

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	8 th January 2014		
Application Number	13/3728/FUL and 13/04105/LBC		
Site Address	Green Barn, Nettleton, Wiltshire SN14 7NT		
Proposal	Single Storey Extension & Associated Alterations (Resubmission of 13/01392/FUL)		
Applicant	Mr & Mrs G Cheetham		
Town/Parish Council	Nettleton		
Electoral Division	ByBrook	Unitary Member	Cllr Jane Scott
Grid Ref	381712 178557		
Type of application	FUL & LBC		
Case Officer	Mrs Emma Pickard	01249 706 637	emma.pickard@wiltshire.gov.uk

Reason for the application being considered by Committee

The application is being presented to committee at the request of Councillor Jane Scott who has called the application to committee because the Parish Council now supports the proposal.

1. Purpose of Report

To consider the above applications and to recommend that planning permission is REFUSED.

2. Main Issues

The main issues in considering the application are:

- The impact on the setting and special architectural and historical interest of the Green Barn having regard to policies C3 and HE4 of the North Wiltshire Local Plan 2011, and the National Planning Policy Framework 2012; and
- Whether the proposal would ensure the conservation or enhancement of the natural beauty of the Area out Outstanding Natural Beauty.

3. Site Description

Green Barn is a grade II listed building (listed in its own right) and dates back to 1847. It is an attractive rubble stone building with slate roof and an array of dove openings in the south gable. There are cart entrances to the east and west elevations.

Consent was granted for the conversion of the barn to residential in 2000. Great care was taken during the original conversion to ensure that the intrinsic quality and character of the building was retained.

To the rear of Green Barn is a smaller curtilage listed barn which provides three garages (although one bay is used as domestic storage) and attic space which is described as an 'annexe room'. This building was originally permitted as a conversion although the building was subsequently rebuilt (to similar dimensions and appearance) due to the poor condition of the original structure. This building is distinctly separate from Green Barn (approx. 12 metres apart). The barns were outbuildings to Green Farm (grade II listed building) which lies to the south of the site.

Green Barn is located in the countryside (and AONB) and lies within a fairly flat landscape setting. It is the northern most of the buildings within the group of former farm buildings and is particularly prominent when approaching from the north.

4. Relevant Planning History		
Application Number	Proposal	Decision
13/01392/FUL & 13/01393/LBC	Proposed Single Storey Extension and Associated Alterations	Withdrawn

5. Proposal

This application proposes to add a substantial extension linking Green Barn to the garage building. The extension will be attached to the north side of the listed building with a glazed flat roofed section approximately 4.8m x 4.8m (with lead or sedum roof roof light) and will attach to a larger 11.5m x 5.4m extension with a pitched roof to a ridge height of 5.1m. This will then attach to the existing outbuilding via a small lean-to structure to the south of the extension and will link, on the north side, to the garages via a mono-pitch extension to the rear. A 17.5 metre long section of the existing northern boundary wall will be removed and the new extension will then form the northern boundary of the site at this point.

In order to maintain daylight to the snug on the ground floor an additional window is proposed in the north gable elevation below an original high level window. Within the hallway an additional doorway would be created to provide access to the extension.

The extension will be constructed using natural stone and either slate or clay double roman tiles, and hardwood joinery.

6. Consultations

Nettleton Parish Council supports the proposal and considers that;

- '1. The scale and form of the proposed extension respects the character and appearance of the Green Barn.
2. The existing dwelling and curtilage form part of an established residential area within this part of Nettleton wherein development involving both extensions to listed buildings and the erection of new dwellings has taken place leading to a significant improvement to the overall appearance of the area.
3. The creation of a link between the main dwelling and an existing outbuilding is an appropriate and well designed improvement to this dwelling. The Parish Council would propose that a condition be imposed or Section 106 Agreement completed to ensure that the existing dwelling, outbuilding and the proposed extension be maintained as a single dwelling unit'

The Council's Conservation Section recommend refusal and their full comments are incorporated in the planning considerations below.

7. Publicity

Four letters of support have been received and as summarised as;

- Extension would be in keeping with the existing converted barn;
- Would be sympathetic to the immediate and surrounding buildings and village aesthetic;
- Increased living space would enhance the living space for the family; and
- Will have little if no impact on the other properties and surrounding area.

8. Planning Considerations

Green Barn is a distinctive building within a collection of individual buildings forming a loose grouping to the north and north-west of Green Farmhouse. As well as being of high quality in its

own right the barn makes an important contribution to the wider group and to the setting of the listed Green Farmhouse. It is important to note that the farm buildings in this group have stood historically, as individual buildings.

Section 12 of The National Planning Policy Framework (para. 126) states that, in setting out a positive strategy for conservation and enjoyment of the historic environment, local authorities should take into account the desirability of sustaining and enhancing the significance of the heritage asset. In paragraph 132, 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. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Policy HE4 of the North Wiltshire Local Plan states that development or alteration affecting a listed building will only be permitted where it preserves or enhances the building, its setting and any features of special architectural or historic interest it possesses.

The architectural and historic significance of Green Barn due to its distinctive character and appearance as an individual farm building of considerable presence, forming a significant part of a wider group. Joining the building with a substantial extension to a three bay garage would take no heed to the buildings position and would not preserve, and nor would it enhance, the setting of this building.

Furthermore, the extension would obscure the symmetry of the east face of the barn and would add a large structure alien to the building which would not preserve or enhance the form and character of the barn.

The application indicates that a wall existed in 1886 along the line of the south elevation of the proposed extension. This is no longer present but there is a wall to the north boundary of the site which was permitted in 2000 and defines the curtilage of the dwelling. It is considered that, the pre-existence of a wall previously does not justify the erection of a substantial extension.

The barn is an important building. While it is recognised that the needs of the applicant are such that they require additional accommodation, the proposed extension does not represent a sensitive addition to the listed building. Under paragraph 134 of the NPPF, even if the harm was considered to be less than substantial, there are no public benefits to this proposal as the viable use of the building has already been established with its use as a dwelling. There are no mitigating circumstances which could be set against the harm caused.

Whilst the above harm is identified, it is considered that the extension would not be sufficiently injurious to the open rural character of the area and as such, the natural beauty of the Area of Outstanding Natural Beauty would be conserved.

9. Conclusion

The proposal would cause significant harm to the historic and architectural character and appearance of Green Barn and is recommended for refusal.

10. Recommendation

Planning Permission is REFUSED for the following reason:

1. The size, position and detail of the extension will have an adverse impact upon the listed building and its setting. It would be over-dominant in relation to Green Barn and would fail to preserve both the significance of the listed building and the character and significance of its setting. This would be contrary to Section 12 of the NPPF 2012 and policies C3 and HE4 of the North Wiltshire Local Plan 2011.

Listed Building Consent is REFUSED for the following reason:

1. The size, position and detail of the extension will have an adverse impact upon the listed building and its setting. It would be over-dominant in relation to Green Barn and would fail

to preserve both the significance of the listed building and the character and significance of its setting. This would be contrary to S.16(2) and S.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the NPPF 2012.

Green Barn, Nettleton, Chippenham, Wiltshire. SN14 7NT



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