

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

<b>REPORT TO:</b>	Development and Conservation Control Committee	2 <sup>nd</sup> March 2005
<b>AUTHOR/S:</b>	Director of Development Services	

---

### **S/2570/04/LB - Ickleton**

**Internal & External Alterations for Conversion of Barn to 5 Bedroomed Dwelling  
Incorporating 2 Storey Reconstruction of Adjacent Ruinous Outbuilding. New Flint  
Garden Wall & Timber Gate Attached to Barn Linked to Proposed Garage Block &  
Close-boarded Boundary Fence**

### **S/2571/04/F - Ickleton**

**Extension and Conversion of Barn Into Dwelling and Erection of Boundary Fences and  
Garden Wall**

**Barn at Priory Farm, Back Lane for B F Contracts Ltd**

**Recommendation: Approval  
Date of Determination: 14<sup>th</sup> February 2005**

### **Conservation Area and Listed Building**

#### **Site and Proposal**

1. The application site is located on the north-west side of Back Lane and is occupied by a Grade II Listed timber barn sited within the village Conservation Area. The barn was formerly an outbuilding to Priory Farmhouse (No. 49 Abbey Street) and used for domestic storage purposes. To the north of the site are the rear gardens of properties fronting onto Abbey Street whilst to the south are two storey detached dwellings located within Southfield. Directly to south-west of the site is a detached render dwelling.
2. The planning and listed building applications, submitted on 20<sup>th</sup> December 2004 and amended on 7<sup>th</sup> February 2005, seek to extend and convert the barn in order to create a 2 storey 5-bedroom dwelling. The dwelling would face north-westwards with its rear elevation onto Back Lane. Openings would be added to all elevations of the barn and a two storey extension added to its front/north-west elevation. Vehicular access to the site would be via Back Lane. In addition, a 1.95 metre high brick and flint wall would be constructed between the barn and a new garage. (The garage does not form part of this application having been approved as part of an earlier scheme).

#### **Planning History**

3. **S/1086/03/LB and S/1087/03/F** – Planning permission and listed building consent granted to extend and convert the barn to a dwelling and to erect a garage/store and garden wall.
4. **S/1382/00/F and S/1383/00/LB** – Planning permission and listed building consent granted on land to the south-west of the site (formerly part of Priory Farm) for the erection of two houses and the conversion of agricultural buildings into two dwellings.

## Planning Policy

5. The site lies inside the Ickleton village framework. Ickleton is identified within **Policy SE5** of the South Cambridgeshire Local Plan 2004 as an Infill-Only village. In such locations, Policy SE5 states that residential development will be restricted to no more than two dwellings comprising (amongst others) the redevelopment of an existing residential curtilage providing the site does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.
6. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
7. The barn is a Listed Building and the site lies within the village Conservation Area. **Policy P7/6** of the County Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment, whilst **Policy EN30** of the South Cambridgeshire Local Plan 2004 requires new development in a Conservation Area to either preserve or enhance the character of the area.
8. **Policy EN20** of the Local Plan states that permission will be refused for extensions to Listed Buildings which would detract from the building in scale, form, massing or appearance. **Policy EN26** of the Local Plan stresses that the impact of extensions and alterations upon the fabric, character and setting of a Listed Building will be considered in judging applications for the change of use of Listed Buildings.

## Consultation

9. **Ickleton Parish Council** objects to the application stating:

“The first floor windows in the north east elevation of the two storey extension overlook two neighbouring gardens, including a swimming pool and are a considerable intrusion of privacy. The original plans (S/1087/03/F) show a sloping roof on the north-east elevation with only one significant window; the Parish Council found these plans acceptable. The first floor windows on the south west elevation also overlook another neighbouring garden. The Parish Council feels that the design of the two storey new extension is not in keeping with a conservation area. It is too much like a house rather than the barn of which it is part. The sloping barn-like roof on the original plans were more in keeping and acceptable.”
10. **The Conservation Manager** states:

“The barn dates from the late 16<sup>th</sup> or early 17<sup>th</sup> century. It is a six bay structure with a single aisle to the southern side (to Back Lane). It is listed in its own right. The use of the barn associated with a farm has ceased to exist and it has become necessary to find an alternative new use. Given its location in close proximity to a number of residential units its conversion to a dwelling is the most compatible use for the locality. A conversion scheme was approved in 2003 which was considered to retain the special character of the building

The basic principles established on this scheme were:

  - Replacement of the corrugated roofing with natural slates;
  - Retention of the two large openings as glazed elements to the front (northern) elevation;

- Restricting the new openings to the Back Lane elevation to one small window under the eaves;
- Retention of two full height voids behind the two large glazed opening;
- A new two storey extension replacing a structure in this location;
- Parking in a freestanding cartlodge.

The current application has been required as the new proposals differ from this approved scheme. Amendments have been sought to address the following Conservation concerns – in addition to those of the Parish:

- The design of the extension;
- The materials employed;
- Giving clearer definition between the old and new elements;
- Fenestration design

The amendments have addressed these concerns. The design of the proposed extension is now considered acceptable. The scheme is considered to address the following issues:

- It retains two full height voids in the building;
- It restricts the number of new openings to Back Lane to one;
- The extension is asymmetric similar to the roof profile of the main barn. Whilst the ridge matches that of the main barn the roof slope has been designed to drop the eaves to give a subservience to this element;
- The corner of the new extension has been set in to define the line of the old barn;
- The use of render contrasts with the weather boarding to the main barn;
- The design of the windows has been rationalised so that whilst the window sizes may vary they generally follow a tripart style;
- The scheme does not include a new porch which the original scheme did which is welcomed.

The amended scheme is considered to respect the special character of the barn and is supported in Conservation terms. A recording condition is not proposed on the suggested conditions set out below as this has been undertaken – works have commenced on site to repair the frame under the provisions of the previous consent.”

11. **The Chief Environmental Health Officer** recommends that conditions are attached to any approval relating to the times during the construction period when power operated machinery shall not be operated and requiring a site contamination investigation and details of any necessary remedial works.

12. **The County Footpaths Officer** raises no objections in principle to the conversion of the building but expresses concern about the use of Back Lane, which is a public right of way, to access the site. Vehicular access from Abbey Street would be preferable. To access the site from Back Lane, the applicants would need to establish that they have lawful authority to do so.
13. The comments of the **Ramblers Association** will be reported verbally at the Committee meeting.

### **Representations**

14. Letters of objection have been received from two local residents, No. 7 Back Lane and No. 43 Abbey Street (Harlequin House). The main points raised are:
  - Four upstairs windows on the north east side elevation overlook the garden area of No. 43 Abbey Street. In the approved application, there were two upstairs windows on this side elevation and this was acceptable;
  - The first floor windows in the south-west side of the 2 storey extension would overlook No. 7 Back Lane.

### **Planning Comments – Key Issues**

15. The key issues in relation to this application are:
  - The impact of the development upon the character and appearance of the Conservation Area;
  - The impact of the development upon the character of the Listed Building;
  - Residential amenity;
  - Impact on the public footpath.
16. Under planning and listed building consent refs: S/1086/03/LB and S/1087/03/F, permission has been given for the extension and conversion of the barn to a dwelling and works have already commenced on site. The principle of converting the barn to residential use has therefore previously been established and consideration of the current application should focus solely on the impact of the alterations/extension now proposed on the character of the building and on the amenities of neighbours.
17. The previously approved scheme had a 6.4 metre deep two storey extension on its north-western side designed with an asymmetrical roof that dropped down to a single storey height eaves on its north-eastern side (ie – towards No. 43 Abbey Street's garden) but had a full two storey height eaves on the opposite side. There were no windows or rooflights in the north-eastern side of the extension although there were a bedroom window and high-level bathroom window in the main part of the north-east elevation. The approved two-storey extension had two first floor bedroom windows in its south-west side elevation facing towards No. 7 Back Lane.
18. The current application initially proposed the erection of a full two storey extension on its north-west side but this was considered by the Conservation Manager and Parish Council to be overly domestic in appearance and to detract from the character of the building. Amended plans have been submitted and these have addressed the

concerns of the Conservation Manager. The proposals are considered to respect the special character of the Listed Building and the Conservation Area in which it is located.

19. The two first floor windows in the north-east side of the extension have been removed within the amended plans thereby overcoming concerns about overlooking of the private garden/swimming pool area of No. 43 Abbey Street. Two bedroom windows would remain in the north-eastern elevation of the barn itself and I consider this to be acceptable given that the approved scheme shows two openings in this elevation.
20. With regards to the impact upon No. 7 Back Lane, the previously approved two storey extension had two first floor bedroom windows in its south west elevation. The extension now proposed is approximately 1 metre closer to No.7 Back Lane than the previous scheme. However, there is a distance of 28 metres between this extension and the front elevation of No. 7 (within which there are no principal windows to habitable rooms) and around 35 metres to No. 7's private garden area. Given the distance between the extension to the barn and No. 7 Back Lane, I do not consider the impact of the development upon the amenities of the occupiers of this property to be unduly harmful.
21. Finally, the County Footpaths Officer has expressed concern about the use of Back Lane to access the site. This access already serves two dwellings and has previously been approved as the means of access to the site under the previous planning permission. As such, it would not be reasonable to withhold planning consent on this basis although the points raised by the Footpaths Officer (most notably the need for the applicant to have lawful authority to use the footpath to access the site) should be added as informatives to any planning permission.

### **Recommendation**

22. Approval of both the planning and listed building applications, as amended by drawings date stamped 7<sup>th</sup> February 2005:
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5a...and preserves or enhances the character and appearance of the Conservation Area);
  3. Sc60 – All site boundaries (Rc60....."character and appearance of the Conservation Area);
  4. Sc22 – No further windows etc....."at first floor level in the north west and north east elevations.... (Rc22);
  5. Para C3a & b – Turning and parking (Rc10 – Highway safety);
  6. Sc21 – Withdrawal of permitted development rights – Part 1, Classes A, B and C (Reason – To protect the appearance and character of the building and to ensure that alterations, additions or extensions, which would not otherwise require planning permission, do not harm the appearance and character of the Conservation Area);
  7. 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. (Reason – To minimise noise disturbance to nearby residents);

8. Prior to the commencement of any development, an investigation to establish the nature and extent of any contamination of the site and any remedial works necessary to deal with contamination shall be undertaken and submitted to and agreed in writing by the Local Planning Authority. Any necessary remedial work shall be carried out in accordance with the approved details before the dwelling is first occupied. The investigation shall initially consist of a desktop study, which shall include details of the site history, development of a site conceptual model and a preliminary qualitative risk assessment. If any likelihood of contamination is indicated by the initial study, then a further detailed site assessment shall be carried out which shall include intrusive investigations and which shall fully characterise the nature, extent and severity of contamination. Recommendations for a remediation strategy and post-remediation validation testing shall also be included. (Reason – To minimise the effects of the development to nearby residents and to occupiers of the development).

Listed Building Conditions:

1. LBC 1 – Time Limit;
2. LBC 2 – Definition of consent – Amended plans received 4 February 2005;
3. LBC 3 – Full working drawings to be submitted for approval;
4. Detailed drawings of all the proposed new windows to be installed to the building, at a scale of at least 1:20 shall be submitted to and agreed in writing with the Local Planning Authority. The proposed windows shall be of timber construction and without trickle vents. The details shall include cill and glazing bar details and any measures necessary to ensure the windows meet the Building Regulation fire safety requirements. The external surface finish of the windows shall be agreed as part of these details:  
Reason - To ensure fenestration appropriate to this Listed Building;
5. LBC 19 – Weather boarding to have black finish;
6. LBC 20 – Details of finish to hard surface areas;
7. LBC 21 – Means of enclosure;
8. LBC 23 – All new and matching materials to be agreed on site;
9. LBC 25 – sample panel of brickwork to be prepared on site;
9. LBC28 – Details to be agreed of:
  - a) The position and details of all soil vent pipes;
  - b) The position and details including external colour finish of any external flues vents or ducting;
  - c) Internal joinery details of the new staircase;

- d) Details of all new internal and external doors including pattern and materials.
11. LBC 29 – Use of lime based renders, mortars and plasters;
12. LBC 32 – Details of new rainwater goods;
13. Details of the rooflights to be installed to the building shall be submitted to and agreed in writing with the Local Planning Authority. The rooflights shall be of a conservation format and inserted with flush detail.  
Reason - To safeguard the appearance of this Listed Building;
14. LBC34 – use of natural slate: sample to be submitted;
15. No part of the timber frame shall be sandblasted. If any cleaning is to be undertaken details of the system to be submitted to and agreed in writing with the Local Planning Authority.  
Reason - To protect the fabric of the Listed Building;
16. Replacements of main timbers or part members shall be in green oak of a similar size and section to the existing timbers unless another type of timber/detail is agreed in writing with the Local Planning Authority  
Reason - To ensure such works are in keeping with the existing frame;
17. Prior to the following works being carried out the following details shall be submitted for the prior written approval of the Local Planning Authority:
- a) Insulation details for the walls and roof areas;
- b) Timber treatment measures:
- c) Damp proofing measures;
- d) The heating system(s) for the building.  
Reason - To secure an acceptable form of development.

### 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:** P1/3 (Sustainable design in built development) and P7/6 (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004:** SE5 (Development in Infill-Only Villages), EN20 (Extensions to Listed Buildings), EN26 (The Conversion of Listed Buildings to New Uses) and EN30 (Development in/adjacent to Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Impact upon character of Listed Building;

- Impact upon character and appearance of the Conservation Area;
- Residential amenity;
- Use of the footpath as vehicular access

### **General**

1. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
3. A guidance document on procedures for dealing with potential land contamination can be obtained from this Authority's Environmental Health Department.
4. Public Footpath Ickleton 8 runs along Back Lane and must remain open and unobstructed at all times.
5. No building materials may be stored on and no contractors' vehicles parked on the footpath (it is an offence both at common law and under s137 of Highways Act 1980 to obstruct a public footpath).
6. No alteration to the surface of the footpath is permitted without the consent of Cambridgeshire County Council (it is an offence under s.1 of the Criminal Damage Act 1971 to damage the surface of a public right of way without legal authority).
7. The footpath should not be used for vehicular access to the site unless the applicant is satisfied that they have lawful authority to do so (it is an offence under Section 34 of the Road Traffic Act 1988, as amended by Section 7 of the Countryside and Rights of Way Act 2000 to drive on to a public footpath without lawful authority).
8. Under Circular 2/93 of Annex D, the granting of planning permission gives no entitlement to obstruct a public right of way.

**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
- Application Refs: S/2570/04/LB and S/2571/04/F

**Contact Officers:** Lorraine Casey – Senior Planning Assistant  
Telephone: (01954) 713251

Charmain Hawkins – Historic Buildings Officer  
Telephone (01954) 713178