

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 December 2016

AUTHOR/S: Head of Development Management

Application Number: S/2426/16/LB

Parish(es): Conington

Proposal: Demolition of existing barn and erection of replacement building to provide holiday let/bed and breakfast accommodation

Site address: Barn at Marshalls Farm, Elsworth Road, Connington
CB23 4LW

Applicant(s): Mr Nick Wright

Recommendation: Approval

Key material considerations: Impact on the character and setting of listed buildings

Committee Site Visit: 6 December 2016

Departure Application: No

Presenting Officer: Rebecca Ward, Senior Planning Officer

Application brought to Committee because: The applicant is a Local Member at South Cambridgeshire District Council

Date by which decision due: 10 December 2016

Planning History

1. S/0836/08/F and S/0690/08/LB - Conversion and Alterations of Barn and Outbuildings into 4 No. Live/Work Units with Attached Fences and Gates following Demolition of Building E – Approved March 2009

S/0160/12/LB – Conversion and extension of barns and outbuildings to four live/work units (re-submission following the expiry of previous listed building consent) – Approved

Site

2. The barn subject to this application, sits roughly 8m to the north of Braebank Farm House (also known as Marshalls Farmhouse), which is a Grade II listed property dating from the C16. Within the historical site of the house there are a range of former agricultural buildings that have been converted or replaced into live/work dwellings in

about 2009. For this reason the barn is considered to be curtilage listed.

3. The site lies outside of the village development framework and is not within a Conservation Area. The site lies within a Flood Zone 2 in accordance with the Environment Agency's mapping.

Proposal

4. The application is to be read in conjunction with the accompanying planning application reported elsewhere on the agenda.
5. The application seeks listed building consent for the demolition of existing barn and erection of replacement building to provide holiday let/bed and breakfast accommodation.
6. The replacement building will be of a similar scale and footprint to the existing barn, however, additional features such as rooflights, glazing panels and doors will be included. The accommodation will provide two en-suite bedrooms with central living arrangement. Car parking will be to the front of the unit.

Planning Policies

7. *National Planning Policy Framework (NPPF)*
Planning Practice Guidance
8. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*
DP/2 Design of New Development
DP/3 Development Criteria
CH/3 Listed Buildings
CH/4 Setting of Listed Buildings
9. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*
District Design Guide SPD - Adopted March 2010
Listed Buildings SPD – Adopted July 2009
10. *Draft Local Plan*
HQ/1 Design Principles
NH/14 Heritage Assets

Consultations

11. **Conington Parish Council** – No comments received
12. **Consultancy Unit, Historic Buildings** – The barn is listed by virtue of its curtilage status with the Gd II listed Breabank Farmhouse. It forms part of the historic farm group, the other buildings in the group having already been converted to residential use.
13. The barn contains remnants of a historic frame, probably 19th Century but of no particular distinction. Nonetheless these remaining timbers are of some historic value. The proposal is to convert the barn into residential accommodation. I understand from the applicant that this will involve dismantling the existing building, so the new 'barn' could effectively be a completely new build.

14. Realistically, dismantling the existing frame may be the only practical way of achieving the conversion, but I recommend that as many salvageable historic timbers should be re-used as possible. For example, wall timbers to the West elevation may be re-used by replacing the rotten ground plate, increasing the plinth height and removing rotten lower sections of studwork. Similarly upper truss timbers, wall plates and ties, should be re-used where possible. I recommend that a frame survey is requested identifying timbers and any other parts of the existing building to be re-used. I recommend that this is required prior to determining this application.
15. Overall the design is satisfactory, however the number of rooflights proposed for the rear elevation appears excessive and I recommend that this is reduced from 5 to 3, with the size kept the same. For the above reasons I am unable to recommend approval of this application at the current time.
16. UPDATE following amendments : No objections following details that the structure is to be replaced. Condition required which lists details of the current frame and any historic beams that might be of some significance which can be re-used.

17. **Representations**

None received

Listed Building Assessment

18. The key issues in relation to this application are whether the proposal would preserve the setting of the surrounding listed buildings.

Impact on the Listed Buildings and Conservation Area

19. Section 66(1) of the Listed Buildings and Conservation Areas Act 1990 states: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
20. Between them, Policies CH/3 and CH/4 state that proposals for extensions to listed buildings will be determined in accordance with legislative provisions and national policy and planning permission will not be granted for development that would adversely affect the curtilage or wider setting of a listed building. Advice on setting is also contained within the adopted Listed Buildings SPD at paragraphs 4.37-4.42.
21. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
22. Paragraph 134 of the NPPF says that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
23. The barn is listed by virtue of its curtilage status with the Grade II listed Braebank

Farmhouse (also known as Marshalls Farm House). It forms part of the historic farm group, the other buildings in the group having already been converted/replaced.

24. Looking back at aerial maps from 1887, there is a barn of a similar footprint located in the same position as the barn in question. However, in 1958, it is apparent that this building was partly removed. By 1974 the barn had been re-built and maps show this to be in the same layout and form as it is today.
25. The barn is currently in very poor condition. It is clear from the officers site visit and the pictures submitted with the Heritage Statement, that there have been many adaptations to the building since this period, including the use of breeze blocks, concrete cement repair works, electricity poles, asbestos sheets and areas of re-cladding in order to make the building equipt for its agricultural use. There does still seem to be remenance of its C19 historic frame but they are of no particular distinction. Nonetheless these remaining timbers are of some historic value.
26. Due to the current disrepair, the applicant seeks to dismantle the barn and rebuild a new structure in order to provide holiday accommodation. The historic buildings officer has recommended that as many salvageable historic timbres should be re-used in the new building as has requested a condition on any consent.
27. Overall the replacement design is considered to be suitable as it is similar in appearance to the surrounding converted units. The proposed materials (including black stained boarding to match the adjacent barns and matching roof) will also help reduce its potential impact as a new feature.
28. By virtue of the age of the barn, its historic agricultural use and current state of disrepair officers consider the development proposal to replace the structure in the same location and form will lead to less than substantial harm to the significance of the listed farm house. In this instance the public benefit of the scheme, albit relatively small, would provide additional tourist accommodation to the district, enhancing the rural economy.
29. The historic building officer has requested for two of the rooflights to be removed from the plans to allow for a more simple, uninterrupted roof form. There are other examples of rooflights in the facinity of the courtyard and the additional two to this roofslope, provided they are conservation style windows, are not considered to be detrimental to the setting of the buildings.
30. The proposed application is considered to preserve the setting of Braekbank Farmhouse as well as the existing range of buildings and courtyard to which the site forms part. This aspect of the proposal is therefore in accordance with the NPPF, policies CH/3, CH/4 and the Listed Buildings SPD.

Conclusion

31. Officers conclude that the proposed development would preserve the character and appearance of the adjcent listed building and would be in keeping with the recent live/work units that have been built on the site.

Recommendation

32. Planning Committee approves the application subject to the following:

Conditions

33. (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan 1:1250, 367/P/03
(Reason - To facilitate ensure the proposed development is acceptable to the setting of the Listed Building in accordance with policy CH/3 and CH/4 of the Local Development Framework.)
- (c) Prior to the demolition of the barn, a detailed statement which identifies historic timbers that can be salvaged and re-used in the replacement structure shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.
(Reason - To ensure the reuse of salvageable materials.)
- (d) Prior to the demolition of the barn, a detailed statement which identifies historic timbers that can be salvaged and re-used in the replacement structure shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.
(Reason - To ensure the reuse of salvageable materials.)
- (e) The materials to be used in the construction of the building hereby approved shall be as described in section 8 of the planning application form.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and CH/4 of the adopted Local Development Framework 2007.)

Informative

34. (f) This listed building consent should be read in conjunction with planning permission reference S/2425/16/FL

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework 2007
- Planning File Refs: S/2425/16/FL and S/2426/16/LB

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