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| Date of Meeting | 7 th April 2016 |
| Application Number | 15/10868/LBC |
| Site Address | Emmotts Farm Grimstead Road West Grimstead SP5 3RQ |
| Proposal | Alterations, extensions, and conversion of existing staddle stone barn and attached stable to form three bedroom dwelling with creation of associated garden. Alterations and extension of Victorian barn to create stables, garaging and workshop. Associated works including removal of lean-to structures within yard area |
| Applicant | Miss Hayley Clark |
| Town/Parish Council | GRIMSTEAD |
| Electoral Division | ALDERBURY AND WHITEPARISH – Cllr. Richard Britton |
| Grid Ref | 420803 126698 |
| Type of application | Listed Building Consent |
| Case Officer | Becky Jones |

Reason for the application being considered by Committee:

Officers do not have delegated powers to determine the application which has been made by a member of planning staff and where an objection has been received.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **APPROVED** subject to conditions.

2. Report Summary

The main planning issues to consider are:

- Impact on the historic character and fabric of the Grade II listed Staddle Stone Barn and the curtilage listed Victorian Barn

The application has generated 1 letter of no objection from Grimstead Parish Council and 2 letters of support. One letter of objection was received under this listed building application regarding the impact on the Staddle Stone barn.

3. Site Description

The site comprises three barns at Emmotts Farm, West Grimstead which are centred around a main farmyard and the farmhouse known as Emmotts Farm. Two of the barns are Grade II listed (Hay Barn and Staddle Stone Barn) and the other barn (Victorian Barn) is curtilage listed as part of the Grade II listed Emmotts Farm. The site is not located within a Conservation Area. The farm is currently used for the keeping and riding of horses and other small scale farming activities.

The Staddle Stone barn is currently used for general storage and a chicken house. To the east and north of the barn are unstable lean to structures and an attached, modern structure used as stables and a workshop.

The Hay Barn is used for this purpose and is not affected by the proposals.

The Victorian Barn comprises storage and workshop areas and was originally the dairy. It has an attached lean to structure adjacent to the Hay Barn. To the south is a garage which would continue to serve the farmhouse.

Should consent be granted, the converted barn would be used as the applicant's residence.

4. Planning History

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5. The Proposal

The applicant is proposing to alter, extend and convert the existing Staddle Stone barn and attached stable to form a three bedroom dwelling with a garden area. The Victorian barn would also be altered and extended to create stables, garaging and a workshop, as part of the new residential curtilage. Associated works include removal of modern lean to structures in the yard. Access to the dwelling would be from the existing farm access, which has been used to access the farm for more than 20 years. Foul drainage would be to a package treatment plant, as the levels on the site require pumps and a pump chamber.

Materials include:

- Salvaged plain clay tiles for the Staddle Stone barn roof.
- Natural slate for lean to extension and stable conversion, proposed garage, stables and workshop
- Timber feather edge boarding for wall cladding.
- Handmade bricks to blend with yard wall for plinth walls.
- Painted hardwood timber windows. Unfinished green oak to breakfast room frames.
- Repairs to Victorian barn roof. Timber feather edge boarding to walls. Handmade bricks for plinth and panels. Retain east elevation cladding.

The following documents have been submitted:

- Planning, Design and Access Statements
- Heritage Statement
- Structural Viability Report

- Bat Survey with evening emergence and dawn return surveys

6. Local Planning Policy

National Planning Policy Framework (NPPF) and NPPG

Conserving and enhancing the natural environment

Wiltshire Core Strategy (WCS):

Core Policy 58: Ensuring the conservation of the historic environment

Planning (Listed Building and Conservation Areas) Act 1990

Section 66: Special considerations affecting planning functions

7. Summary of consultation responses

Conservation – no objection subject to conditions

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

2 letters of support were received:

- Support for using disused building and help fill a need for village housing.
- Satisfied with the proposed design and materials which will blend well with their surroundings and do much to enhance the village.

1 letter of objection was received (representing Wiltshire Archaeological & Natural History Society – WANHS and Agent for the Council of British Archaeology (CBA) under the accompanying listed building application which raises issues to be considered as part of this planning application. See Conservation section below. These issues are considered by the Conservation Officer under impact on the Grade II listed building.

9. Planning Considerations

Impact on the historic character and fabric of the Grade II listed Staddle Stone Barn and the curtilage listed Victorian Barn

Section 66 of the Planning (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.

The Conservation policies of the Core Strategy and the NPPF seek to ensure that the existing character of the listed building and the settings of nearby listed buildings would not

be harmed and the existing character of the Conservation Area would be preserved or enhanced. The NPPF states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

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.

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.

Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. Heritage assets include Listed Buildings and Conservation Areas.

The Conservation Officer has responded and suggested some conditions:

We have reports including a heritage impact assessment table (see Elaine Milton's report) and an engineer's report. I welcome the retention of the larger barn as storage, the conversion of this building would be problematic.

Conversion of staddle barn:

I welcome the removal of the lean-to structure abutting the east elevation of the staddle barn and south elevation of the stables (see photo fig 5 of historic report). I concur with Elaine Milton's assessment that it is of no significance.

Issue of repairs necessary to facilitate conversion:

As is typical with such applications, we don't know the precise extent of repairs (or which timbers) until the building is gently picked apart (although Andrew Waring's report does say that the structural timbers are generally in good condition but joists are in poor condition). As with the barn next door, I recommend that we have a condition requiring a detailed examination of the timbers once there has been some limited opening up, with a schedule submitted to us for approval highlighting where timbers are to be replaced (and with what); where there are to be repairs (ie scarfed on resin or what?). Also I note that the section drawing talks about replacing the timber floor and floor joists. Mr Waring's report says that the grillage You might want to look at the condition attached to the application at Rowden's Farm 15/00153/FUL.

At the moment there is a combination of a brick plinth and staddle stones. The staddle

stones will be reset on new concrete pads. I have no objection to this, as this is standard practice in relation to staddle barns undergoing a change of use. There is no impact on character or historic fabric (the staddle stones being retained and reset).

Replacement brick plinth and new brick plinth to 'garden' room. No objection but would wish to approve a sample panel of bricks and mortar so could we condition please?

Can we have details of the new mezzanine timber floor? It says it is to be supported independently but I can't see a detail for this and the section (B-B) doesn't appear to show it as independent on the section drawing (784-20-08). Also can we have clarification that the existing collars are left unaltered. Officer note: These details have now been submitted and are satisfactory.

Re garden room – no objection to door details (drawing no 784-20-10). Assume they are timber though (the windows too). Perhaps we could have a condition making it clear windows and doors to be timber?

And I have no objection to the creation of an undercroft store (accessed through the floor internally) as this will be set in from the sides of the barn and therefore not visible.

No objection to the new steps up to the door.

New door – we have details (drawing 784-20-13). No objection on the basis that the door is timber, flagged by barn doors (fixed open) and that it is rebated within the opening (which appears to be the case – see section). The same goes for the new door on the corresponding side (west) – drawing 784-20-12.

Rooflights – 3 on west elevation and two on east elevation. Drawing 784-20-11 – can we be clear that the front elevation rooflight (with the vertical glazing bar) is for the east and west elevations (drawing 784-20-03 shows conservation-style rooflights).

New windows on the west elevation (drawing 784-20-11): I would prefer to see them more concealed ie less frame visible and concealed by the timber cladding but perhaps this inhibits the opening arrangement? Could we seek some clarification on this please?

Officer note: These details have now been clarified and are satisfactory.

No objection to new north elevation door (staddle barn) – as per drawing 784-20-90

Suggested conditions for the staddle barn:

Repairs schedule for timber framing – allowing them to open up but proceed no further with the works until we have approved a repair schedule and methodology

Timber cladding – could we condition a sample please (including treatment)?

Clay roof tiles – samples (unless we are talking about only a very small amount)

More details of glazed balustrades please (south and west elevation). Could be conditioned.

Clarification regarding rooflights.

Eaves detail (including guttering). I would want a condition requiring a section through the eaves please

Re the single storey attached to the east side of the staddle barn

No objection to proposed d/g timber doors (drawing no 784-20-14)

No objection to windows on rear (assume these are shown on drawing 784-20-03)

Suggested conditions for single storey extension to saddle barn (east)

Clarification regarding rooflights (conservation-style)

A section through the eaves to show the gutters and eaves detailing (1:10 section please)

Garage/stable building

This is referred to as the Victorian barn in the historic report. It is of some interest as part of the group but little in its own right. I have no objection to the proposed changes although I would want a condition to cover any new timber cladding and new roofing materials.

One letter of objection was received to the accompanying listed building application as follows:

- The changes to all the buildings cannot be considered as there is no detailed historical context of the property as a whole by which to make an assessment.
- The proposed changes to the staddle stone barn are deceptive as it actually destroys the total concept a structure mounted on staddle stones.
- The proposal entails removing the staddle stones and re-positioning them so that they no longer support the barn but a positioned to be but a “visual memory” of the original.
- Previous work is evident where the staddle stones have been built into a wall to support the original timbers and it is unclear how this “modification” is to be treated.
- The installation of an under-croft further destroys the original concept of the staddle stone barn, few of which survive in Wiltshire of this size.
- With the potential loss of such a key listed structure, a detailed historic record of all the buildings and their relationship should be made.
- This application concerning the destruction of the staddle stone barn should not be approved.

In response, the Conservation officer noted:

1. Has the objector not seen Elaine Milton’s historic report and heritage impact assessment? This is a very thorough document and more than sufficient to establish the historic interest and significance of the complex.
2. The proposals retain the staddle barn on staddle stones. The staddle stones are reset and the partial brick plinth, which already exists, rebuilt but not extended. The building will read as a staddle barn thereby retaining character and preserving its significance.
3. The staddle stones will be repositioned in appropriate locations following underpinning. This is standard when staddle barns are upgraded.
4. The drawings show that the brick plinth later modifications (surrounding the staddle stones) will be rebuilt to replace existing.
5. We have a great number of staddle stone barns. That is not to say they are not important – this is a grade II listed building.
6. The staddle stone barn is not being destroyed. It is being repaired and re-used and the quality of supporting information suggests in a sensitive way.

In conclusion, subject to conditions, it is considered that the development would lead to less than substantial harm to the significance of the Grade II listed barn and the curtilage listed barn. The proposal would comply with Policy CP58 and the NPPF.

RECOMMENDATION: APPROVE subject to conditions:

The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall be carried out in accordance with the following approved plans listed in schedule:

Planning Statement October 2015, Pegasus Group, received 28/10/15
Design and Access Statement, Favonius Architects, received 28/10/15
Heritage Statement August 2015, Elaine Milton, received 28/10/15
Structural Viability Report 7463:01 14/4/15 received 28/10/15
Chalkhill Environmental Consultants, Bat Survey 578-15 15/16 July 2015, received 28/10/15
Response from Jan Freeborn, Project Ecologist, Chalkhill Environmental Consultants, received 11/1/16
Photos of Victorian Barn (stables) roof received 11/2/16 from Mr. S Lock
Site Plan, 784-20-05 Jul 2015, received 28/10/15
Block Plan, 784-20-07 Jul 2015, received 28/10/15
Location Plan, 784-20-06A Jul 2015, received 3/11/15
Drainage Plan, 784-20-19 Aug 2015, received 28/10/15
Ground Floor Plan, 784-20-01A July 2015, received 9/2/16
First Floor Plan and Roof Plan, 784-20-02 Jul 2015, received 28/10/15
Sketch Sections, 784-20-08 July 2015, received 28/10/15
Sketch Section C-C, 784-20-22 Feb 16, received 2/2/16
Typical Window Detail and Rooflight Detail, 784-20-11A, received 2/2/16
Stable Elevations, 784-20-04B Jul 15, received 14/3/16
Proposed Elevations, 784-20-03 Jul 2015, received 28/10/15
Door Details Utility Door D04, 784-20-09 Jul 2015, received 28/10/15
Door Details D05, D06, 784-20-14 Jul 2015, received 28/10/15
Door Details Breakfast Room French Door D03, 784-20-10 Jul 15, received 28/10/15
Door Details D01, 784-20-13 Jul 15, received 28/10/15
Door Details D02, 784-20-12 Jul 15, received 28/10/15
Stable Doors, 784-20-15 Jul 2015, received 28/10/15
Staddle Stone Barn and Extent of Associated Equestrian/Farm Yard, Buildings and Garden Area, 784-20-21 Dec 2015, received 3/12/15

REASON: For the avoidance of doubt and in the interests of proper planning.

Notwithstanding the approved drawings, the building shall be stripped back to its frame and the roof tiles and weatherboarding shall be removed. No further works shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) A full photographic survey including analysis and photographic record of the existing frame (in situ and unrepaired) and floor and an accompanying schedule of works identifying those timbers to be either repaired, removed or scarfed. Evidence of overriding structural reasons will be required in the schedule to justify removal of historic timbers.
- (ii) A site visit with the Conservation officer shall be arranged, to agree the schedule of works, before any further works take place.

The works shall then be carried out in accordance with the details and schedule of works to be approved in writing.

REASON: The timber frame and floor is of historic interest in its own right. Their retention is in the interest of preserving the character and appearance of the listed building.

Notwithstanding the approved drawings, no works (including deconstruction) shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Full details and samples of external materials including samples of the plain clay roof tiles, natural slate, handmade bricks and details of the timber cladding (including treatment) for the walls.
- ii) Full details of the glazed balustrades for the south and west elevations
- iii) A section through the eaves to show the gutters and eaves detailing (1:10 section)

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

No walls shall be constructed on site, until a sample wall panel, not less than 1 metre square, has been constructed on site showing the brick type and mortar joint, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: in the interests of visual amenity and the character of the listed building.

All new windows and doors hereby approved shall be timber, in accordance with the approved plans and details. Any rooflights shall be conservation style rooflights.

REASON: in the interests of visual amenity and the character of the listed building.

INFORMATIVES:

Please note that this consent does not override the statutory protection afforded to any protected species. All British bat species are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. If bats are discovered, all works should stop immediately and a licensed bat worker should be contacted for advice on any special precautions before continuing (including the need for a derogation licence from Natural England). Please also be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be

undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.