

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 April 2012

AUTHOR/S: Corporate Manager (Planning and New Communities)

S/0160/12/LB - CONINGTON

Conversion and Extension of Barn and outbuildings to four live/work units

Recommendation: Approval

Date for Determination: 10th April 2012

Notes:

This Application has been reported to the Planning Committee for determination because the applicant is a Council Member

Members will visit this site on 3rd April 2012

Site and Proposal

Marshalls Farmhouse is a late C16 timber framed and brick building with plastered finish and plain tile roof. It is located to the east side of Elsworth Road to the east edge of Conington.

The site is the timber-framed barn and a group of C20 Fletton brick built single storey outbuildings adjoining Marshall Farmhouse to the north west of the house. These outbuildings form a courtyard, which backs on to Elsworth Road to the west. The buildings formed a dairy and include the dairyman's accommodation to the north east corner..

Planning History

It is understood that the timber barn dates from the C19. The outbuildings are constructed in Fletton brick with asbestos sheet to ridge roofs and Ministry of Agriculture metal windows. They were formerly used for a dairy. The courtyard of outbuildings was erected by German and Italian prisoners of war in 1944. A freestanding Dutch Barn and a small stable building are also located within the courtyard.

The timber barn and the stable buildings both date from the C19 were also adapted in the 1944. The timber barn includes a room constructed in Fletton brick, which supports a first floor feed store and the detached stable building, which retains an earlier plinth, and roof structure has Fletton brick walls.

The dairyman's dwelling is attached to the north side of the northeast corner of the courtyard. This of the same construction as the dairy buildings but can be identified as being residential with domestic top hung timber windows and a chimney stack

This listed building consent application is a resubmission following the expiry of a previous listed building consent **Ref. S/0690/08/LB** that was granted on 23rd December 2008 and expired on 23rd December 2011.

This previous consent was granted along with planning permission **Ref. S/0836/08**. The proposal was for the Alterations, extension and conversion of barn and outbuildings to four live/work units with attached fences and gates. The planning application was granted on 10th March 2009 and the applicant has submitted details for the discharge of conditions attached

to this planning permission in order to make a start on site and implement the planning permission.

The discharge of conditions has involved a process of negotiation and some minor amendments to the scheme have been incorporated which have resulted in a modestly different proposal from the previous listed building consent.

The only other significant material change from the previous consent is that the National Planning Policy Guidance on Planning and the Historic Environment has been changed. The previous application was considered under Planning Policy Guidance 15. This application is considered under to Planning Policy Statement 5

Planning Policy

**South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007 Policy - CH/3
Planning Policy Statement 5 Planning for the Historic Environment Polices HE6.1, HE6.2, HE7.1, HE7.2, HE7.3, HE7.4, HE7.5, HE9.1, and HE 9.4**

Consultation

The Parish Council has been consulted.

The Ecology Officer has advised that the updated protected species report doesn't identify any constraint to the development commencing. It acknowledges a low level of bat activity and reports some barn owl activity but neither are considered to be such that warrant specific mitigation measures or licenses.

The applicant has also detailed that bird mitigation measures are to be put in place to allow working on the building within the bird-breeding season.

Representations

No representations were received.

Planning Comments – Key Issues

The proposal seeks to convert the existing utilitarian outbuildings and timber barn into 4 live /work units.

External Alterations

The external appearance of the brick outbuildings is to be retained with the brickwork painted cream and the main timber barn will have new 225 mm wide weatherboarding stained black. The existing asbestos sheet roofs are to be replaced to reflect the hierarchy of buildings and their new uses. The two residential units in the single storey dairy range Units 1 and 2 to the street frontage are to have slate roofs, as is the main timber barn Unit 3. Unit 4 the former dairyman's residence is to have clay pantiles as are the workspace units to 1, 3 and 4 with the other workspace on the former historic stable outbuilding which is to have corrugated galvanised metal sheet roof.

Some changes are proposed to the external openings. The windows are to be timber casement as before but with aluminium cover plates to the external face. This will reflect visually the existing metal windows. To the former stable outbuilding proposed as the

workspace for Unit 2, the existing door and window openings are to be retained rather than partly blocked in the previous consent.

The timber barn will have a number of minor alterations to the approved openings. The two large gable end openings are to be reduced in size and simplified to rectangular openings and at the west gable on the Elsworth Road an existing opening, will have feature fixed glazing. The glazing will be part obscured by a black stained louvre. A similar louvre will be attached to the upper floor of the central door opening to both sides. These louvres will be in plane of boarding with the glazing set back about 1300 mm into the void space.

The former dairyman's residence has a remnant of its use in the form of the plan form and chimneystack. This is now to be retained and made a feature in the living room with a new wood burner in a revised plan for this two-bed unit. In addition the previous larger opening with mullioned window is to be replaced with fixed glazing with feature timber sliding screens. These will slide back across the face of the brickwork.

Internal Alterations

Internally the fabric of the brick outbuildings is to be retained however the concrete floors are to be replaced with a new concrete screed over insulation. The brick outbuildings are to be insulated internally with insulation bonded to plaster board.

On the barn the timber frame will be boarded externally to strengthen the structure, over this is added rigid insulation and weatherboarding. These additional layers of material will change the profile of the barn, which will need amendment at the plinth and eaves to accommodate these alterations.

Structural Alterations

The barn will also require some structural interventions to support an upper floor. It will use the existing Fletton brick walls to the ground floor, along with timber studs and a new steel frame supported of the gable end wall. These structural changes will mean minor changes to the plan form from the previous consent.

Minor Alterations

The proposal includes demolition of an open sided Dutch barn and associated Fletton Brick shed to the courtyard to open up the courtyard and provide residential amenity space, car parking and access to the workspaces.

Two small groups of solar panels approved in the previous consent are to be retained on the outbuilding to the east facing roof slope into the courtyard.

Extension

A new build extension is proposed to the open sided outbuilding attached to the east end of the main barn and will form the workspace for Units 3. This will extend out this existing outbuilding with the same profile but will be differentiated by use of a different buff coloured brick.

Landscaping

A landscape scheme for the courtyard and other amenity areas and boundaries has been approved under the planning permission conditions.

Other material changes from listed building consent Ref. S/0690/08/LB

There has been a material policy change between the previous listed building consent Ref. S/0690/08/LB and this current application. The National Guidance on Planning and the Historic Environment PPS 5 has superseded the previous guidance PPG 15. PPS 5 has introduced the concept of understanding the significance of heritage assets into decision-

making on listed building applications. The approach weighs the impact of a proposal and its benefits such as social, economic and sustainable development against the significance of the architectural and historic values of the Heritage Assets.

In respect of this proposal the architectural and historic significance of the curtilage listed outbuildings and barn will be retained and the negotiated alterations are considered to result in an improvement to the design and appearance of these outbuildings. In addition the approved conditions on the planning permission for materials, landscaping and boundary treatments will improve the relationships with the setting of the listed building.

Significance of Heritage Assets

The courtyard of single storey brick outbuildings and the larger timber framed barn are considered Heritage Assets and curtilage listed buildings to the Grade II Listed Marshalls Farmhouse.

Impact of the proposal on the Significance

It is considered that the architectural and historic significance of the outbuildings and barn will be retained and the negotiated alterations result in an improvement to the design and appearance of the curtilage listed barn and outbuildings

Justification

This application was required, as the previous listed building consent Ref. S/0690/08/LB had expired. Whilst the application proposal is the same as this previous consent some design alterations have been negotiated through the discharge of the planning conditions, which have resulted in an enhanced scheme.

Recommendation

1. Approve

Conditions

1. The works to which this consent relates shall be started not later than the expiration of three years beginning with the date of this decision notice.
(Reason - To ensure that consideration of any future application for works will not be prejudiced by listed building consents, which have not been acted upon.)
2. Before work commences, arrangements shall be made by the applicant to enable the Local Planning Authority Conservation Officer to meet the owner or agent and the contractor on site to discuss the conditions of this Consent and the manner of works.
(Reason - For the avoidance of doubt and to ensure the proper control of works)
3. Before work commences on site a detailed sections drawings at a scale of 1:10 or larger shall be submitted to and agreed in writing by the Local Planning Authority. The sections shall be taken through the Barn to show new work including revised eaves details, structural changes, and new walls and floors, and to the Outbuildings to show the new wall and floor. The works shall be undertaken in strict accordance with the agreed details.
(Reason - To ensure detailing appropriate to this listed building.)
4. Sections and elevations that show details of proposed new windows, doors, and louvers to be submitted at scales between 1:20 and 1:1, as appropriate, to the LPA

for prior written consent. The works shall be undertaken in strict accordance with the agreed details.

(Reason - To ensure the use of details appropriate to this listed building).

5. A sample of the proposed roofing materials shall be submitted to and approved in writing by the Local Planning Authority. Only approved roofing materials shall be used in the conversion of these buildings.
(Reason - To ensure the use of roofing material appropriate to this listed building)
6. Before work commences on site, precise details of the following items shall be submitted for the prior, written approval of the Local Planning Authority:
 - a Detail of the proposed staircase to the Barn
 - b The position and details of soil vent pipes, mechanical extracts and flues
 - c Details of the floor finishes
 - d Details of the Solar Panels(Reason - To ensure detailing appropriate to this listed building.)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/3** (Sustainable design in built development)
 - P7/6** (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
 - SE2** (Development in Rural Growth Settlements)
 - HG10** (Housing Mix and Design)
 - EN30** (Development in/adjacent to Conservation Areas)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Policy Statement 5 Planning for the Historic Environment
- Listed Building Consent File Ref. S/0690/08/LB and Planning File Ref. S/0836/08.

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