

Area West Committee – 17th November 2010

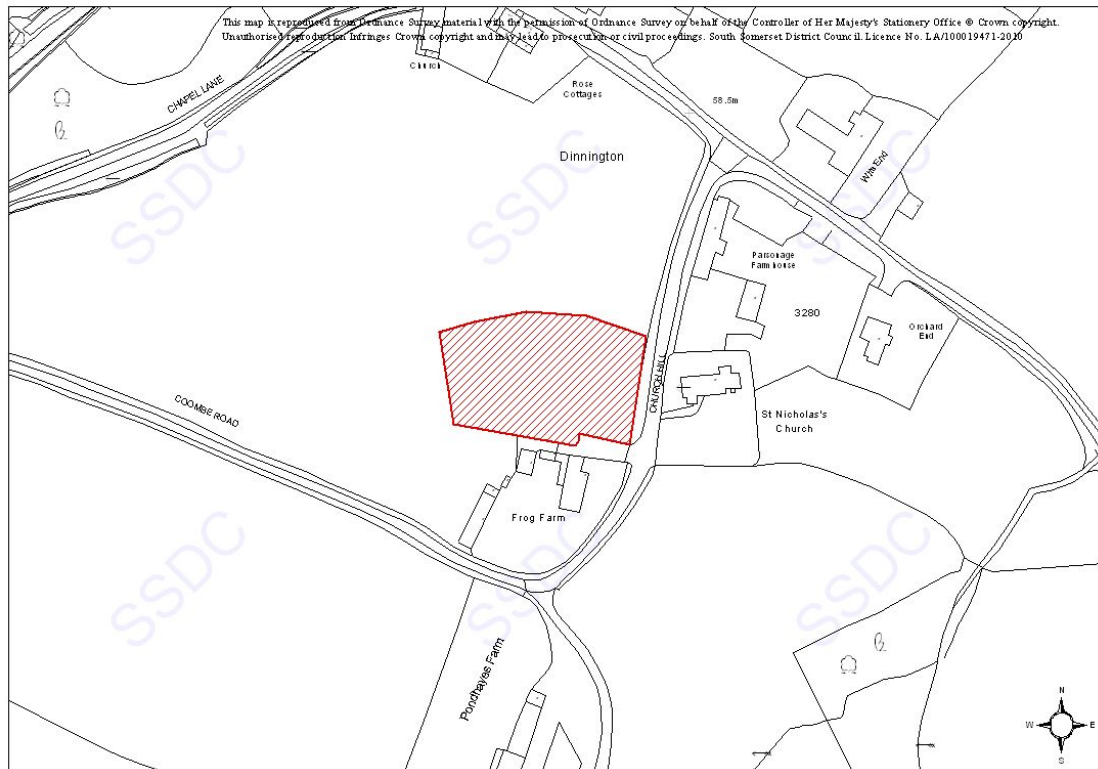
Officer Report On Planning Application: 10/00962/LBC

Proposal:	The repair and conversion of redundant barn to form a dwelling and the formation of a new vehicular access. (GR: 340260/112735)
Site Address:	Manor Barn Church Hill Dinnington
Parish:	Dinnington
EGGWOOD Ward:	Cllr S Bending
Recommending Case Officer:	John Millar Tel: 01935 462465 Email: john.millar@southsomerset.gov.uk
Target date:	28th April 2010
Applicant:	Mr Clive Wakely
Agent: (no agent if blank)	Mr Paul Richold 12 The Wool Hall St Thomas Street Bristol BS1 6JJ
Application Type:	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The application is to be considered by Area West Committee at the request of Cllr Bending, with the agreement of the Area Chair, Cllr Turner. It is felt that the issues should be given further consideration by members.

SITE DESCRIPTION AND PROPOSAL



The application relates to a redundant barn, previously within the curtilage of Frog Farm, a grade II listed detached farmhouse located in an elevated position on the southern edge of the hamlet of Dinnington. Across the lane to the north east is St Nicholas Church, also a listed

building, there are open fields to rear, side and front of the site, with the fields rising away from the rear of the house.

The barn is not listed in its own right but as it falls within the historic curtilage of Frog Farm, it is considered to be listed in association with this property.

The proposal is made to convert the barn for residential purposes and create a new vehicular access, to separate the unit completely from the neighbouring dwelling. Planning permission and listed building consent have been granted previously, in 2003, 2007 and 2009. The latter applications were made by the current applicant and have been commenced. This application is made to vary listed building consent 09/00764/LBC. The main changes are to increase the size of the approved strip roof lights and solar panels to the south elevation. The other details altered from the original consent include minor internal rearrangement, which does not require any changes to the external appearance of the building and the re-design of the screen above the garage doors. As the previous consent has been commenced and the amended roof lights have been inserted, the application is made part retrospectively, however the solar panels are yet to be inserted.

HISTORY

10/00989/FUL: Demolition of corrugated iron lean to roof, repair and alteration of the Wagon Shed to form garage and store with accommodation at first floor - Permitted with conditions

10/00990/LBC: Demolition of corrugated iron lean to roof, repair and alteration of the Wagon Shed to form garage and store with accommodation at first floor - Permitted with conditions.

09/00762/FUL: The repair and conversion of a dwelling and the formation of a vehicular access - Permitted with conditions.

09/00764/LBC: The repair and conversion of a dwelling and the formation of a vehicular access - Permitted with conditions.

08/00942/FUL: Conversion of wagon house into residential annexe for use in association with dwelling as approved 07/04434/FUL - Permitted with conditions.

08/00943/LBC: Conversion of wagon house into residential annexe for use in association with dwelling as approved 07/04435/LBC - Permitted with conditions.

07/04434/FUL: Conversion of barn to dwelling - Permitted with conditions.

0/04435/LBC: Conversion of barn to dwelling - Permitted with conditions.

03/00069/LBC: Change of use and conversion of a Barn into a single dwelling - Permitted with conditions.

03/00072/FUL: Change of use and conversion of a barn into a single dwelling - Permitted with conditions.

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to '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'

PPS 5: Planning for the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works, which would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with PPG 15.

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan:
9 - Built Historic Environment

South Somerset Local Plan 2006:
EH3 - Listed Buildings
EH5 - Development Proposals Affecting the Setting of Listed Buildings

SSDC Supplementary Planning Guidance: The Conversion of Barns and Other Historic Buildings

English Heritage Advice Note: The Conversion of Traditional Farm Buildings - A Guide to Good Practice

CONSULTATIONS

Parish Council - Object to the positioning of the oil tank at the eastern end of the barn as it will not safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area. The oil tank and the hedge surround will also reduce light to the window in the west end of the church.

English Heritage - No comments. The application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.

SSDC Conservation Officer - In the context of the previous approval, I have no objections (to the proposed changes in relation to the solar panels). I have visited the site without the file. I would comment that I am happy with the roof lights that I saw on site. Concerns raised regarding glazed overlight above garage doors, feel that it would not look right above solid doors, as approved.

REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. Four letters of objection have been received. The main points made are as follows:

- The barn is listed 'by association' within the curtilage of Frog Farm House, is surrounded by listed buildings, such as St Nicholas Church, and is in a conservation area.
- The position of the oil tank will be quite high and will have a detrimental visual impact, particularly due to close proximity to the church. The oil tank will also necessitate higher hedge planting, which may take light away from the window of the church and encourage growth of algae. The tank would be much better placed at the opposite end of the barn where it would not affect anyone.
- The mish-mash of different shapes and openings on the north elevation seems disproportionate. Have planning laws been relaxed? The character of old buildings should not be allowed to be destroyed.
- The solar panel on the south roof looks substantially larger than depicted on the previous plans, which does not maintain the character of the roof. The revised collectors, including flashings are almost four tile courses high and approximately one metre wider than previously approved.
- The 'slatted timber screen' previously approved above the garage doors is now an 'overlight', which is different design with more glass. This is a more significant intervention that will have a greater impact on the building. This alteration along with that to the solar panels will not maintain the building's character and appearance as a

traditional farm building and will detract from the setting of the adjacent listed house and church.

- The roof light strips are also a full three tile courses high, an increase of 50%, and doesn't accord with the previous view that they would not create a large intervention that will impact unduly on the large unbroken appearance of the roof. When approaching from the south, the roof slope and roof lights (along with the proposed solar panels) are clearly visible. Given the unbroken appearance of the east slope of Frog Farm and the south facing roof slope of the church, the significantly disrupted appearance of the barn roof will adversely affect the setting of the adjacent listed buildings and the character of the immediate area.
- It is felt that the application should be further amended to rectify the adverse affect prior to approval.

CONSIDERATIONS

Principle of Development

The barn is not listed in its own right but as it falls within the historic curtilage of Frog Farm, it is considered to be listed in association with this property. As such, listed building consent is only required for proposed external alterations to the building. Therefore the only elements of the scheme being considered are the alterations to the glazed strip roof lights and the proposed solar panels. All other issues raised have been considered under planning application 10/00953/FUL.

The proposed development is a revision of the scheme approved previously under listed building consent 09/00764/LBC and therefore, is generally acceptable in principle. The changes to the approved scheme relate to the enlargement of the approved glazed strip roof lights and solar panels and the insertion of the glazed overlight above the garage doors.

Some objections have been raised by neighbours. These particularly relate to the increased size of the roof lights and solar panels, the positioning of the oil tank and the glazed screen. The issues relating to the oil tank are to be addressed in the concurrent planning application.

In relation to the glazed screen, the applicant has agreed to amend the proposal to rectify this issue. The applicant has confirmed in writing that they no longer wish to include the glazed screen and will revert to the existing finish. It is noted that a slatted timber screen was approved under the previous permission and as such retaining this approved finish would also be considered acceptable. A condition will be imposed to this affect.

The internal alterations are minimal and will have no impact on the external appearance of the barn so no objections are raised to this part of the scheme.

Barn Conversion and Historic Context

The remaining objections relate to the enlargement of the glazed strips and the proposed solar panels on the south facing roof slopes. The roof lights are already in position but the solar panels have not been inserted yet, as such the application is part retrospective. The main considerations in assessing this amendment are whether the works will detrimentally impact on the traditional appearance of the traditional building and whether it will adversely affect the setting of the adjacent listed buildings, including the grade II* listed church.

Both the roof lights and the solar panels were shown as being approximately two tile courses in width. The glazed strips just exceed this and together with the proprietary flashing, now extend to just over three tile courses. The proposed solar panels will be approximately three tile courses, extending further with the flashing included. The objections are based on the increase in size and argue that this will be significantly more noticeable, which in turn will detract from the traditional appearance of the building and will adversely impact upon the setting of the listed buildings as a result. One comment also infers that the solar panels will be approximately one metre wider than previously approved.

It is noted that these features will be larger than those already approved but in the context of the previous approval, it is not considered that there will be a significant change in appearance so as to affect the general setting of the building or the wider setting of the nearby listed buildings. In terms of the scale of the features in relation to the overall size of the roof, the increase is not considerable. The glazed strips as approved were approximately 700mm in width and those installed are now about 900mm, with the flashing increasing the size of opening to 1.15m in width. The solar panels were also approved at 0.9m, the proposed increase is to 1.05m, with flashing totalling approximately 1.25m. This indicates a total increase (including proprietary flashing) of approximately 450mm for the roof lights and 550mm for the proposed solar panels. The Council's Conservation Officer has been consulted and has raised no objections to the proposal. Having visited the site and seen the glazed roof strips in situ, it is considered that they are acceptable in the context of the previous approval. It is also noted that English Heritage have raised no objection in relation to the impact on the grade II* church.

While there is an increase in the size of the glazed roof strips and the proposed solar collectors, the increase is not excessive in relation to the size and scale of the roof. They still sit comfortably in the roofline and are not considered to create such a large intervention that will impact unduly on the largely unbroken appearance of the roof. The revised scheme is still considered to be consistent with advice contained with SSDC guidance and English Heritage advice.

CONCLUSION

Overall the proposed works are deemed to be acceptable and have no adverse affect on the setting of any listed buildings or their contribution to the local scene. Therefore, the recommendation to members is to grant listed building consent for the proposed development.

RECOMMENDATION

Grant consent with conditions.

JUSTIFICATION

The proposed works are considered acceptable, and do not adversely affect the character and setting or the historic and architectural interests of the listed building itself or the adjacent listed buildings, in accordance with the aims and objectives of PPS5, policy 9 of the Somerset and Exmoor National Joint Structure Plan Review and policies EH3 and EH5 of the South Somerset Local Plan 2006.

SUBJECT TO THE FOLLOWING:

1. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: `914/151 P2' and `914/153 P6' received 7th June 2010 and `914/152 P9', `914/154 P3' and `914/155 P3' received 3rd March 2010.

Reason: For the avoidance of doubt as to the development authorised as the submitted proposal has been amended, in the interests of proper planning, in the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

3. No approval is granted hereby for the provision of the 'overlight' shown above the garage doors on proposed elevation plan '914/153 P9', received 7th June 2010. This shall be replaced by the slatted timber screen, as shown on elevation plan '914/153' of the approved scheme 09/00764/LBC, otherwise the existing horizontal boarded panel shall remain in place, as agreed in writing by correspondence dated 19th August 2010.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

4. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.)

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

5. No works shall be undertaken on site unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:

- a) Full details, including elevational drawings, to indicate the areas to be repointed.
- b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
- c) Details of the mortar mix, and
- d) A sample panel of new pointing that shall be carried out in the agreed mortar.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

6. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

7. No work shall be carried out on site unless details of the lintels to all new openings, including those in any new build, and the treatment to the surrounds of the window and doorway openings have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

8. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local

Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

9. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

10. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of Listed Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be recommenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

11. No work shall be carried out on site unless details of the roof lights and solar panel collectors have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

12. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

13. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form. On (all) buildings satellite dishes shall be of dark coloured mesh unless fixed to a light coloured,

rendered wall, in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevations of the buildings or to roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.
