent to the school. The Parish Council supports the application.”
6. In a subsequent letter the Parish Council confirms its position commenting that it feels that “as Barrington Hall is to be returned to domestic use, it would be totally normal for such a block to be required. In this belief the Council feels that favourable consideration should be given to this application. The Council however also considers mandatory that no second access be allowed onto Haslingfield Road opposite the School or that no mature trees are removed. The trees provide sound shielding from the cement works and access to the front of the School is already dangerous. We do not comment on the design as this is within the control of your Conservation Manager but would suggest that as the proposed structure is away from the main house, it will not detract from the house setting.”
7. The **Conservation Manager** comments that the site has an important position between the two Listed Buildings and forms part of the landscape setting to the main house. The proposal is for a five-garage block with storage and first floor living accommodation. This is not shown as being related or justified to any of the existing units on the site but as a stand-alone development.
8. The proposal is considered to be too dominant in scale form and appearance. It would form a range 26.5 metres long and 7.5 metres tall, which would be comparable in footprint to the main Hall.
9. The design using a mansard roof is totally inappropriate – the main Hall is of a Georgian style with a hipped slate roof. The out buildings to the eastern side formed the original service wing. If additional garaging were to be required it is considered a courtyard focusing on the Hall in layout and format would be suggested. The Hall has two large areas of open car parking. The building is designed with a cupola which will be a visually dominant element on the site – out of character with the form of the building itself . The use of up and over garage doors is very poor – side hung timber doors would be required and the use of sash style windows give the whole structure a very domestic appearance. The sheer bulk of the building would form a visual end stop to the drive – taking the emphasis away from the main Hall.
10. A building of this size and form is considered to damage the setting and appearance of the Listed Buildings and pays no attention to the hierarchy and layout of existing buildings on the site.
11. It is considered the harmony of the grouping of the Listed Buildings and their landscape setting would be harmed by the proposed building – the visual impact of the structure as one enters the site and travel up the access drive would be considerable.

12. Given the scale of the development it is considered views of the building would be gained from Haslingfield Road. The site is characterised by the landscape setting to the road which forms an important setting to the village. To increase the amount of visible built fabric would adversely impact on the character and appearance of the Conservation Area.
13. The proposal is considered to be contrary to Policy EN28 and 30. It is considered to fail to meet the tests of PPG 15 as being necessary and desirable and will be harmful to the setting of the Listed Buildings of the Hall and the Lodge.
14. Recommendation: Refusal
15. The comments of the **Trees and Landscapes Officer** will be reported at the meeting

Representations

16. None received

Planning Comments – Key Issues

17. The key issues to be considered with this application are whether there is justification to allow the erection of a building outside the village framework and the impact of the building on the setting of Barrington Hall and the character of the Conservation Area.
18. Policy P1/2 of the County Structure Plan restricts development outside village frameworks to that which is demonstrated to be essential in a particular location. The application proposes a large building, with the whole of the first floor being used as residential accommodation. There is no information submitted with the application to justify the need for a building in this location. Whilst I note the comment of the Parish Council that Barrington Hall is to be returned to residential use and that it would therefore be normal for such a block to be required, there has been no planning application submitted for a change of use and the Hall is currently in separate ownership. The proposal is contrary to the aims of Policy P1/2 and Policy SE8 of the Local Plan 2004.
19. The proposed building occupies a sensitive site in the Conservation Area, in close proximity to two Listed Buildings. The Conservation Manager is opposed to the application and is of the view that the building will damage the setting and appearance of the Listed Buildings and pays no attention to the hierarchy and layout of existing buildings on the site. He is also of the view that the building will have an adverse impact on the character and appearance of the Conservation Area. I fully support these views.
20. I note the opposition from the Parish Council to a second point of access from Haslingfield Road. The application site does not currently extend to the public highway and I have requested that a plan is submitted showing this and at the same time confirming the proposed point of access.

Recommendation

21. The proposal is contrary to Policy P1/2 of the County Structure Plan and Policy SE8 of the Local Plan 2004, and will adversely affect the setting of Listed Buildings and the character and appearance of the Conservation Area.

22. It is recommended that the application be refused for the following reasons.
1. The application is unacceptable as it proposes the erection of a substantial building, incorporating a residential flat at first floor level, outside the village framework of Barrington, where development is restricted by Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy SE8 of the of the South Cambridgeshire Local Plan 2004 to that which can be demonstrated to be essential in a particular location. No information is submitted with this application to justify the proposed building.
 2. The proposed building is unacceptable as it will, by reason of its scale, design and location, have an adverse impact on the setting of Barrington Hall and No11 Haslingfield Road, both Grade II Listed Buildings, contrary to the aims of Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN28 of the South Cambridgeshire Local Plan 2004.
 3. The proposed building is unacceptable as it will, by reason of its scale, design and location, have an adverse impact on the character and appearance of Barrington Conservation Area, contrary to the aims of Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004.

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

**Planning Application File Ref. S/1340/04/F
Cambridgeshire and Peterborough Structure Plan 2003
South Cambridgeshire Local Plan 2004**

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