

Item No 04:-

15/04236/LBC (CT.1571/N)

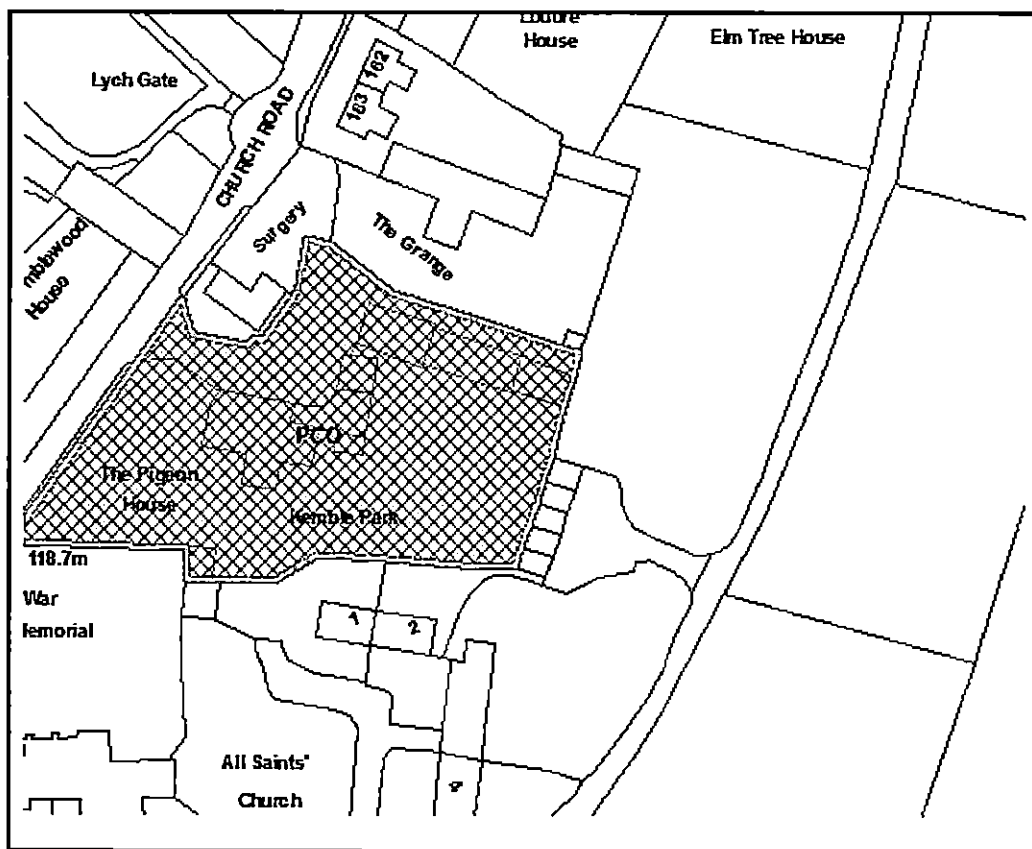
**Pigeon House
Church Road
Kemble
Gloucestershire
GL7 6AE**

Item No 04:-

External and internal alterations to facilitate conversion of barn to residential annexe at Pigeon House Church Road Kemble

Listed Building Consent 15/04236/LBC (CT.1571/N)	
Applicant:	Mr & Mrs Berry
Agent:	James Slater & Co
Case Officer:	Katherine Brommage
Ward Member(s):	Councillor Tony Berry
Committee Date:	13th January 2016

Site Plan



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RECOMMENDATION: PERMIT subject to conditions

Main Issues:

(a) Impact on the Grade II listed barn

Reasons for Referral:

This application is brought before the Planning Committee in accordance with the Council's adopted scheme of delegation since the applicant is a serving elected member of Cotswold District Council.

1. Site Description:

The application site is located on Church Road, north of the Parish Church of All Saints, Kemble. The application site is located in the Kemble Conservation Area and comprises two existing buildings; The Pigeon House and barn, both of which are Grade II Listed. Pigeon House is occupied as the principal residential dwelling. The barn is an ancillary outbuilding which is located within the residential curtilage of The Pigeon House and has, in recent years, been used as a garden store. The building is however, largely unused and at the time of the Case Officer's site visit, was empty.

The outbuilding comprises a linear range that runs from west to east and was once a former stable or cowshed with hayloft above. The outbuilding is of conventional construction, comprising coursed rubble stone walls and stone tile roof. At the western end the building is single storey, providing garaging (which is to remain). The central section is one and a half storeys arranged as two former cattle sheds, with storage. At the far eastern end the building is spread over two storeys, both of which have previously been used for storage.

The principal elevation of the outbuilding faces south over the private garden of The Pigeon House. The garden is largely laid to lawn. The rear boundary is enclosed by a dry-stone wall with a timber fence to the rear of the barn. The outbuilding shares the same vehicular access as The Pigeon House, which is to remain unchanged.

2. Relevant Planning History:

CT.1571/F Conversion of barn to dwelling (amended fenestration). Construction of new vehicular access. Permitted 19.10.1970.

CT.1571/E Erection of private double garage. Permitted 24.06.1970.

CT.1571/C Demolition of out buildings and conversion of barn to dwelling. Construction of vehicular access. Septic tank drainage. Permitted 21.04.1970.

CT.1571/B Structural alterations and extensions for conversion of barn to dwelling. Permitted 14.10.1969.

CT.1571/A Change of use of existing barn and outbuildings to provide 3 dwelling units and a doctor's surgery. Permitted 31.10.1968.

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer: No objection, subject to conditions (comments incorporated into report).

5. View of Town/Parish Council:

No specific comments received to Listed Building Consent application.

6. Other Representations:

Two letters of objection have been received from the same neighbouring property. The grounds of objection relevant to this application are summarised below:

- i. Alterations of incidental benefit to the listed building
- ii. Overdevelopment
- iii. No need for development

Full versions of the comments made are attached.

7. Applicant's Supporting Information:

Block Plan
 Survey Plans, Sections and Elevations
 Proposed Plans, Section and Elevations (amended)
 Justification Statement
 Bat Survey

8. Officers Assessment:**Introduction**

This listed building consent application accompanies an application for full planning permission (planning application reference: 15/04235/FUL) to convert part of the listed outbuilding to residential accommodation. The proposed conversion is to be used by guests and relatives of the occupiers of The Pigeon House. The purpose of this report is to assess the impact of the proposed external and internal alterations on the significance of the listed building only.

(a) Impact on the Grade II listed barn

The Pigeon House is a converted threshing barn with dovecote and is a Grade II Listed Building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. Whilst under the same ownership, the outbuilding proposed for conversion is separately listed (Grade II).

Section 12 of the NPPF asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

The building proposed (in part) for conversion is a former stable or cowshed with hayloft above. To its main south elevation two windows flank a central wide doorway. Directly above this is a similar doorway that provides the only current access to the hayloft. The roof is natural stone tile, with verge coping stones to its eastern end. There are two blind windows with moulded surrounds to the eastern gable. The moulded surrounds may have been reclaimed from elsewhere but likely included within this gable end to create a more attractive aspect towards the drive to Kemble Park. The rear, northern side, of the building is currently blank.

Given the listed status of the building advice has been sought from a Council Conservation Officer. The Council's Conservation Officer has confirmed that there are no objections to the proposed conversion nor generally to the subdivision or stair access between the two floors.

It is apparent from the submitted plans that the ground floor of the proposals will continue to be lit by the two existing windows, which are to be repaired and glazed. The central doorway is to be retained, with plain glazed doors inserted behind. This is considered to be entirely appropriate and acceptable, subject to design details which can be conditioned. It is noted that the boarded door to the hayloft is to be removed and replaced with glazed doors. This is accepted in order to facilitate the proposed conversion and to enable a long term viable use for the building, which is of public benefit (although it is acknowledged that this is not the view of those who have objected to the proposals).

The building's upper floor is to include a bathroom to the rear and two bedrooms. On the original submitted plans the two bedrooms were shown to be lit by rooflights within the building's principal elevation. However, the Council's Conservation Officer considered this to be contentious, raising concerns that the proposed rooflights would substantially alter the southern principal elevation of the building, leading to visual crowding around the historic gable feature which would be harmful to the character of the building as it survives.

Amendments were therefore suggested by the Conservation Officer. It is recognised by officers that whilst the rear roof slope is currently unbroken, it is a lesser elevation. Further to the Conservation Officer's comments, amended plans have been submitted which specify three rooflights to the rear, one serving each of the proposed bedrooms and one serving the bathroom which is considered an improvement to that originally proposed and is acceptable on balance.

It is specified on the drawings that the building will be re-roofed, but the existing stone tiles will be re-laid to diminishing courses with new to match making up for losses. Accordingly, there are no outstanding objections with regard to the external alterations proposed.

Internally, the design details of the proposed internal doors, staircase, fireplace, internal wall finishes and/or linings and retention of the historic trapdoor can all be conditioned. There remains concerns with regard to the internal stone fireplace specified on the amended plans since these are domestic features, incongruous to a historic agricultural building such as this (just as an external chimney would be). There are however, no objections to a wood burning stove, although this should be free-standing and not given any such permanent setting. Again, the design details can be controlled by condition (notwithstanding the submitted plans) and, on balance, would be acceptable.

It is also specified on the submitted that the existing floorboards will be retained and repaired, with just a new ceiling inserted below the joists. It is considered regrettable by Officers to obscure any historic timbers however, it is accepted that this is necessary to facilitate the conversion of the building and ensure its long term use, and acceptable. Conditions are recommended to ensure the preservation and sympathetic repair (where necessary) of existing beams and boards in addition to the surviving cobbled floor and trap door feature in the South west corner of the building.

With regard to the surviving cobbled floor it is clear that its unevenness and nature would not be suitable for retention as the functional floor, nor for lifting and re-laying. Notwithstanding, it is a significant feature of interest within the building. Accordingly, it is agreed that it should be retained and sympathetically overlaid. The detail of which can be controlled by condition.

The treatment of the internal walls is not clear. The floor plans indicate a lining treatment but the section does not. This should be clarified. Exposed stonework, perhaps with a lime washed finish is welcomed where practical, but if necessary a stud work lining (with adequate gap and ventilation for the masonry behind) would be accepted.

Conclusion:

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Having regard to the submitted plans and suggested conditions recommended by the Council's Conservation Officer, it is considered that the proposals sufficiently preserve the building and its features and will sustain its significance as a designated heritage asset. The proposals are therefore considered to meet the requirements of Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and its significance as a designated heritage asset will be sustained, in accordance with Section 12 of the NPPF.

Since there are no material considerations that indicate otherwise, it is concluded that listed building consent should be granted subject to conditions.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby granted consent shall be implemented in accordance with the following drawing number(s): Block Plan and 14/124/02 Rev B.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

3. The existing historic cobbled floor surface to the ground floor shall be retained, and preserved beneath an overlaid floor, the details of which shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of any works to the floor. The works shall only be carried out exactly in accordance with the approved details.

Reason: The original cobbled floor is an important features of the building, which is listed as being of architectural or historic interest, and its retention will serve to preserve the special architectural or historic interest which is possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

4. The existing historic timber beams shall be retained in situ, and no works carried out to them until details of any such works have been submitted to and agreed in writing by the Local Planning Authority. The works shall only be carried out exactly in accordance with the approved details.

Reason: The historic beams are an important features of the building, which is listed as being of architectural or historic interest, and their retention will serve to preserve the special architectural or historic interest which is possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

5. The boards to the first floor shall be retained and repaired where necessary, replacing boards in a like-for-like manner, with timber of the same dimensions and species. Should replacement exceed 25% of the total first floor area, details of the works shall be submitted to and agreed in writing by the Local Planning Authority, and the works shall only be carried out exactly in accordance with the approved details.

Reason: The boards to the first floor are an important features of the building, which is listed as being of architectural or historic interest, and their retention and repair will serve to preserve the special architectural or historic interest which is possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

6. Notwithstanding the approved plans, prior to installation the design and details of the windows, doors, internal doors, staircase, fireplace, internal wall finishes or linings and retention of historic trapdoor shall be submitted to and approved in writing by the Local Planning Authority. The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

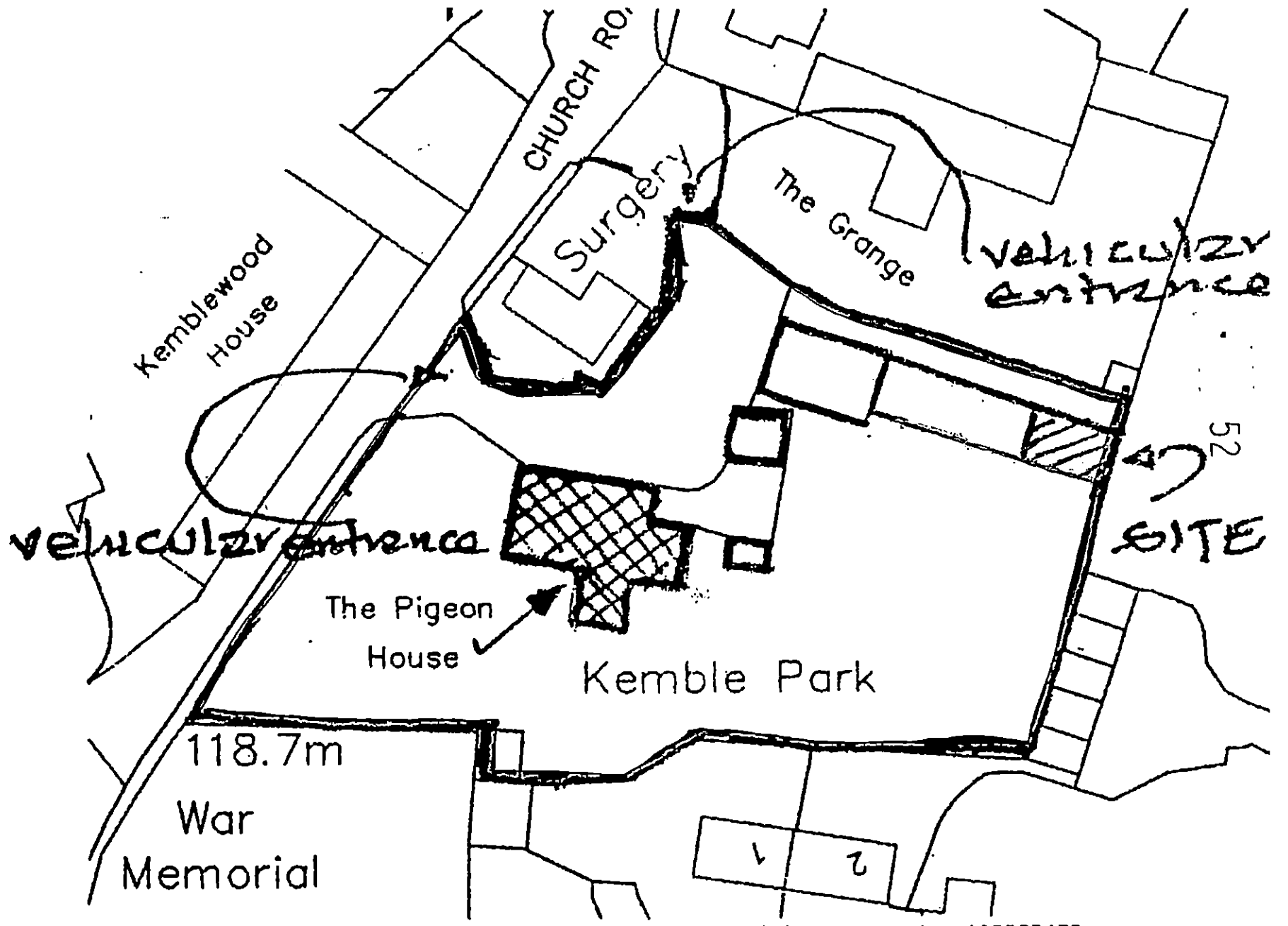
Reason: To ensure that the design of the aforementioned details are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. There are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.

7. The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight is located and shall be permanently retained as such thereafter.

Reason: To safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

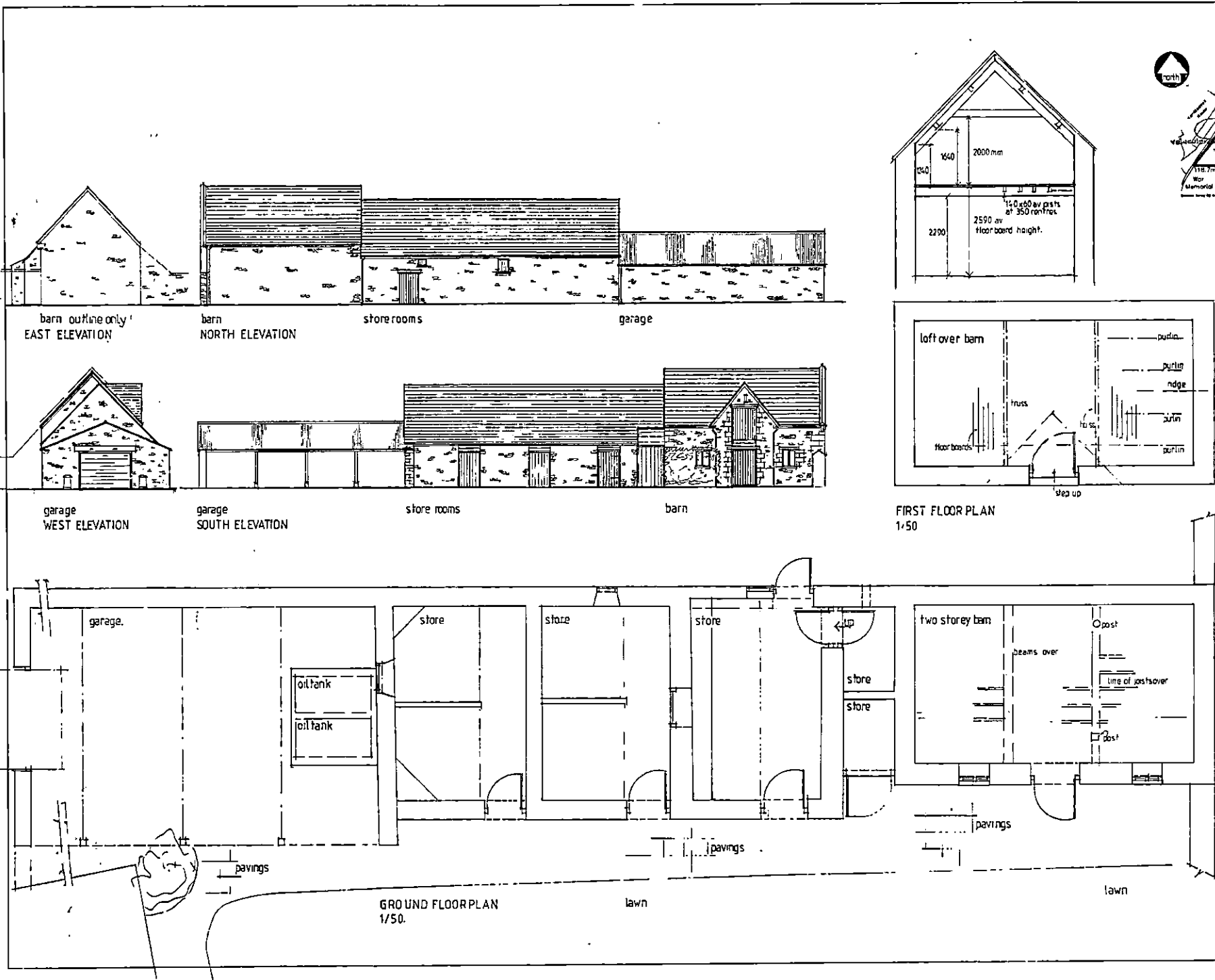
8. The finish of the joinery hereby approved shall be submitted to and agreed in writing with the Local Planning Authority prior to installation and shall thereafter be maintained in the approved colour/finish unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the finish is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which is possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

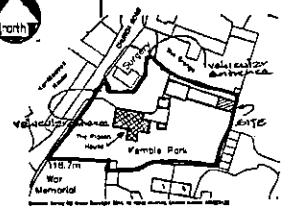


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BLOCK PLAN 1:600



- NOTES
1. Proposed dimensions to be taken to be performed by local authorities.
 2. Large scaled drawings to be taken as reference to small parts.
 3. Critical dimensions to be taken from site.
 4. If in doubt, the contractor must ask for clarification.
 5. These drawings and designs are the property of James Slater & Co and not to be reproduced or used without permission.



SITE PLAN
1:1250

Revisions:

53

Client:

MR & MRS A.W. BERRY

Title:

SURVEY OF BARN PLANS, SECTION AND ELEVATIONS

Site:

PIGEON HOUSE
CHURCH ROAD
KEMBLE
CIRENCESTER
GLOS
GL7 6AE

JAMES SLATER & Co.
CHARTERED BUILDING SURVEYORS

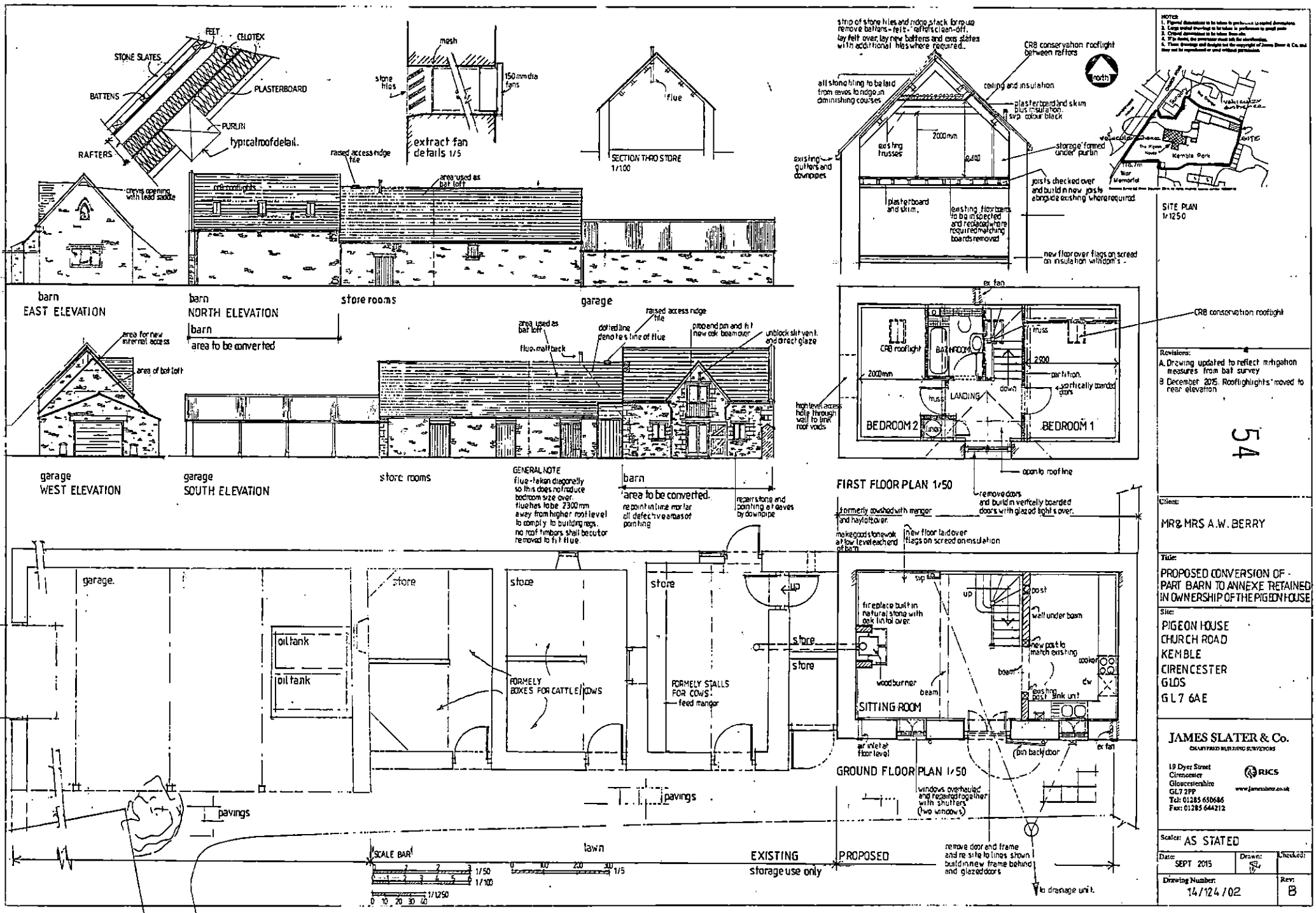
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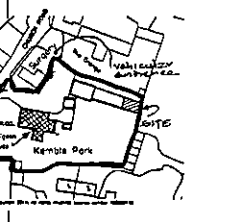
Scales: AS STATED

Date: SEPT 2014

Drawing Number: 14/124/01



NOTES:
 1. Planned alterations to be taken in accordance with stated dimensions.
 2. Change dimensions to be taken in preference to small parts.
 3. Change dimensions to be taken in preference to small parts.
 4. The finish, the contractor must take the responsibility.
 5. These drawings and designs are the copyright of James Slater & Co. and may not be copied or used without permission.



SITE PLAN
1/1250

Revisions:
 A. Drawing updated to reflect mitigation measures from bat survey
 B. December 2015. Rooflights moved to rear elevation

54

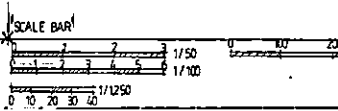
Client:
MR & MRS A.W. BERRY

Title:
PROPOSED CONVERSION OF PART BARN TO ANNEXE RETAINED IN OWNERSHIP OF THE PIGEON HOUSE

Site:
PIGEON HOUSE
CHURCH ROAD
KEMBLE
GLOUCESTERSHIRE
GL7 6AE

JAMES SLATER & Co.
 CALCULATED BUILDING SURVEYORS
 19 Dyer Street
 Gloucestershire
 GL7 2PP
 Tel: 01285 650646
 Fax: 01285 644212

Scale: AS STATED
 Date: SEPT 2015
 Drawing Number: 14/124/02
 Rev: B



EXISTING storage use only
 PROPOSED
 remove door and frame and re-site to lines shown, build new frame behind and glazed doors
 to drainage unit.

Subject: FW: Comments for Planning Application 15/04235/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:43 PM on 08 Nov 2015 from Not Available.

Application Summary

Address: Pigeon House Church Road Kemble Cirencester
Gloucestershire GL7 6AE

Proposal: Conversion of barn to residential annexe

Case Officer: Katherine Brommage

[Click for further information](#)

Customer Details

Name: Not Available

Email:

Address: Not Available

Comments Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Reasons for comment: - Over development
- Privacy light and noise

Comments: I object to these plans because the barn faces directly onto the back of our house and across to our driveway and garden and we would lose a considerable amount of privacy as a result. I am also concerned about noise from the additional flow of people, particular if the barn is used more extensively than is currently anticipated. Also, if the current owners sell Pigeon House and/or the barn, a subsequent owner might plan to use the barn much more extensively or let it as a holiday home. While I appreciate the benefit of replacing rotting timbers and any other repairs, I think this incidental benefit is marginal and could be achieved without a change of use of the barn. In my view, the proposed change of use is inappropriate for the Pigeon House as a Grade II listed property and is disproportionate to the size of the part of the garden in which the barn is situated.

Subject: FW: Comments for Planning Application 15/04235/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:25 PM on 11 Nov 2015 from Not Available.

Application Summary

Address: Pigeon House Church Road Kemble Cirencester
Gloucestershire GL7 6AE

Proposal: Conversion of barn to residential annexe

Case Officer: Katherine Brommage

[Click for further information](#)

Customer Details

Name: Not Available

Email:

Address: Not Available

Comments Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Reasons for comment:
- Over development
- Privacy light and noise

Comments: I am writing to object to these proposed plans. Our home has a dual aspect position to the barn in question. I am particularly concerned about the fenestration, although the openings will remain the same the proposed plans show them changing from solid wood to glass, which would deprive us of our privacy. There will be the new addition of the roof lights, which will look directly towards our house (south facing -into the site) to the rooms that we use the most, as well as overlooking our garden and driveway (east facing). We can see the roof and the top doorway from our ground floor and therefore anyone in the barn will be able to see into our home. I highly value this privacy, as it is the only aspect of our home that is not overlooked from our other neighbours. The proposal would also mean that noise levels would increase. I believe that the rotten windows could be replaced, in order to maintain the barn without the need to convert the barn into ancillary accommodation. If the Pigeon House/barn was to be sold in the future, the new occupants may utilise the barn full time or as a holiday home/bed and breakfast which would impact on our privacy permanently. I cannot see the need for this development given that the Pigeon House is already of a good size and is Grade II listed and the barn is Curtilage Listed.