

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	17th December 2008
Application Number	08/02196/FUL and 08/02205/LBC
Site Address	Allington Grange Lodge, Allington
Proposal	Connect Two barns with Lightweight Glazed Screen to form Single Dwelling
Applicant	Mr & Mrs R Dempster
Town/Parish Council	Chippenham Without
Grid Ref	388913 175729
Type of application	Full application and Listed Building Consent

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because Councillors J Scott and S Meadows have requested that the application be considered by committee to assess the visual effect on the listed building.

Summary of Report

This application proposes to link two barns which are currently in residential and ancillary residential use. Allington Grange is listed Grade II and these buildings are considered to be curtilage listed. The site also lies within Allington Conservation Area. Therefore the key points to consider are as follows:

- Effect of the proposal on the character and appearance of the listed buildings
- Impact on the Conservation Area

Officer Recommendation

Planning Permission be REFUSED

Listed Building Consent be REFUSED

Contact Officer	Judy Enticknap		jenticknap@northwilts.gov.uk
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Proposal and Site Description

Allington Grange is a Grade II listed building dating mainly from the C16 and C18, access to which is along a long tree-lined avenue. The former farm buildings all date from the C19, and those closest to the house comprise three north/south orientated ranges of single storey buildings, separated by two former farmyard areas. The buildings were designed as a model farm complex, and have strongly-detailed projecting rafters with fascia boards to the eaves and projecting gabled rafters to the verge. Allington Grange Lodge was converted to residential use many years ago, but was the subject of alterations and enhancement works in association with residential conversion of other former farm buildings approximately 5 years ago; in the implemented scheme the ancillary range was converted to provide a gymnasium and guest accommodation, together with car parking. Allington Grange Lodge is the first building encountered at the south end of the avenue, with its principal elevation facing towards the road, and its north gable facing towards Allington Grange. The gable is linked to the parallel ancillary range by a c13m long and c1.9m high curtilage-listed stone wall (and there is a new stone wall/gates defining the south side of the yard area separating the two ranges). Immediately to the south of wall there is a 1.5m x 3m stone enclosure containing an oil tank, which is currently unauthorised.

This application proposes to connect the two ranges by construction of a glazed link, which would be butted up against the boundary wall (the height of which would be adjusted, giving a raking rather than level appearance to the wall and roof). The structure would be oak framed, clad in full height frameless glass, and with a flat green roof to minimise the appearance of the link (particularly from outside the garden). Immediately adjacent to both buildings, the link would be 1.5m wide, however, it is enlarged to form a glazed addition 3.3m wide x 6m long beside the house, reducing to 2.3m x 5.3m where it incorporates a smaller enclosure for the oil tank.

Planning History		
Application number	Proposal	Decision
02.02876.COU and 02.02877.LBC	Conversion of barns to form three dwellings; alterations and extension to dwelling, provision of access and parking facilities	Withdrawn
03.00405.COU and 03.00406.LBC	Conversion of barns to form two dwellings, garaging and ancillary accommodation; alterations to dwelling	Approved
03/2916COU and 03/0217LBC	Conversion of barns to form two dwellings (amendment to 03.00405.cou)	Approved

Consultations

Chippenham Without Parish Council objects on the grounds that the proposal is not in keeping with the area.

Representations

None received.

Planning Considerations

Principle of development

Re-use of redundant buildings in the countryside is considered acceptable under policy BD6 provided the proposed use will be contained within the building and does not require extensive alterations, re-building and or extension.

Subsequent extensions and residential extensions and development within a residential curtilage are acceptable under policy H8 provided that it is in keeping with the host building in terms of scale, form, materials and detailing, other than in the exceptional case of historic buildings, where a change of style and/or materials might be desirable to indicate the evolution of the building;

Alterations and extensions also need to take account of the effect of the scheme on the appearance, character and setting of the listed building.

Applications 02/02876/COU and 02/02877/LBC included proposals for additional development which would form part of a proposed new residential unit, in the same position as is proposed in the current applications. These earlier applications were withdrawn because there was an "in principle" objection to the extension, as well as the associated intensity of activity on the site. The use of the narrower range for ancillary accommodation was negotiated as a means of securing a beneficial use in the building which recognised its subservient scale and relationship to the converted dwelling.

The principle of a green-roofed narrow link could be accepted as a means of ensuring the structure is both contemporary in design and as discreet as possible. In this case, however, the link incorporates a substantial extension. There are concerns that the scale of the addition, with its large area of flat roof, will be over-dominant and thus detract from the appearance and setting of the listed building. This will be exacerbated by the accumulation of furniture and personal effects within in the space, which will introduce a more domestic environment within a space which remains essentially agricultural in character.

Impact on Listed Building

Comments above set out issues related tot the scale and use of the proposed addition, and which will detract from the listed buildings and their setting.

The application has not been supported by any large scale drawings to clarify construction proposals and detailing. However, there is a serious concern related to how the link will connect to the two ranges, particularly in relation to the ancillary range where the height of the projecting eave with its beaded fascia is set c100mm below the top of the (inward opening) door to the gymnasium, with an external height of only c1.9m above the external ground level.. Apart from implications for the height of the glazed link and door openings, there are concerns that the proposed detail, in which the green roof will abut the fascia to the existing buildings, will be both visually awkward and difficult to make weatherproof. There are also concerns at the appearance of the raking to the raised section of the wall. As such the proposal would compromise the special character of the curtilage listed buildings.

Impact on Conservation Area

As the site cannot be seen from the public realm, it is not considered to have an impact on the conservation area.

Recommendation and Proposed Conditions

In respect of 08/02205/LBC

Listed Building Consent be REFUSED for the following reason:

1. The proposal would detract from the appearance, character and setting of the listed buildings. It would therefore be contrary to Section 66(l) of the Planning (Listed Building and Conservation Area) Act 1990.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

Plan References

Drawings 07/23.P1 and E1 received on 18.9.2008.

In respect of 08/02206/FUL

Planning Permission be REFUSED for the following reason:

1. The proposal a substantial extension which would detract from the appearance, character and setting of the listed building by virtue of its scale and detailed design. It is therefore contrary to policies BD5 H8 and HE4 in the North Wiltshire Local Plan 2011.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

Plan References

Drawings 07/23.P1 and E1 received on 18.9.2008.

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.19, 1.21, 1.28, 4.03, 4.04, 4.07, 5.01, 5.03, 6.03