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**Item No 15:-**

**16/01142/FUL (CT.5795/W)**

**Elmleaze Fam  
Westonbirt Road  
Westonbirt  
Gloucestershire  
GL8 8QE**

## Item No 15:-

**Alterations and extension to dwelling at Elmleaze Farm Westonbirt Road  
Westonbirt Tetbury Gloucestershire**

<b>Full Application 16/01142/FUL (CT.5795/W)</b>	
<b>Applicant:</b>	Mr & Mrs Fitzpatrick
<b>Agent:</b>	Andrew Miles
<b>Case Officer:</b>	Claire Baker
<b>Ward Member(s):</b>	Councillor Jim Parsons
<b>Committee Date:</b>	10th August 2016
<b>RECOMMENDATION:</b>	<b>REFUSE</b>

**Main Issues:**

- (a) The principle of the development
- (b) Impact on the character of the listed building and the character and appearance of the AONB

**Reasons for Referral:**

The application has been referred to Committee at the request of Councillor Parsons as he wishes the Committee to consider whether the proposal adversely affects the special character of the listed building.

**1. Site Description:**

The site is a residential dwelling, formally a farmhouse, with a stone built threshing barn and single storey ranges. It is located on the Westonbirt Road to the south of Westonbirt School, within the Cotswolds Area of Outstanding Natural Beauty (AONB). The threshing barn is Grade II Listed.

**2. Relevant Planning History:**

12/02748/FUL Two storey side extension with dormer, first floor window to linked barn element of dwelling. Permitted 7 December 2012.

12/02749/LBC Side extension to main dwelling, alterations to fenestration and internal alterations. Granted consent 7 December 2012.

**3. Planning Policies:**

LPR42 Cotswold Design Code  
 NPPF National Planning Policy Framework  
 LPR09 Biodiversity, Geology and Geomorphology  
 LPR14 Conversion of Historic Agri Buildings  
 LPR28 Conversion of Rural Buildings

**4. Observations of Consultees:**

Conservation Officer: Comments incorporated into the Officer assessment.

Biodiversity Officer. No objection subject to conditions and revised plans showing the proposed bat loft

**5. View of Town/Parish Council:**

Support: Comments attached to this report.

**6. Other Representations:**

4 letters of support:

- (i) it is wonderful to see that the Barn and house are to be joined together in such a sympathetic way with the kitchen as the hub of the house;
- (ii) the plans for an open plan use of the barn and the removal of an ugly mezzanine are much superior to previous applications approved by C.D.C;
- (iii) the partial removal of an outside wall is a small price to pay to achieve architectural purity in the barn;
- (iv) if the application is refused and as a consequence, the applicants move, the next owners would be entitled to follow the previously granted consent to turn the barn into ancillary accommodation which will alter its appearance by making numerous openings for doors and windows.
- (v) the wall to be demolished is on the north side of the house and only visible from the garden or to trespassers in the Applicants' paddock.

**7. Applicant's Supporting Information:**

Design and Access Statement  
Heritage Statement  
Biodiversity Survey and report

**8. Officer's Assessment:**

The proposal

The proposal is to carry out alterations to the barn and shelter sheds in order to extend the dwelling by utilizing the barn as a living area linked back to the existing house via a kitchen located in the shelter shed.

**(a) The Principle of Development**

Local Plan Policy 19 is positively written in that it allows development appropriate to a rural area provided the proposals relate well to existing development, meets the criteria set out in other relevant local plan policies and results in development that does not significantly compromise the principles of sustainable development.

Local Plan Policy 14 allows for the conversion of agricultural buildings of historic interest and traditional design subject to a number of criteria. Of particular relevance to this proposal is criterion (a) which requires that any conversion should not be significantly detrimental to the form, details, character or setting of the building to be converted.

Local Plan Policy 28 allows for the conversion of rural buildings subject to a number of criteria. Of particular relevance is criterion (f) which requires that the proposed conversion should not significantly harm the character of the building, its setting and the character and appearance of the landscape in the area.

Local Plan Policy 42 requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the

Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

Officers are of the view that, whilst the principle of the conversion of the agricultural buildings to residential use is acceptable, the manner of the conversion would not comply Local Plan Policies 14, 19, 28 and 42 for the reasons explained in the following section.

**(b) Impact on the listed building and character and appearance of the AONB**

The site consists of a stone built threshing barn forming part of a yard enclosed on three sides by single storey ranges and a dwelling, thought to have originated as an agricultural building.

The threshing barn is Grade II Listed. As such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The two attached ex shelter sheds on the west and east sides are historically associated with the barn and appear on the 1882 Ordnance survey map. These buildings are also protected under the listing by physical association.

The house appears to have originated as an agricultural building (north east corner dates from late C19th early C20th) and has been subject to successive extension and remodelling.

The range on the southern side of the yard originates circa 1900 (western section) and was extended to the east in late C20th. This building is therefore curtilage listed.

Section 12 Paragraph 132 of the NPPF states:

'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. The more important the asset the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

Section 12 Paragraph 134 of the NPPF states:

'Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits to the proposal including securing its optimum viable use.'

The proposal is to carry out alterations to the barn and shelter sheds in order to extend the dwelling by utilizing the barn as a living area linked back to the existing house via a kitchen located in the shelter shed. The design and detail of the proposal adopts an uncompromisingly contemporary style including structural glass external walls.

The proposal involves the following elements which are considered to be harmful to the significance of the listed buildings.

**Western Shelter Shed - North Wall**

The proposal is to remove a substantial section of the North/rear wall of the shelter shed, construct a structural glazed wall approximately 1.5m to the North and bridge the gap with a shallow zinc covered lean-to roof. The building has been altered over time and some areas may have been repaired or rebuilt however the form and fabric of the historic building appears to remain substantially intact and legible as the original shelter shed. Historic buildings will inevitably be altered and added to over time but this does not necessarily diminish their overall significance. The wall proposed for removal represents historic fabric which forms a strong element of the significance of the building. Furthermore its location maintains the tangible dimensions of the shelter shed which also contributes strongly to the significance of the building as a heritage asset. It is understood that the main reason for widening the shelter shed is that it is considered to be

too narrow for the purposes of a kitchen which is suggested as a fundamental use of this area in order to integrate the barn and the remodelled house. However, Officers do not consider this to be a compelling reason for the demolition and relocation of the majority of the north wall of the shelter shed. Furthermore the introduction of a large area of glazing in this location would also appear incongruous within the context of the West elevation of the listed barn. It is the opinion of officers that the proposal is not necessary in order to secure the optimum viable use of the heritage asset and there would be no public benefits arising that would outweigh the harm generated by the proposal.

In summary the objections to this element of the proposals are as follows:

It would remove a substantial section of historic stone wall forming a fundamental component of the original shelter shed resulting in the loss of historic fabric.

The historic form and proportions of the original shelter shed would be obscured and rendered illegible by the moving of the wall out to a new position resulting in a dilution of the vernacular integrity of the original building form.

The historic appearance of west elevation of the listed barn and its interaction with the shelter shed would be wholly altered in character by the changes, including the structural glass wall, resulting in a negative visual impact upon the listed barn.

This element of the proposal has been the subject of extensive pre-application advice during which Officers have consistently advised that the proposal would not be supported. Officers consider that some form of modest opening in the wall may be supported if the impact upon the appearance and physical fabric is limited and the wall remains substantially intact. Officers considered that there is sufficient scope within the footprint of the existing house to arrange accommodation which provides a view of the garden to the north if required without alteration of the wall of the shelter shed.

#### Threshing Barn - Creation of a first floor doorway

The proposal includes the opening up of new doorways at ground and first floor level to link through to the eastern shelter shed. In terms of the protection of the historic fabric of the building it is desirable to minimise new openings unless fully justified. Officers consider it to be logical that a doorway could be required to link the buildings at ground level however there appears to be little justification for a new doorway to access the mezzanine within the barn. The proposal is to access the mezzanine via a new spiral staircase within the eastern shelter shed which officers consider to be an unnecessary and invasive intervention to achieve what is already available. The mezzanine could simply be accessed via a staircase located within the barn, as it is now, without the need to alter the historic fabric. As such this proposal would result in an unnecessary loss of historic fabric which would be harmful to the significance of the heritage asset and is not outweighed by any public benefit.

#### Eastern shelter shed - Introduction of glazed wall

The proposal includes the introduction of a full height glazed screen to the south elevation of the Eastern shelter shed. Officers have no objections to the removal of the existing stable doors which are not of historic interest and there are no objections in this case to the introduction of full height glazing. However, it is considered that such a glazed screen would appear as an incongruous visual departure from the vernacular context of the barn and shelter sheds. This proposal would however appear more sympathetic if the form of the opening maintained a traditional visual rhythm through the introduction of vertical elements such as oak posts. Such design details could be agreed through a suitably worded planning condition if Members were minded to permit the application.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Section 11 of the National Planning Policy Framework encourages the conservation and enhancement of the natural environment. Paragraph 109 states that the planning system should protect and enhance valued landscapes. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Whilst Officers are of the view that proposal would be harmful to the special character of the listed building, Officers do not consider that the proposal would have a significantly harmful impact on the character and appearance on this part of Area of Outstanding Natural Beauty as the application site is well screened and there is very limited intervisibility with the wider landscape. Officers therefore consider that the proposal complies with paragraph 115 of the NPPF.

### **9. Conclusion:**

Officers consider that the proposal would lead to less than substantial harm to the significance of the listed building and there are no public benefits arising from this proposal that would outweigh that harm. In reaching this conclusion, Officers have been mindful of the the previously approved works, which have been referred to by the applicant, but for which there is no extant permission at present. As such this proposal would be contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the NPPF with particular reference to Paragraph 134, and Local Plan Policies 14, 19, 28 and 42.

### **10. Refusal Reasons:**

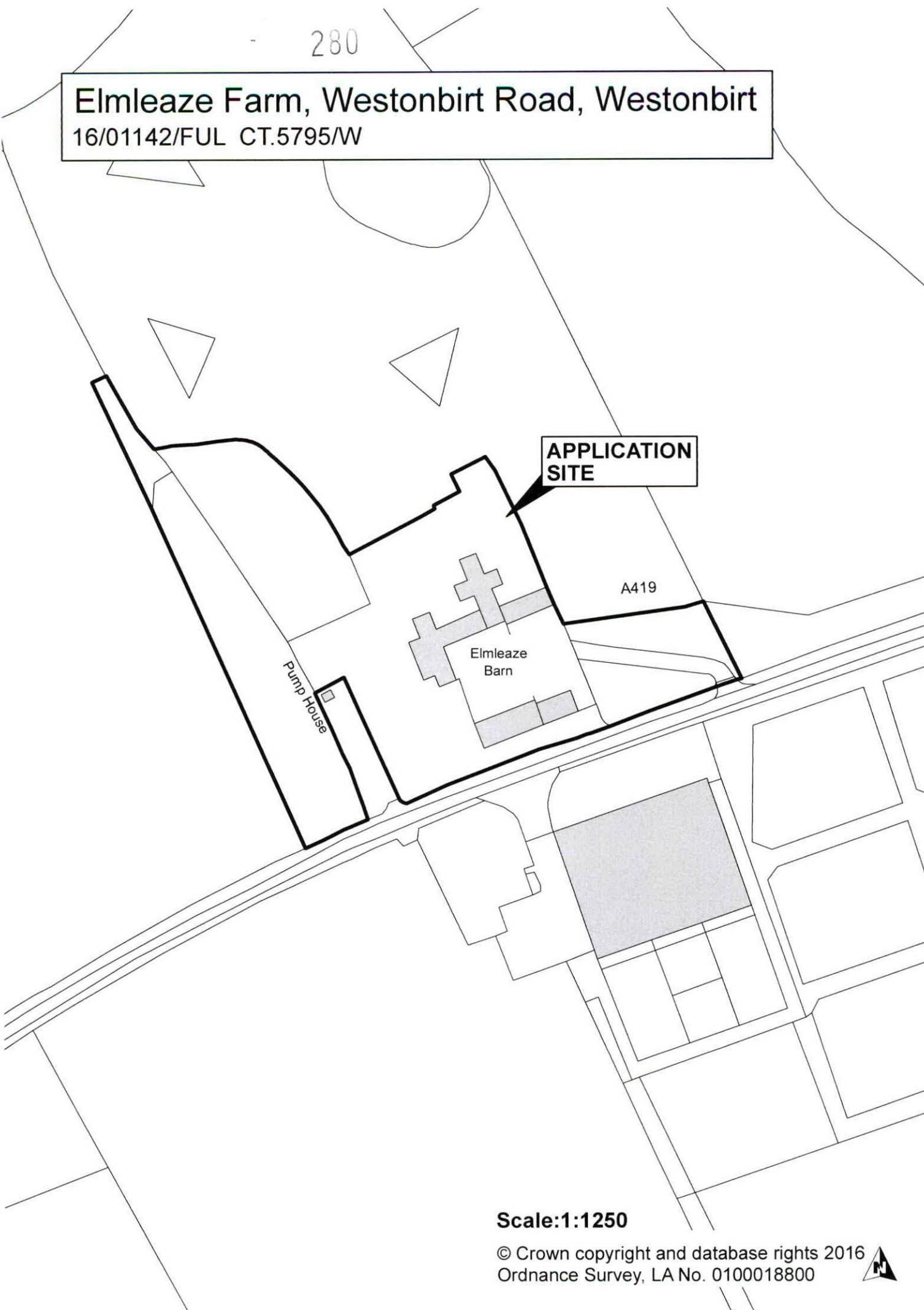
Elmleaze Barn is a grade II listed structure and attached structures also affected by this application including the main dwelling are also protected by physical association. As such the Planning Authority is statutorily required to have special regard to the desirability of preserving the listed buildings or their setting or any features of special architectural or historic interest they possess.

The proposal is to carry out alterations to the barn and shelter sheds in order to create a dwelling which utilizes the barn as a living area linked back to the existing house via a kitchen located in the shelter shed. The proposal includes removal of a substantial section of the rear stone wall of the linking shelter shed and widening the building by introducing a new structural glass wall and metal lean-to roof. The proposal also includes the opening up of a new doorway onto the barn mezzanine. These two elements of the proposals will result in unjustified loss of historic fabric and a visually inappropriate addition to the listed building.

It is considered that the proposal will lead to less than substantial harm to the significance of the listed building and there are no public benefits arising from this proposal that would outweigh that harm. As such this proposal is contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the NPPF with particular reference to Paragraph 134, and Cotswolds District Local Plan Policies 14, 19, 28 and 42.

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**Scale:1:1250**

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