

## REPORT TO THE AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	6 <sup>th</sup> December 2023
<b>Application Number</b>	PL/2022/07970
<b>Site Address</b>	Forge House, The Street, Alderton, Chippenham, SN14 6NL
<b>Proposal</b>	Conversion of rural building to create a single dwelling (Resubmission) and the erection of bat house
<b>Applicant</b>	Mrs M Powell
<b>Town/Parish Council</b>	Luckington CP
<b>Electoral Division</b>	Sherston
<b>Grid Ref</b>	Forge House (host dwelling) 383999 182984
<b>Type of application</b>	Listed Building Application
<b>Case Officer</b>	Olivia Tresise

### Reason for the application being considered by Committee

Councillor Martin Smith considers the following key issues justify the call-in:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental / highway impact

And the application has been called-in for the following reasons:

Due to Parish Council's objections and potential breach of Core Policies 60 and 61 related to the application being outside the village boundary, in a potentially unsustainable location and located in the Cotswold Landscape (formerly called the Area of Outstanding Natural Beauty).

### 1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider recommendation that the application be approved.

### 2. Report Summary

The main issue in the consideration of this application is as follows:

- Impact on listed building

### **3. Site Description**

Forge House, The Street, Alderton is a grade II listed building, originally built as a farmhouse, dating from c1700 with C19 alterations and additions. The byre is set back behind the neighbouring cottages and are shown on the 1840s Tithe maps as belonging to Forge House. The site is also situated in a conservation area of Alderton

For description purposes for the barns, the southern part of barn which is open at the front elevation would be called barn A and the enclosed part of the barn is called barn B.

The building subject to this application is single storey and partly open fronted. It retains its rural character, albeit with slight alterations for stables. The sides and rear elevations of the buildings are stone and the roof is double roman clay tiles. Currently, there are six bays, two of which are open. There is an area the size of a bay neared the house, but it does not have a roof. The existing roof is unbroken, there are currently no doors, windows or other openings in the rear or side elevations.

### **4. Planning History**

The byre is curtilage listed and has previously been the subject of applications to convert it to residential use (2007).

N/07/02627/COU Conversion of existing open fronted byre to holiday letting (withdrawn)

N/07/02626/LBC Conversion of existing open fronted byre to holiday let (Withdrawn) and subsequently repairs for use as a stables, tack room and log store in 2008.

N/08/02442/LBC Repair and Alterations to Byre for use as Stables, Tack Room & Log Store (approved).

PL/2021/04511 Conversion of rural building to create a single dwelling (Refused)

### **5. The Proposal**

This application seeks listed building consent for the conversion of this curtilage listed byre building to a 2-bed dwelling and the erection of a bat house, which would measure approximately 5.3 metres by 5.3 metres, and 5.23 metres in height to its ridge. The bat house would be finished with rubble stone under double-roman tiles; it would provide day and night roosting space for bats, and 2 store rooms to be provided on the ground floor. A full planning application, PL/2022/07660, has also been submitted for the proposal.

### **6. Planning Policy**

Wiltshire Core Strategy adopted Jan 2015

Core Policy 58: Ensuring the conservation of the historic environment

National Planning Practice Guidance  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

## 7. Consultations

**Conservation Officer:** No objection subject to conditions.

### **Parish Council:**

Luckington and Alderton Parish Council object to this application, and consider that it does not adequately address the concerns raised in the previous refusal of both Full Planning Permission and Listed Building Consent:

- a) The proposed development remains outside the village area boundary, and is contrary to the settlement, delivery and community area strategies of the plan. Previous similar development in Alderton has been refused for this same reason.
- b) Its proposed location will overlook and be overlooked by two neighbouring properties, resulting in loss of privacy. The Council feels that the current application contains cosmetic solutions to this problem which do not fully address this issue.
- c) The application lacks information to fully assess whether the proposed conversion would result in loss of a bat roost. The Council would be interested to see the advice of the Wiltshire Council Ecology Advisor.

## 8. Publicity

Three letters of objection were received, the residents' comments are summarised as follows:

- Affect quiet enjoyment
- Impact upon privacy
- Loss of evening light
- Noise and disturbance
- New neighbours could then use the accommodation for different purposes exacerbating the impact of noise and my privacy
- Potential use as holiday accommodation
- this diminishes its setting and degrades its listed status and the historic landscape.
- considerable impact on the aspect from neighbouring properties
- question the long-term effectiveness of the bat house
- developing away from the linear building line, and creating a new building as a bat house, undermines this consideration and sets a precedent for further development on this large site and across the village more generally
- change to floor-to-ceiling windows on the north-west elevation make the problems even worse.
- These [new] windows have direct line of sight to our two bedroom windows.

- A hedge, which is problematic in itself due to its size - is not a satisfactory solution to this since it is not permanent: it can be removed by the applicant or future owners of the property should they wish.

## **9. Planning Considerations**

### Principle of Development

As stated in Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have special regard in the consideration as to whether or not grant listed building consent. This applies to any works associated to the desirability of preserving the listed building itself, its setting or any features of special architectural or historic interest in which it possesses. Further to this, the NPPF attaches great weight to the conservation of heritage assets to ensure their significance is maintained or enhanced. The development is acceptable in principle but will be assessed against the analysis set out below.

The accompanying full planning application covers the proposal in terms of its planning merits beyond the necessary heritage consideration, with this application (listed building consent) evaluating the consent required to extend or alter the listed building, as per section 8 (a) and (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### Impact on the listed building

This application seeks listed building consent for the conversion of this curtilage listed byre building to a 2-bed dwelling and the erection of a bat house. In doing so, all the bays would be incorporated into the new habitable space. During the course of the application, a revised proposal was submitted to address the Conservation Officer's concerns about the design of the scheme. The revised drawings show that the existing two open bays on Barn A would be retained as open, by installing full height panels to be recessed from front elevation behind the pillars. This design approach is appropriate and acceptable, as it would protect the existing open character at this part of the building. On the front elevation of Barn B, the existing stable doors would be replaced with new glazing or doors, together with timber shutters. Furthermore, the revised scheme would only introduce one patio door on the rear elevation, the originally proposed rooflights, and the flue from woodburning stove are also removed. No extension is proposed to the barn.

The existing building is occupied by bats so the proposals also include construction of a bat-house which is proposed to be sited some way from the existing byre, will have store areas on the ground floor. It is to be constructed of natural stone walls with a double roman clay tiled pitched roof and boarded doors. The building is designed for the species found in the survey and although the plan shows two store areas, annotations state that a notice will be placed on the doors to say that only people authorised to work with bats can enter.

The Council Conservation Officer has reviewed the amended scheme, which has taken account of comments made previously, therefore the proposal can be supported subject to appropriate conditions.

## **10. Conclusion**

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

The recommendation to grant listed building consent has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

## **11. Recommendation**

That the application be APPROVED subject to conditions:

### **Condition 1 – Time limits**

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.

### **Condition 2 - List of Approved Plans and Drawings**

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

- Location Plan, Drawing No. 01 Revision C, Project No. LDC.2284A,
- Site Plan and Landscaping, Drawing No. 1689/SP 1A Revision A,
- Bat House Floor Plan, Drawing No. 3, Project No: LDC.2284A, Date: July 2022 by Land, Development & Planning Consultants Ltd,
- Bat House North and East Elevation, Drawing No. 4, Project No: LDC.2284A, Date: July 2022 by Land, Development & Planning Consultants Ltd, and
- Bat House South and West Elevation, Drawing No. 5, Project No: LDC.2284A, Date: July 2022 by Land, Development & Planning Consultants Ltd,
- Proposed Site Plan, Drawing No. 6, Project No: LDC.2284A, Date: March 2021 by Land, Development & Planning Consultants Ltd, all received by the Council on 3 October 2022
- Revised Proposed Plan & Elevation, Drawing No. 9 Revision A Project No: LDC. 2284A, received by the Council on 30 October 2023, by Land, Development & Planning Consultants Ltd

REASON: For the avoidance of doubt, the protection, mitigation and enhancement of biodiversity, and in the interests of proper planning.

### **Condition 3 - Further details required (pre-commencement condition)**

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

- (i) Large scale details of all external joinery and shutters including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Large scale details of all internal joinery (1:5 elevation, 1:2 section);
- (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
- (v) Full details of proposed meter and alarm boxes;
- (vi) Large scale details of proposed eaves and verges (1:5 section);
- (vii) Full details of proposed internal service routes;
- (viii) A full schedule and specification of repairs including:
- (ix) a structural engineer's report setting out the nature of, and suggested remedial work to, structural defects
- (x) proposed timber and damp proof treatment
- (xi) proposed method of cleaning/paint removal from historic fabric
- (xii) a full schedule of internal finishes to walls, ceilings and floors
- (xiii) Full details of external decoration to render, joinery and metalwork;  
and
- (xiv) Full details and samples of external materials.

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

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

### **Condition 4 - Details of rainwater goods**

No works to add or replace rainwater goods shall commence on site until details of all new or replacement rainwater goods (which shall be of cast metal construction and finished in a colour to be agreed) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. 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.

### **Condition 5 - Materials (pre-commencement condition)**

No development shall commence on site until details of the roof tiles, bricks, stone and timber cladding to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

### **Condition 6 - Sample wall panel (pre-commencement condition)**

No development shall commence on site until a sample wall panel, not less than 0.5 metre square, has been constructed on site, 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: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

### **Condition 7- Sample render panel (pre-commencement condition)**

No development shall commence on site until a sample panel of the render to be used on the external walls not less than 0.5 metre square, has been made available on site, 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: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.