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Item No 10:-

16/02562/FUL (CT.6139/Y)

**Manor Farm Barn
Lower End
Daglingworth
Cirencester
Gloucestershire
GL7 7AH**

Erection of garages and staff accommodation and boiler room, and change of use of agricultural land to domestic curtilage at Manor Farm Barn Lower End Daglingworth Cirencester Gloucestershire GL7 7AH

Full Application 16/02562/FUL (CT.6139/Y)	
Applicant:	Mr & Mrs N Campbell
Agent:	Mr Alan McColm
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Nicholas Parsons
Committee Date:	14th September 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Impact on the Historic Environment
- (b) Impact on the Natural Environment
- (c) Residential Amenity
- (d) Other Matters

Reasons for Referral:

Cllr Nicholas Parsons has referred this application to be determined by the Planning and Licensing Committee due to the impact the proposed development would have on the setting of the listed buildings and on the character and appearance of the Daglingworth Conservation Area.

1. Site Description:

The site consists of a Grade II listed barn in the village of Daglingworth. The barn dates from the late 18th century, however some of its interior character and fabric has been lost due to its conversion into a furniture making workshop in the 1980s (this is mentioned in the listing description). The barn now has a residential use. The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) and the Daglingworth Conservation Area.

2. Relevant Planning History:

15/02876/FUL: Alterations and conversion of Manor Farm Barn to a dwelling, erection of garden room and ancillary landscaping. Permitted, October 2015

15/04623/FUL: Erection of garages and staff accommodation and boiler room. Change of use of agricultural land to domestic curtilage. Withdrawn, February 2016

3. Planning Policies:

NPPF National Planning Policy Framework
LPR15 Conservation Areas
LPR19 Develop outside Development Boundaries
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer - No objection subject to conditions - comments incorporated into the Officer's Assessment.

5. View of Parish Council:

Daglingworth Parish Council wishes to make the following comments in objecting to this application:

- The proposed building for family, visitors and staff accommodation and garages is situated within 50 metres of a Grade II listed building, Daglingworth Manor.
- The proposed building for family, visitors and staff accommodation and garages is situated within the setting of a Grade II listed building, Daglingworth Manor Farm Barn.
- The proposed building for family, visitors and staff accommodation and garages is situated within a Conservation Area.
- The proposed building significantly harms the character of the barn, its setting; and the character and appearance of the surrounding landscape.
- The siting of the proposed building compromises the historical setting, and relationship, between the Manor house and the barn.
- The roof line of the proposed building compromises the historical setting of the barn, as well as not being proportionate to the setting of the barn.
- The incorporation of residential accommodation in outbuildings, especially in the case of barns, is not consistent with other buildings in the area.
- This application represents the construction of what is essentially a self-contained dwelling which could, in the future, be sold separately, with minimal access alterations. The void roof spaces could presumably be used to create additional accommodation. Recent Planning decisions have indicated that new build accommodation is not considered to be appropriate within the Parish due to the council's policy on the erection of open market dwellings outside development boundaries, where settlements are not deemed to be sustainable.
- It is not within a development boundary as defined by the Cotswold District Council Local Plan; it is located away from services and amenities and is lacking convenient access to public transport. The proposal would represent an unacceptable and unsustainable form of development with no special circumstances for such a development being put forward. Consequently, the proposal is considered to be contrary to paragraph 55 of the National Planning Policy Framework and Policy 19 of the adopted Cotswold District Local Plan.

6. Other Representations:

Two objection letters have been received one of which raises concerns with regard to the proposed change of use of agricultural land within the Cotswolds AONB. The other objection letter, written by Hunter Page Planning on behalf of a neighbouring resident, has been attached to this report in full, as requested by the Ward Member.

7. Applicant's Supporting Information:

Design and Access Statement
Heritage Statement
Water Management Statement

8. Officer's Assessment:

(a) Impact on the Historic Environment

Section 12 of the National Planning Policy Framework 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.

Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution. Policies 14 and 28 of the Cotswold District Local Plan require that barn conversions are not significantly detrimental to the setting of the building, and the character and appearance of the surrounding landscape.

There are no objections in principle to a new ancillary outbuilding in this location. In the settings of many barn conversions, such buildings are resisted, as they can result in a more obviously domestic character to the setting, especially where there is a close relationship between barn and open landscape. For example, many threshing barns or outfarm complexes are more isolated, and the open field backdrop is an important element of their character and significance.

At Manor Farm Barn however, the building forms part of the settlement edge, with the Manor to the north west, further historic agricultural buildings to the north east, further rural structures to the south, and domestic properties off the access road to the west. It is not isolated, and there is a dispersed and organic character to the way this part of the village has developed.

The more immediate setting of the barn has the main courtyard area, with enclosing wall to the west, against which a new range has permission, where there previously existed a former structure. To the west of this is a further area enclosed to three sides, providing access to the north western entry to the barn. It is not clear what purpose this area served historically. It seems likely to have been a yard area, even if partially grassed, and unlikely to have been in use as a small field or paddock.

To place a fairly modest and traditional new build ancillary range against the wall within this space is not considered to be out-of-keeping within this context. Such a structure might be expected in this location, and is not considered to appear uncharacteristic or harmful to the listed building and conservation area setting. There are no objections to the principle of a modest traditional new outbuilding range here. The main barn sits higher than the Manor, and this relationship does not compromise the perception of the Manor as historically the higher status building. A further building set to the far side of the boundary wall would not necessarily detract from that garden setting.

It is important that any such structure does not appear too overtly domestic or in any way suburban, in order to preserve the agricultural character of the surroundings. To this end, the garage element and an attached structure of lower ridge line assists in creating a building with a linear but organic appearance, responding to the change in levels down through the site.

Since the previously withdrawn application, design amendments have been made in response to Officer's comments and suggestions. The height of the lower element, nearer the Manor, has been dropped. Its depth has also been reduced, and it has now been given a robust blank stone gable end wall, which is more typical of traditional outbuildings. The rear elevation is maintained as entirely blank too.

The fenestration has, as suggested, been concentrated to the front yard-facing elevation, and set under the eaves. A glazed screen, further windows and boarding below provides light to a living space. There are then side-hung boarded garage doors set between stone piers, and then a further door, windows and boarding to the biomass boiler bay at the end. This element has now been given a pitched roof, resulting in an entirely traditional and more resolved form to the building. A black painted flue is placed in the rear roof slope.

The one design element there is concern with is the size of the two rooflights shown, which are considered to be too large as currently shown on the drawings. A larger rooflight serving the bedroom might be justified as a studio type rooflight, with two glazing divisions. But the bathroom only requires a small light. They could be balanced and equal in size, if smaller, or one could be wider than the other, preferably matched in height. This is a matter that can be dealt with at the compliance condition stage as detailed fenestration drawings will be requested in the event of the application being permitted.

It is considered that this proposed outbuilding would preserve the setting of Manor Farm Barn and the Manor, as well as the character and appearance of the conservation area. The significance of these designated heritage assets would be sustained. With various conditions (including a notwithstanding agreement of the rooflight scale and design) the proposals are considered to meet the requirements of the 1990 Act, the NPPF and the Local Plan.

(b) Impact on the Natural Environment

NPPF paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which has the highest status of protection in relation to landscape and scenic beauty.

The site is located at the 'Lower End' of the village in between the Grade II listed Daglingworth Manor and a group of modern agricultural buildings at Manor Farm. The proposal involves the change of use of a relatively small strip of land to the side of the main listed barn to become part of its residential curtilage. In certain circumstances the Council will seek to resist such domestication of open countryside. However, in this particular case it is a logical visual inclusion and is considered a simple rounding off of the existing barn curtilage. The change of use of the land does not involve an encroachment into the countryside due to it being surrounded on all four sides with existing boundary treatments and existing buildings. In this context, the proposal is considered not to be harmful to the character and appearance of the AONB and thus accords with the guidance contained within NPPF paragraph 115.

(c) Residential Amenity

The proposed building would be in close proximity to the boundary with Daglingworth Manor. However, the boundary between the two properties are strongly delineated with large evergreen conifer trees which would be very effective in screening the development from the neighbour. Even if these trees were not present, it is considered the proposed building still would not be harmful to the amenity of the residents at Daglingworth Manor because the building would be located 23m from the house. The minimum established distance for considering privacy between facing windows is 21m. The proposal is deemed to be in accordance with the guidance outlined in NPPF paragraph 17 (point 4) and Local Plan Policy 46 with regard to retaining residential amenity.

(d) Other Matters

The Parish Council have raised concerns with regard to the possibility of creating a separate dwelling. Whilst the proposed outbuilding would have a self-contained element, i.e. it would contain a kitchen, bathroom, and other rooms required for independent living, the proposal is not for a separate dwelling. The application form does not request permission for additional dwelling(s). Any such development would require separate planning permission and in such an isolated location, it is unlikely that Officers would support a new dwelling. The application is for an ancillary outbuilding and it has been assessed on that basis. To avoid any doubt over this matter, a condition is suggested to restrict the use of the proposed outbuilding for ancillary purposes only.

9. Conclusion:

An assessment of the proposed development has found that the outbuilding would not harm the historic or natural environment, nor would it detract from the amenity currently enjoyed by neighbouring residents. Other matters raised by the Parish Council including the potential creation of a separate dwelling have been addressed in this report as this does not form part of the proposed development and would require separate planning permission. The proposal is deemed to be in accordance with Cotswold District Local Plan Policies 15, 19, 42 and 46 in addition to the relevant guidance contained within the National Planning Policy Framework.

10. Proposed conditions:

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing numbers:

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

The development shall only be used/occupied for purposes incidental to the residential use of the dwelling currently known as Manor Farm Barn.

Reason: An additional separate unit of accommodation would not be permitted in this location because it is deemed to be unsustainable due to its low service provision and poor public transport links, in accordance with Cotswold District Local Plan Policy 19 and the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42

The joinery and oak boarding shall not be treated in any way and shall be left to weather and silver naturally.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

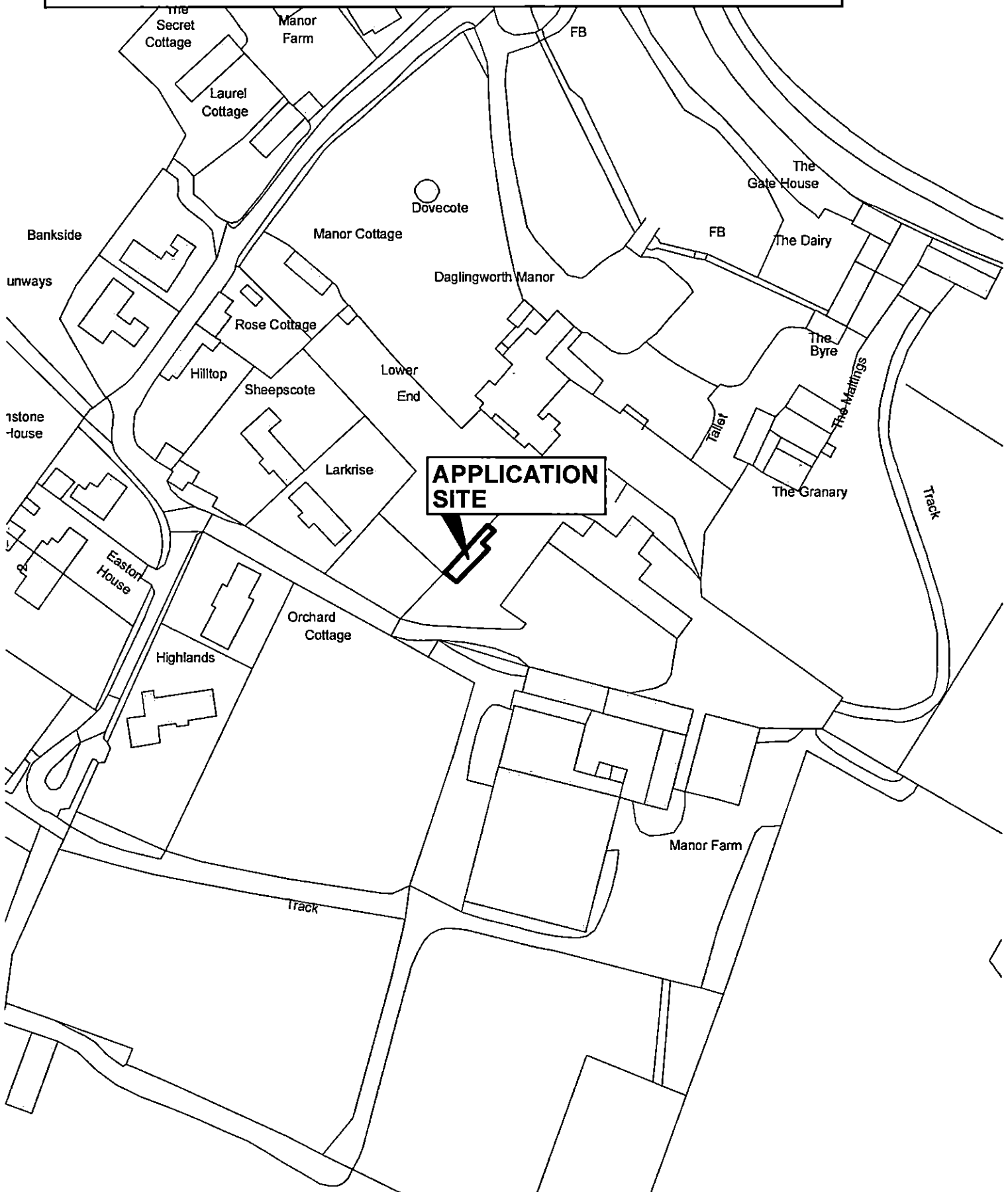
No rooflights, verges, eaves, lintels, doors, windows, or boarding shall be installed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

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 the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

Manor Farm Barn, Lower End, Daglingworth

16/02562/FUL CT.6139/Y 147



APPLICATION SITE

Scale: 1:1250

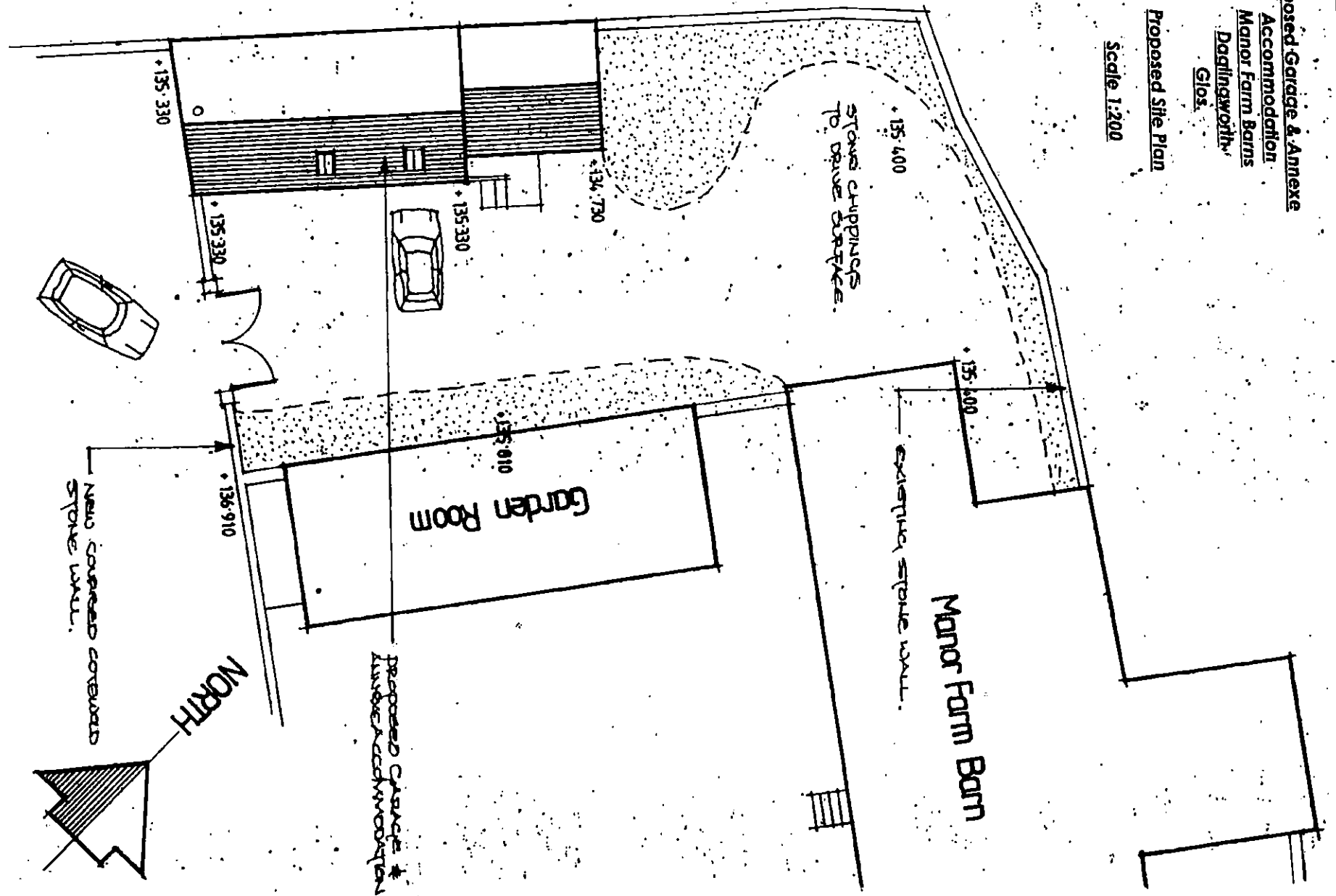
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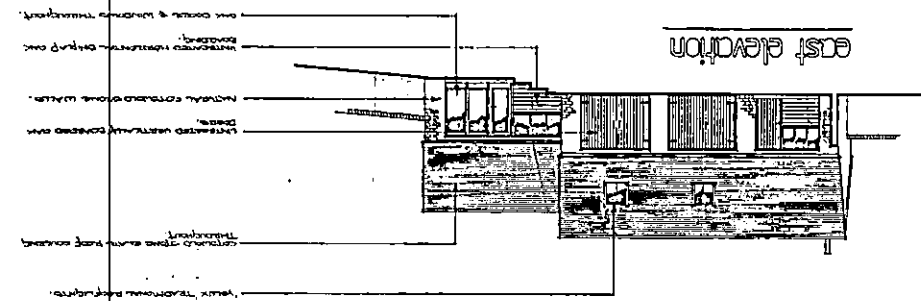
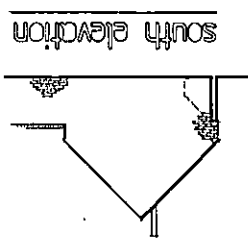
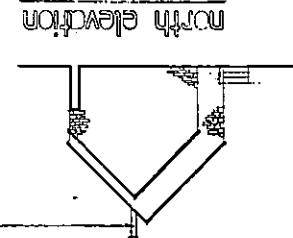
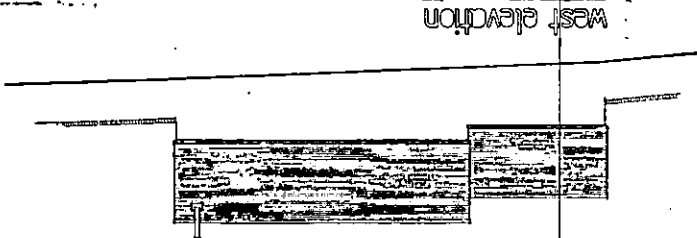
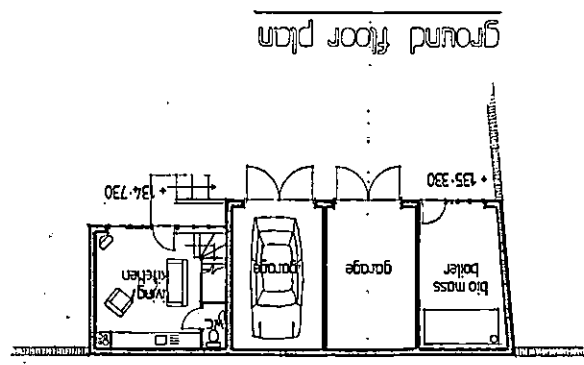
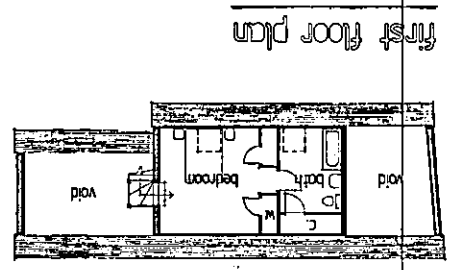
**Proposed Garage & Annex
Accommodation
Manor Farm Barns
Dadlington
Glos.**

Proposed Site Plan

Scale 1:200



68/01	
Alan McCollm NCMAI Incorporated Architectural Technologists 8 Spruce Grove Worcestershire Tel: 01586 422223	
Date	1 JUN 2008
Drawn by	AS
Scale	1:100
PROPOSED GARAGE + ANNEXE ACCOMMODATION MANOR FARM BARNS DAGLINGTON, GLOS. PROPOSAL	
MR + MRS N. CAMPBELL	
Client	
Checked	
Drawn	
Revised	



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hunterpage
p l a n n i n g

Our Ref: Daglingworth/AW
Your Ref: 16/02562/FUL

FAO Ms Helen Donnelly
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

11th August 2016

Dear Ms Donnelly

**Erection of garages and staff accommodation and boiler room.
Change of use of agricultural land to domestic curtilage at Manor Farm
Barn, Lower End, Daglingworth (application Ref: - 16/02564/FUL)**

I am writing in respect of the above mentioned planning application which is currently pending consideration with the Council.

This is a resubmission of a previous application which was withdrawn prior to determination (application Ref: - 15/04623/FUL). We previously made representations to this application and raised serious concerns regarding the impact of the proposed development on the setting of designated heritage assets. A copy of this objection letter dated 9th December 2016 is attached for your information and I would ask that it is placed on the public record.

From reviewing the supporting plans and information which have been submitted to the Council, it is apparent that the revised plans have not materially changed. The siting is exactly the same and the fundamental form and appearance of the building remains the same.

Given that the proposals have not materially changed, the objections set out in our letter dated 9th December 2016 remain pertinent to this current application. The proposed building will still introduce an alien feature to this sensitive site and the erosion of the open setting between the Manor House and the Manor Farm Barn will result in harm to the setting of designated heritage assets.

Manor Farm Barn should have the appearance of a *simple and elegant linear barn, subservient to the more important Manor adjacent*. The addition of ancillary staff accommodation and garaging would erode this simple form making the Manor Farm Barn more independent and dominant in its own right and less subservient to the Manor House.



In conclusion, it is considered that the current application for the development of a new building for staff accommodation and garaging is still contrary to planning policy and accordingly should be refused.

I would be grateful if you would keep me informed on the progress of this application.

Yours Sincerely,

Adam White MRTPI
Senior Planner
Hunter Page Planning
adam.white@hunterpage.net

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hunterpage
p l a n n i n g

Pf/eds/

9 December 2015

Ms Helen Donnelly
Planning Department
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Dear Ms Donnelly

Erection of Garages and Staff Accommodation and Boiler Room and Change of Use of Agricultural Land to Domestic Curtilage at Manor Farm Barn, Lower End, Daglingworth GL7 7AH: 15/04623/FUL

I write in respect of the application for the erection of a new building to accommodate new garages and staff accommodation to accompany the development of Manor Farm Barn to a single residential unit.

On this matter, we are instructed by the owners of Daglingworth Manor, which is the adjoining residential property. Hunter Page visited Daglingworth, the application site and Daglingworth Manor on the 1 December 2015.

The application proposal seeks the development of a new 2 storey building adjoining Manor Farm Barn. The application also proposes the change of use of agricultural land surrounding the barn to domestic curtilage albeit, the exact location of this land is not clear.

The new building will have a 103m² footprint with the primary area providing ancillary residential accommodation. The building will have a height of 6.1m and a length of 16.8m. The depth of the building will be 6.6m. The building will be constructed from natural Cotswold stone and oak boarding and roofed with natural Cotswold stone slates.

The Design and Access (D&A) Statement that accompanied the conversion of Manor Farm Barn to a single dwelling (15/02876/FUL) described the site in the following manner:

"Manor Farm Barn, Daglingworth is a grade II listed stone barn dating from the late 18th century with 19th century extensions. The 18th century central range runs NE-SW and has two projecting porches to the NW and SE. Two long 19th century extensions to the south of these porches, project beyond and form the principal SW elevation facing the open yard. An open fronted store exists at right angles to the SW range, and is described in the listing, but although the walls remain, the roof no longer exists.

The barn is located between Daglingworth Manor and the Manor Farm buildings of which historically it formed part. Although listed in its own right and separately from the Manor, part of the significance, cited in the listing, lies in its prominent position in relation to grade II listed Daglingworth Manor, sitting above the house and separated by a stone wall and established hedge.

The barn is well screened from Lower End Daglingworth, and is approached by a discrete farm track between buildings leading from Lower End. However it has a prominent position in the wider landscape setting, as part of the farm buildings group, seen from a distance on the Overley Road from Cirencester."

The D&A Statement also makes comment on the planning history pertaining to the site, in particular the proposal to convert the barn into 2 dwellings (which was approved on 23 October 2015) and states:

"The existing consent, while providing an economic future for the buildings is considered to be relatively pedestrian, and introduces numerous rooflights, subdivisions and domestic garages which detract from the qualities of the building."

With regard to the landscape, the D&A Statement states that the area of land beyond the west gable is proposed to be **Wild Garden/Meadow maintaining the appearance of the barn sitting directly within open landscape**. With regard to layout the D&A Statement also sought to ensure that the proposed development could be read in the existing building grouping from the 18th century threshing barn, to the more complex 19th and 20th century barn and workshop complex. It is stated:

*"The grouping will now become a dwelling house, and the replacement garden building, without touching the existing barns physically, represent the new life of the building while allowing the existing barn to **maintain its current appearance of a simple and elegant linear barn, subservient to the more important Manor adjacent.**" (our emphasis).*

It concludes by stating:

"Great care has been taken to maintain the existing plan form and volume, and for interventions to be read sympathetically in the wider landscape."

Accordingly, detailed consideration has been given to planning application 15/02876/FUL to ensure that the conversion of the building had regard and respect for the historic heritage of both the building and the surrounding environment and followed advice contained in English Heritage's document "The Conversion of Traditional Farm Buildings, A guide to good practice."

Site and Surrounding Area

The application site is located on an open space between Daglingworth Manor and Manor Farm Barn all of which were once a single farm complex. Currently there is an informal grass track leading to the western gable barn door. Daglingworth Manor and Manor Farm Barn are separated by this open space and a stone wall and hedging.

To the south of the application site is a further complex of barns, some old and some modern, associated with Manor Farm.

Daglingworth Manor is Grade II listed and was first included in the statutory list of buildings of special architectural or historic interest in February 1952. The property is located within the eastern section of the village and is in the Daglingworth Conservation Area. The list description states that Daglingworth Manor dates from the 'early-mid C17, extended C19'.

Daglingworth Manor, as it now stands, is the result of the desire of one man to gentrify the site and earlier vernacular buildings. In effect the wish of an owner to rebuild a manor where an earlier property had fallen into ruin. The significance of the listed building is derived from the

historic fabric, scale and design of the dwelling as well as the historic internal arrangement of uses. There remains a clear distinction between the 1922 elements and the C17 sections, as well as that it had undergone extensive adaptation and alteration in the 1980s.

Daglingworth is in the Duntisbourne Valley, near the A417 road connecting Gloucester and Cirencester. Most of Daglingworth comprises of a collection of C17-C20 stone houses and barns, on both sides of the Dunt Stream. The Church of The Holy Rood in the village is a Grade I Saxon church with well-preserved stone carvings, including a Saxon crucifixion tablet dating to 1015. Chantry House sits below the Church to the East with Daglingworth House sitting immediately north. 'Lower End' forms another nucleus further south east of the main village which includes Daglingworth Manor and a very fine circular Dovecote (Grade II*) within its grounds. Manor Farm buildings are also within Lower End. Collectively therefore, Daglingworth has a very sensitive historic environment.

Planning Policy

The development plan for the area comprises of the Cotswold District Local Plan 2001-2011 adopted in April 2006. Whilst of some age, the adopted policies remain in place until such time as the emerging local plan is adopted. The emerging Local Plan is still some way from being adopted and accordingly can only be afforded limited weight at this time.

The primary issues for consideration in the application proposal are:

1. Impact on the setting of the Listed Buildings (both Daglingworth Manor and Manor Farm Barn);
2. Impact on the Conservation Area;
3. Impact on the AONB; and
4. The appropriateness of the development of new buildings in the open countryside.

Listed Buildings

Paragraph 2.4.16 of the Local Plan states:

"When considering planning applications, local authorities are required to pay special regard to the desirability of preserving any listed building, its setting, or any features of special architectural or historic interest. There is a presumption in favour of their preservation."

Policy 13 (4) of the Local Plan states:

"Development proposals, including the erection of a new building or other structure, or the use of land, will not be permitted where this would harm the character or setting of a listed building."

Conservation Area

Policy 15 of the Local Plan, which relates to Conservation Areas states:

"Construction of, alterations to and changes of use of buildings or land, and the display of advertisements within or affecting a conservation area, must preserve or enhance the

character or appearance of the area as a whole, or any part of the designated area. Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of a Conservation Area will not be permitted. However, development may be permitted if it can be demonstrated that a proposal can help an Area to remain alive and prosperous without compromising its character or appearance.

Proposals for development requiring planning permission and/or Conservation Area Consent will be permitted unless:

- a. they result in the demolition or partial demolition of a wall, structure or building, or the replacement of doors, windows or roofing materials, which make a positive contribution to the character or appearance of the Area;*
- b. the siting, scale, form, proportions, design, colour and materials of any new or altered buildings or advertisements, are out of keeping with the special character or appearance of the Conservation Area in general, or the particular location; or*
- c. they would result in the loss of open spaces, including garden areas and village greens, which by their openness make a valuable contribution to the character or appearance, or allow important views into or out of the Conservation Area;*

Development in the Countryside

Policy 19 of the Local Plan looks at development that is considered to be appropriate outside of established settlement boundaries and states:

Outside Development Boundaries, and subject to Policy GB.1 and policies for site-specific allocations indicated on the Proposals Map and insets, development appropriate to a rural area will be permitted, provided that the proposal relates well to existing development; meets the criteria set out in other relevant policies in the Plan; and would not:

- result in new-build open market housing other than that which would help to meet the social and economic needs of those living in rural areas;*
- cause significant harm to existing patterns of development, including the key characteristics of open spaces in a settlement;*
- lead to a material increase in car-borne commuting;*
- adversely affect the vitality and viability of settlements; and*
- result in development that significantly compromises the principles of sustainable development.*

Domestic outbuildings within the curtilage of existing dwellings are considered to be an appropriate form of development in rural areas. It is unclear whether the proposed garaging is within the domestic curtilage of the proposed new dwelling.

Emerging Cotswold District Local Plan

The Emerging Local Plan has adopted a similar approach to the environment and Policy SP4 states that new development should ensure the protection and enhancement of existing environmental and heritage assets (both designated and non-designated) and their settings.

National Planning Policy: National Planning Policy Framework March 2012 (NPPF)

Paragraph 126 of the NPPF sets out that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. Within the historic environment it is recognised that development should take account of the desirability of sustaining and enhancing the significance of the heritage asset by putting them to viable uses consistent with their conservation and ensuring new development makes a positive contribution to local character and distinctiveness.

Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage asset affected, including any impact on the setting. In determining 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 NPPF accepts that the significance of the asset can be harmed or lost through development within its setting.

The Planning Practice Guidance describes the setting of a historic asset as follows:

"Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not."

To assess the acceptability or otherwise of development within the setting of a heritage asset, the Guidance requires:

"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it."

With regard to the AONB, paragraph 115 of the NPPF affords great weight to conserving the landscape and natural beauty of these landscapes.

Supplementary Guidance: The Conversion of Farm Buildings: A guide to good practice

Whilst this English Heritage document was produced in 2006 and is now of some age, it is considered that it still retains useful advice, guidance and case studies with regard to the successful conversion of farm buildings.

With regard to outbuildings and extensions the advice sets out that it is important to understand how the buildings have evolved over time and any new uses should ensure that a coherent picture of how the farmstead has developed is maintained.

It is acknowledged that on occasion there may be a good case for adding an extension to a historic farm building provided this can safeguard the significance of the main building/s to be converted. The advice goes on to state:

"Extensions for other uses such as garages can have less justification particularly if there are existing outbuildings that can usefully serve the purpose. Overtly domestic extensions such as porches and usually conservatories are alien in character and can rarely work successfully in the context of historic farm buildings."

With regard to the setting and surroundings of a farm building, the advice goes on to state:

"With any type of conversion the impact on the setting is a vital aspect of a successful project. A sensitive conversion respects the ties the building has with its landscape setting and avoids imposing alien features. This often requires a light touch and an understanding of what features characterise the setting and their relationship to the landscape."

Given that a "light touch" approach is required, it is considered that the curtilage needs to be kept as minimal as possible.

Consideration of the application development

The assessment of planning policy above shows that great care needs to be taken in development that affects the setting of a heritage asset and in ensuring that the evolution of the original farmstead can still be interpreted within the proposed development.

Having regard to the history of the site, it is apparent that the Manor House was the primary residence with all other farm buildings being subservient to this, including Manor Farm Barn even though it is in an elevated position.

It is considered that application 15/02876/FUL for the conversion of Manor Farm Barn into a single dwelling created a successful design that sympathetically converted the barn whilst maintaining the historic integrity of the site. This application recognised the importance of the open space between Daglingworth Manor and Manor Farm Barn and did not therefore seek to introduce new buildings that would interrupt this relationship. Regrettably, the current application ignores the principles established by this application, and introduces an alien feature to this sensitive site.

The application site provides an important open setting between the Manor House and the principal barn and it would have been unlikely during the evolution of the site that additional buildings would have been sited in this location as this area provided access to the western entrance to the barn. The retention of this setting and openness is considered to be important in the overall interpretation of the historic links between the Manor House and Manor Farm Barn. Therefore, it is considered that the erection of a new ancillary building in this location would be detrimental to the setting of both the Grade II listed Manor House and the Grade II listed Manor Farm Barn, and the interpretation of this historic complex within Daglingworth.

The construction of an ancillary building for garaging and residential accommodation associated with the conversion of Manor Farm Barn is considered to be an alien feature that would not be common place in a farm yard environment and would simply look out of place in an environment that would have had a *minimalistic* character. The location of the building would also place a physical barrier between the Manor House and the principal barn which otherwise would have been retained as an open space. Accordingly the form and location of the development is considered to be inappropriate within this environment.

Manor Farm Barn should have the appearance of a *simple and elegant linear barn, subservient to the more important Manor adjacent*. The addition of ancillary staff accommodation and garaging would erode this simple form making the Manor Farm Barn more independent and dominant in its own right and less subservient to the Manor House.

The applicant's own D&A Statement of June 2015 which accompanied the application for the conversion of Manor Farm Barn highlights that domestic garaging is inappropriate within a farm yard complex, and also seeks to preserve the openness of the application site by designating the area of land beyond the west gable as a meadow *maintaining the appearance of the barn sitting directly within open landscape*. It is considered that an additional building in this space would

erode the openness of the barn and its overall setting to the detriment of both listed buildings and the Conservation Area.

Planning policy holds a presumption in favour of the preservation of the architectural and historic interest of listed buildings. Conservation Area policy seeks to ensure that any development affecting a conservation area must preserve or enhance the character or appearance of the area as a whole. This application destroys the character of the Listed Building and this part of the Conservation Area through the loss of open space and by the insertion of a foreign building.

Overall, the proposed development is therefore considered to be detrimental to the historic assets in this locality and would destroy the interpretation of the original farm complex. The development is therefore considered to be contrary to Policies 13 and 15 of the Local Plan, Policy SP4 of the Emerging Local Plan as well as paragraph 131 of the NPPF.

The erosion of the openness around the barn would also be detrimental to the character and natural beauty of the AONB and therefore be contrary to paragraph 115 of the NPPF.

The applicant has also failed to provide a statement outlining the significance of the heritage assets and how the development proposal will sustain and enhance this significance. The applicant has also failed to justify why a new building is required for garaging and staff accommodation especially in the light of existing buildings that could be available at Manor Farm.

In conclusion, it is considered that the current application for the development of a new building for staff accommodation and garaging is contrary to planning policy and accordingly should be refused.

The objector also retains reservations on the extent of land that may be utilised for domestic curtilage and the impact that this may have on the open setting around the listed barn. At present, it is unclear if this extends to the meadow to the north east of Manor Farm barn. Should this be the case, the objector reserves the right to make further observations on this development.

I would be grateful if you would keep me informed on the progress of this application.

Yours sincerely _____

Paul Fong MRTPI
Hunter Page Planning