

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st December 2004
AUTHOR/S: Director of Development Services

**S/1931/04/F - Great Shelford
Extension and Conversion of Barn into Dwelling Together with New Boundary Wall
and Gates (Amended Design to Include Conversion of Outbuilding into
Office/Workshop for Residential Use) at De Freville Farm, High Green
for Dakin Estates Ltd**

Recommendation: Approval

Departure Application

Conservation Area

Site and Proposal

1. The application relates to an L-shaped building which was a timber framed, black boarding and arched corrugated sheeting roof barn with an attached flint and pitched corrugated sheeting roof stables/store element at right angles to the main part of the barn. It is situated to the rear/southwest of a group of listed buildings, including the farmhouse, at De Freville Farm.
2. This full application, registered on the 15th September 2004 and amended by plan date stamped 21st October 2004, proposes to extend and convert the barn into a dwelling and erect new boundary walls and gates. The amended plans were submitted in response to the comments of the Conservation Manager in relation to the original plans and show one of the originally proposed windows in the front of the office/workshop replaced by a full height glazed screen and stable door.

Planning History

3. Listed building consent has been granted for the scheme subject of this application (**S/1930/04/LB**).
4. Planning permission and listed building consent was granted under references **S/0783/03/LB** and **S/0784/03/F** to extend and convert the building to a dwelling. An amended design was subsequently approved under references **S/0507/04/LB** and **S/0508/04/F**.

Relevant Planning Policy

5. The site is adjacent to the village framework but within the countryside and the Green Belt as defined in the Local Plan 2004. It is also within the Conservation Area and the building is curtilage listed.
6. Structure Plan 2003 **Policy P1/2** states that development in the countryside will be resisted unless the proposals can be demonstrated to be essential in a particular rural location.

7. Local Plan 2004 **Policy SE8** states that residential development outside village frameworks will not be permitted.
8. Paragraph 17 of Planning Policy Statement 7 'Sustainable Development in Rural Area' (2004) states that "The Government's policy is to support the re-use of appropriate located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives.
9. 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. Planning authorities should therefore set out in Local Development Documents (LDDs) their policy criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purposes, including mixed uses.
10. These criteria should take account of:
 - a. The potential impact on the countryside and landscapes and wildlife;
 - b. Specific local economic and social needs and opportunities;
 - c. Settlement patterns and accessibility to service centres, markets and housing;
 - d. The suitability of different types of buildings, and of different scales, of re-use;
 - e. The need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character.
11. Local Plan 2004 **Policy GB2** states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. It also states that development is inappropriate unless it comprises, amongst others, the re-use of buildings provided that: the development does not result in a materially greater impact on the openness of the Green Belt; strict control is exercised over any proposed extensions and associated uses of surrounding land; the buildings are of permanent and substantial construction and capable of conversion without major or complete reconstruction; and the form, bulk and general design of the buildings are in keeping with their surroundings.
12. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
13. Local Plan 2004 **Policy EN20** states that the District Council will refuse planning permission for extensions to listed buildings which: are not necessary to ensure the continuing use of the building; would dominate or detract from the listed building; would imply the loss of building fabric of architectural or historic interest; would damage archaeological remains of importance; or would harm the well-being or setting of adjacent listed buildings.
14. Local Plan 2004 **Policy EN26** relates to the conversion of listed buildings to new uses and states that, in judging applications for the change of use of listed buildings, the District Council will consider whether or not: the existing use can continue with reasonable utility or life expectancy; all other options for less damaging uses have been explored; the proposed use can take place without the necessity of extensive alterations or extensions which would be harmful to the fabric, character or setting of the building; the proposal would harm the setting and amenity of adjacent buildings.

15. Local Plan 2004 **Policy EN28** relates to development within the curtilage or setting of a listed building and states that the District Council will refuse applications which dominate a listed building; damage the setting, well-being or attractiveness of a listed building; or would harm the visual relationship between a listed building and its formal or natural landscape surroundings.
16. Local Plan 2004 **Policy EN30** states that the District Council will refuse permission for schemes within conservation areas which do not specify local materials and details and which do not fit in comfortably into their context.

Consultation

17. **Great Shelford Parish Council** recommends approval.
18. **Conservation Manager** raises no objections to the amended scheme.
19. **Chief Environmental Health Officer** recommends that conditions relating to the times when power operated machinery shall not be operated during the construction period except in accordance with agreed noise restrictions, and driven pile foundations are attached to any approval. He also recommends that an informative is attached to any approval stating that there shall be no bonfires or burning of waste on site except with his Department's prior permission.

Representations

20. None received. The application has been advertised as a departure from the Development Plan.

Planning Comments – Key Issues

21. The key issue in relation to this application is whether the introduction of an office/workshop element (to be used by the occupiers of the dwelling) to the previously approved scheme is acceptable in relation to countryside/Green Belt policies and the character and appearance of this curtilage listed building.
22. The principle of extending and converting the building to a dwelling has been established by the granting of the permission under references S/0784/03/F and S/0508/04/F. The main difference between the current scheme and the scheme approved under reference S/0508/04/F is that part of the covered parking/storage area is now proposed to be enclosed and used as an office/workshop by the occupiers of the dwelling. The physical alterations to the building are considered to be acceptable in terms of the character and appearance of this curtilage listed building and the use of part of the building as an office/workshop by the occupiers of the dwelling may reduce the need for the occupiers to travel and is considered to be acceptable in terms of countryside/Green Belt policies.
23. No objections to the application have been received. There would be no serious detrimental impact on neighbours. Access arrangements/parking provision (3 spaces would still be provided) are acceptable.
24. I do not consider it necessary to refer the application to the Secretary of State.

Recommendation

25. Approval (as amended by drawing no. 03043-22B date stamped 21.10.04)

1. Standard time Condition A – Reason A;
2. Unless otherwise agreed in writing by the Local Planning Authority, the tiles approved under planning reference S/0507/04/LB shall be used, the flint work for the new walls shall match the newly constructed wall to the northeast (approved under planning reference S/0784/03/F) and the development shall be carried out in accordance with the joinery and plinth details and General Construction Notes approved under planning permission S/0508/04/F – RC To ensure good quality materials and detailing appropriate to this group of listed buildings;
3. During the period of construction, no power operated machinery shall be operated on the premises before 08:00 hours on weekdays and 08:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (RC - To minimise noise disturbance to adjoining residents.)
4. Unless otherwise agreed in writing by the Local Planning Authority, the office/workshop shall not be used other than by occupiers of the hereby permitted dwelling – (RC The use of the office/workshop independently from the use of the dwelling is likely to lead to serious harm to the occupiers of the dwelling through disturbance as a result of the close proximity of the uses and the positions of the entrance to the office/workshop and parking area).

Reasons for Approval

1. Although the development is not in accordance with South Cambridgeshire Local Plan 2004 Policy SE8, it is considered to be acceptable as a departure from the development plan for the following reasons: the proposal represents a suitable new use for this curtilage listed building; and there are extant permissions for the extension and conversion of the barn to a dwelling.
2. The development is considered to generally accord with the Development Plan in all other respects and particularly the following policies:
 - Cambridgeshire and Peterborough Structure Plan 2003: P1/2 (Environmental Restrictions on Development) and P7/6 (Historic Built Environment);
 - South Cambridgeshire Local Plan 2004: GB2 (Development in the Green Belt), EN20 (Extensions to Listed Buildings), EN26 (Conversion of Listed Buildings to New Uses), EN28 (Development Within the Curtilage or Setting of a Listed Building) and EN30 (Development in Conservation Areas)

Informatives

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations should be submitted to and agreed by the District Council's Environmental Health Officer so that noise and vibration can be controlled.

During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.

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 Policy Statement 7 'Sustainable Development in Rural Area' 2004

Planning file Refs: S/1931/04/F, S/1930/04/LB, S/0508/04/F, S/0507/04/LB, S/0784/03/F and S/0783/03/LB

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