

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/11/2015	Item No: 5.6
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2015/0675
Wards Affected	Slade	
Location	Whitehill Farm (land at), Loddington Road, Cransley	
Proposal	Application for Listed Building Consent: Conversion of traditional buildings to 3 no. dwellings, with associated works and demolition of modern buildings.	
Applicant	Mr D Knight	

1. PURPOSE OF REPORT

To describe the above proposals
 To identify and report on the issues arising from it
 To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to prevent an accumulation of unimplemented consents.

2. No works shall take place on site until full details of all windows to be installed have been submitted to and approved in writing by the Local Planning Authority. The window details shall include glazing bar details at 1:10. The works shall not be carried out other than in accordance with the approved details.

REASON: In the interests of preserving the architectural/historic interest of the listed building in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy

3. All works of repair, restoration and replacement are to exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the architectural and or historic interest of the building in accordance with policy 13 of the CSS.

4. No works shall commence on the existing roof timbers until details of the works to the roof timbers, including any that are to be replaced and the details of their replacements, have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

REASON: To protect the historic interest of the building in accordance with Section 12 of the National Planning Policy Framework.

5. Prior to the commencement of works a statement of methodology shall be submitted to and approved in writing by the Local Planning Authority. This method statement shall include details of stud walls and their fixings, works to make good, floor treatments, the introduction of services, any treatment to existing external walls and any hard surfacing within 1 metre of the walls of the listed structures. The works shall not be carried out other than in accordance with the approved method statement.

REASON: To protect the historic interest of the building in accordance with Section 12 of the National Planning Policy Framework.

6. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0675

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

None relevant

Site Description

Officer's site inspection was carried out on 1 October 2015.

Whitehill Farm comprises a part arable, part pastoral agricultural holding situated to the north and east of Cransley.

The farmstead comprises Whitehill Farm Farmhouse which is a Grade II listed building, a number of traditional single and two storey brick barns, a modern built wooden clad building used as a microbrewery, and open fronted barn. Whitehill Farmhouse dates from the late 18 century with mid 19 century rear wings. It is constructed of coursed ironstone and brick, with thatched and slate roofs.

The application site is accessed off Bridle Way between a stone walled entrance. The access runs beside the traditional buildings to the east until the access turns to the right to run alongside the barns to the north. A 20th century garage is located on the west side of the entrance.

The application site comprises the traditional brick buildings together with the farmyard and the modern buildings to the eastern part the site. The application site is 'L' shaped and sits between the farmstead to the west and the row of dwellings on Bridle Way to the east and south.

There is a modest change in levels with the site rising from south to north away from the access point with Bridle Way. The traditional buildings are constructed of a combination of stone and brick under slate and profiled sheeting. The 20th century buildings are constructed of a variety of materials including timber boarding, steel roof sheeting and steel pole barns.

Proposed Works

The application seeks listed building consent for the demolition of buildings and conversion of curtilage listed traditional buildings to create 3 no. dwellings within the wider scheme considered through KET/2015/0672.

Any Constraints Affecting The Site

Listed Building - Grade II
Adjacent Public Right of Way
Cransley Conservation Area

4.0 Consultation and Customer Impact

Neighbours

3 Bridle Way

Objection:

- Regarding the two stone barns to the west of our property, restrictions should be imposed regarding overlooking our garden and property. This is to include roof light style windows.
- Overflow pipes or exhaust flues should not overhang our property
- Proposed parking is insufficient to accommodate visitors
- The new buildings would be approximately 2 metres from our boundary and would encroach on our privacy, outlook and light.
- Bats are present in the vicinity and may reside within the existing outbuildings.

Cransley Parish Council

No objection providing all aspects of curtilage are noted.

5.0 Planning Policy

Section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Paragraph 17 – Core planning principles

Policy 7– Requiring good design

Policy 12 – Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the network of settlements

Policy 13 - General sustainable development principles

Other Documents

Cransley Conservation Area Appraisal

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

1. Impact upon heritage assets

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *“in considering whether to grant listed building consent for any works the local planning authority...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”*.

Paragraphs 128, 129, 131 and 132 of the National Planning Policy Framework offer relevant guidance in respect of determining this application. In summary these

paragraphs require the applicant to submit sufficient information with the application to enable the Local Planning Authority to make a considered decision on the basis of whether the proposal would result in significant, less-than significant or no harm to the special interest of the heritage asset. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposals.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard to regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and Section 72 requires Local Planning Authorities to preserve and conserve the character and appearance of conservation areas. In addition, section 12 of the NPPF requires local planning authorities to take account of sustaining and enhancing the significance of heritage assets and Policy 13(o) states that new development should conserve and enhance designated built environmental assets.

The proposal could have a significant impact on the setting or significance of the nearby listed building and may adversely impact upon the character and appearance of the conservation area. Future proposals for the site must consider the significance of the existing and proposed built form on both the listed building and wider Conservation Area and avoid design responses which cause detriment to either of these aspects.

Four buildings/ structures are to be demolished through this proposal. Three of these structures, the garage to the south, the lean to structure adjacent to the north barn and the corrugated metal shed set centrally within the site have no historic or architectural merit and detract both from the setting of the listed buildings and the character and appearance of the Conservation Area and its setting. The removal of these structures will enhance the character and appearance of the listed buildings and conservation Area. To the west of the site a single storey red brick storage building would be demolished to provide an internal road and private amenity space within the site. The building is of simple form and in itself has little historical or architectural merit.

The significance of the site lies in the traditional barns located to the east and north of the site which are of architectural merit and historical importance providing visual evidence of the sites historic use and links to the grade II listed farm house. The proposed conversion of the traditional barns to three dwellings respects their form, scale and character. The buildings are in need of repair and renovation and the proposed development will both retain their intrinsic character and also ensure their future maintenance and repair. The treatment of the courtyard respects the historic development of the farmstead and the provision of parking outside this central courtyard will safeguard the character of the buildings.

The advice in the National Planning Policy Framework is that proposals for the re-use of rural buildings should be supported where the buildings are of a permanent and substantial construction (as is the case here). The buildings are not suited to employment use given their restricted size, the cost of conversion and lack of economic viability.

The removal of more recent buildings and structures will only enhance the appearance of the site. Accordingly it is considered that residential redevelopment of this part of the farmyard is an appropriate use of the site set near to the junction between Bridle Way and Loddington Road, which is a focus point of the village.

The traditional range of buildings within the site will be converted to provide three dwellings comprising two no. 2 bedroom dwellings (plots 1 and 2) within the building situated on the eastern side of the access drive, and one no. 3 bedroom dwelling comprising the 'L' shaped building on the north side of the courtyard. The conversion involves utilising the existing openings and including a new window on the western (front) elevation of Barn 1 which will be converted to create the first two-bedroom dwelling. The entrance to the building and the first floor windows will use the openings available, ensuring the building appears much the same as it does currently.

The second dwelling, plot 2, will be created through the conversion of the part two storey and single storey barns near the entrance. Existing openings will be used within the single storey part and the roof will be replaced with appropriate tiles, which can be secured through condition, instead of the current steel sheeting. Within the two storey element of Unit 2, windows will be inserted into the front elevation to provide light to the rooms inside. The existing first floor opening will be utilised as a window and the roof replaced with appropriate tiles. The application has deliberately avoided introducing windows into the rear elevation of plots 1 and 2 to avoid privacy and amenity impacts for the adjacent property at 3 Bridle Way.

To the north west of the site the single storey barn will be converted into a 3 bedroom dwelling. The adjacent lean-to covering will be removed allowing the full extent of the barn to be visible. The barn has a number of openings in its front elevation which will be used for the windows and doors, creating a light property facing south-eastwards. Windows will also be inserted into the existing openings on the southwestern and north-western elevations. The existing roof is slate tile which will be repaired where necessary and appropriate conditions can be secured by condition.

Having visited the site it is considered that works proposed in converting the traditional farm buildings will have little or no heritage impact and would not be detrimental to the historic fabric of the building. The applicant has sought to limit the number of new openings and reuse existing openings to provide suitable accommodation for residential occupation. The location of the barns to the east of the site and adjacent to the boundary with no. 3 Bridle Way results in all light for the properties being located on the south west and north west elevations. Re-roofing of the barns with traditional materials, which can be secured by condition, will ensure their continued use into the future whilst respecting their historical and architectural significance.

Conclusion

The proposal is considered to have an acceptable impact on the special architectural or historic interest of the listed building and thus accords with Section

16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. The impact of the proposal on the character of the Conservation Area is minimal; the proposal therefore accords with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and policy 13(o) of the CSS and 7 of the NPPF.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: