

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 December 2016

AUTHOR/S: Head of Development Management

Application Number: S/2425/16/FL

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: Principle of development
Impact on the character and setting of listed buildings
Highway Safety

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 listed building application reported elsewhere on the agenda.
5. The application seeks planning permission 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 end-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/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
ET/10 Tourist Facilities and Visitor Accommodation
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
Development Affecting Conservation Areas SPD – Adopted January 2009
10. *Draft Local Plan*
S/1 Vision
S/2 Objectives of the Local Plan
HQ/1 Design Principles
E/20 Tourist Accommodation
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. **Contaminated Land Officer, Environmental Health** - I wish to confirm that I have received a copy of the above application and have considered the implications of the proposals. I am satisfied that a condition relating to contaminated land investigation is not required.
18. **Consultancy Unit, Ecology Officer** - The *Protected Species Survey* report provided with the application is welcomed and no further ecological information is required to inform the application. No evidence and limited potential of bat roosts was found in a thorough building inspection by a licensed bat ecologist. The loss of nesting sites for swallow and blackbird should be compensated for by nesting provision reinstated in close proximity to the barn to ensure no net loss of biodiversity in accordance with Local Development Framework Policy NE/6 and the NPPF. This can be covered by a condition. The recommendation for compensatory bat roost provision to compensate for the loss of a potential but currently unused bat roost feature is welcomed.
19. Although there are several ponds within 500m of the site, including one pond 115m north-west, there are no great crested newt (GCN) records in the area and the majority of the works will not be within suitable terrestrial habitat for GCN. Therefore, the species is not a consideration in this application.
20. Therefore, please attach appropriately worded conditions to cover the following to any consent granted:
 - 1) Ecological Mitigation
All works must proceed in strict accordance with the recommendations detailed in Section 8 of the *Protected Species Survey* report (Chris Vine, March 2016). This shall include avoidance and mitigation measures for bats and nesting birds. If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before works commence.

Reasons: To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

21. **Cambridgeshire County Council Local Highways Authority** - The applicant failed to provide a drawing showing the required visibility splays. The visibility splay should have the dimensions of 2.4 metres by 43metres as measured from and along the nearside edge of the carriageway shall be provided on both sides of the access.
22. Other Comments: Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that two 2.0 x 2.0 metres pedestrian visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage of the existing access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
23. In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
24. Update: Following the submission of amended plan no objections were raised.
25. **Environment Agency** - The Agency has no objection in principle to the proposed development but recommended conditions and informatives linked to the FRA, surface water and foul water scheme.

26. **Representations**

None received

Planning Assessment

27. The key issues in relation to this application are whether the principle of the proposed use would be acceptable in this location and the proposal would preserve the setting of the surrounding listed buildings.

Principle of Development

28. In accordance with adopted local policy ET/10 and emerging policy E/20, outside development frameworks, development to provide overnight visitor accommodation, holiday accommodation will only be permitted by change of use / conversion, or through appropriate replacement of buildings not requiring large extension. Development of holiday accommodation will be limited to short term holiday lets through conditions or legal agreement.
29. The proposed scheme seeks to replace the existing barn for a building that is similar in scale and footprint. The additional impact it would have on the surrounding countryside would be negligible and for this reason officers consider it to accord with the above policies.
30. A compliance condition will be added to the decision notice to ensure it is retained as a holiday let/b&b accommodation and to accord with the second part of the policy

requirements.

Impact on the Listed Buildings and Conservation Area

31. 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".
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.

40. 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, albeit relatively small, would provide additional tourist accommodation to the district, enhancing the rural economy.
41. 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 vicinity 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.
42. The proposal 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.

Ecology

43. The *Protected Species Survey* report provided with the application was reviewed by the Council's Ecology Officer and it recommended that no further ecological information was required to inform the application. A compliance condition was recommended and should be attached to any decision notice.

Highway Safety

44. Following comments from the County Highways team the plans were amended to show the visibility splays to the access of the site. The Highways Authority have raised no objections to this revision subject to a set of conditions should the application be approved
45. The development would provide two on-site parking spaces and as such would accord with policy TR/2 of the Local Development Framework. For these reasons, the applicant has satisfied the Local Highway Authority in providing a safe access to both the proposed and existing dwellings in accordance with policy DP/3 of the Local Development Framework.

Residential Amenity

46. There will be no ground floor windows facing onto the courtyard and as such, the impact to the residents around the site will be negligible to what is experienced at present. As such, the scheme would accord with policy DP/3 of the Local Development Framework.

Other Matters

47. The application site lies within a Flood Zone 2/3 in accordance with the Environment Agency's Flood Map for Planning. The applicant has submitted a Flood Risk Assessment with the application with mitigation measures. The Environment Agency has requested this document is conditioned on any decision notice.
48. The proposal would therefore comply with Policy NE/11 of the LDF that seeks to ensure that the development would not increase the risk of flooding to the site and

surrounding area.

Conclusion

49. Officers conclude that the proposed development would preserve the character and appearance of the adjacent listed building and would be in keeping with the recent live/work units that have been built on the site. The scheme will also introduce additional tourist accommodation to the district which will go some way in enhancing the rural economy.

Recommendation

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

Conditions

51. (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, Highway Visibility Plan 1:1250, 367/P/03
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) The holiday let/bed and breakfast use, hereby permitted, shall only be occupied for short-term holiday accommodation, and shall not be used or occupied by any person(s) permanently as his/her or their home nor occupied or let upon any terms which provide or confer security of tenure. Short-term accommodation in this instance is defined as not being occupied for a period of more than four consecutive weeks by the same person(s), with no personal possessions other than those of the owner associated with the holiday let shall remain there.
(Reason - The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Council's policies, in accordance with Policy ET/10 of the adopted Local Development Framework 2007).
- (d) Two 2.0 x 2.0 metres pedestrian visibility splays shall be provided within the curtilage of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
(Reason - In the interests of highway safety)
- (e) All works must proceed in strict accordance with the recommendations detailed in Section 8 of the *Protected Species Survey* report (Chris Vine, March 2016). This shall include avoidance and mitigation measures for bats and nesting birds. If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before works commence.
(Reasons - To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Conservation of Habitats and Species

Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended)

- (f) All works must proceed in strict accordance with the recommendations detailed in the Flood Risk Assessment (by PBA, dated August 2016). If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before works commence.
(Reasons - to ensure that the development would not increase the risk of flooding to the site and surrounding area in accordance with policy NE/11 of the Local Development Framework 2007.

Informatives

52. (g) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- (h) This permission should be read in conjunction with listed building consent reference S/2426/16/LB

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

Report Author:

Rebecca Ward
Telephone Number:

Senior Planning Officer
01954 713236

