

Item No 03:-

17/02401/FUL

**Bee Furlong Barn
Southrop
Gloucestershire
GL7 3PN**

Item No 03:-**Conversion of a redundant agricultural building to provide a single residential unit and associated works including internal and external alterations (revised scheme) at Bee Furlong Barn Southrop Gloucestershire GL7 3PN**

Full Application 17/02401/FUL	
Applicant:	Mr and Mrs Rippin
Agent:	Hunter Page Planning Ltd
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Ray Theodoulou
Committee Date:	11th October 2017
RECOMMENDATION:	REFUSE

Main Issues:

- (a) Principle of Conversion
- (b) Impact upon Heritage Asset
- (c) Highway Safety
- (d) Biodiversity

Reasons for Referral:

The application has been referred to committee by Cllr Theodoulou to assess the impact of the proposals on the listed building.

1. Site Description:

Bee Furlong Barn is listed, traditional field barn in open rural setting. It dates from the 19th Century and is constructed in shallow coursed local rubble stone. The main barn is modest and there are two byres, both with columns. The barn would have been originally roofed in local stone slates or Welsh slate but the northern roof slopes have been re-covered in fibrous cement sheeting and southern roofslopes in an imitation stone slate. Internally the C19 roof structure survives, including interesting scissor trusses. There is a catslide lean-to to south, gabled single storey addition to west, and porch projection to north.

The site is located outside of the Cotswold Area of Outstanding Natural Beauty (AONB), accessed from the Salt Way and opposite the site is an access to a farm complex.

2. Relevant Planning History:

CD.7105. and LBC 868. Barn Conversion. Permitted 11.05.89

CD.7150/A. Temporary re roof. Permitted 17.12.96.

CD.7150/B and CD.7150/C (14/01579/FUL and 14/01580/LBC) Planning Permission and Listed Building Consent for the conversion of a redundant agricultural building to provide a single residential unit and associated works including internal and external alterations permitted 20.02.15

CD.7150/D (15/04523/FUL) Application refused for change of use of land from agriculture to a mixed use of agriculture and domestic curtilage to be used in association with Bee Furlong Barn refused on 08.12.2015.

CD.7150/E (16/01024/FUL) Planning Permission for change of use of land from agricultural to domestic curtilage permitted 26.05.2016.

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR09 Biodiversity, Geology and Geomorphology
 LPR14 Conversion of Historic Agri Buildings
 LPR28 Conversion of Rural Buildings
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer - comments included within the report

5. View of Town/Parish Council:

No objection to the proposal

6. Other Representations:

3 letters of support summarised below:

Unfortunate to witness deterioration of existing building and the conversion would bring the building back into use.

Existing consented scheme would not make a practical full time home.

The new extension to the west would not be visible and would result in a discreet and practical solution to achieving additional accommodation

7. Applicant's Supporting Information:

Ecological Assessment
 Heritage Statement
 Planning supporting statement
 Structural Report
 Design and Access Statement

8. Officer's Assessment:

This application is a revised scheme for conversion of a grade II listed agricultural barn to a residential dwelling. Planning and listed building consent has already been granted to convert the barn and shelter sheds to residential use. The current permissions were the result of extensive consultation and would preserve the agricultural character of the building. The current proposals are to revise the existing consented scheme for conversion of the

building from agricultural to residential use. The revisions include widening of the East shelter shed by virtue of a glazed linear extension and a new window and doorway in the north elevation. The proposals to the

West shelter shed and the main barn remain similar. A flat roofed extension is proposed off the North-West elevation of the West shelter shed and an extension of the domestic curtilage into the adjoining agricultural field.

Principle of Conversion and impact on the Listed Building

Bee Furlong Barn is a grade II listed as being of special architectural or historic interest. As such this authority is statutorily required to have special regard to the desirability of preserving the building, its setting or any features of special interest it may possess. Where harm is proposed this must be weighed against any public benefits a scheme might offer (In this case the proposals would not generate any public benefit). These duties are in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local Plan policies 14 & 28 apply as does Section 12 of the National Planning Policy Guidance.

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. Paragraph 133 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits. Paragraph 134 states that where a development proposal 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.

Local Plan Policy 14 advises that a proposal to convert a building will not be permitted if it "...involves the extension of significant alteration of a building, which is of insufficient size or of an unsuitable form to allow its conversion without this extension or alteration".

Local Plan Policy 28 also advises that the conversion of rural buildings will be permitted only if "...the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building which would tantamount to the erection of a new building".

Within the emerging local plan policy EN10 (Designated Heritage Assets) sets out that proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm any such assessment will take account in the balance of material considerations:

- The importance of the asset
- The scale of harm; and
- The nature and level of the public benefit of the proposal

Members must be mindful that given the stage of the emerging local plan that only minimal weight can be applied to this policy at the present time for decision-making purposes.

It has been established that the building can be converted without additional extensions, but the point now raised by the applicant is that an extension is required to provide additional usable space. It is considered that the above policies preclude extensions where it would be

"...significantly detrimental to the form, details, character or setting of the building" (Policy 14).

The proposed conversion was subject to pre-application advice. However, the proposed plans are not entirely in accordance with the advice given. Concerns were raised by Officers during the course of the application regarding various elements of the scheme.

The current proposal in relation to the barn and the West shelter would not harm historic fabric any more than the previous consent and there no overriding objection to the alterations proposed.

However the conservation officer has raised concerns of the alterations and extensions to the East shelter shed, proposed extension to the west and proposed roof coverings.

The East shelter shed has recently been restored. The walls and three stone columns appear original except for the East gable which has been rebuilt using an inappropriate mix of stone. The principal roof timbers and trusses are generally original with replacement rafters and some wall plates.

The state of preservation, form and proportions of this east shelter shed of the listed building complex is clearly indicative of the original form and function of the collective buildings and its form contributes to the significance of the listed building. The stone columns along the East shelter shed as currently experienced is fundamental to the character and significance of the building. This elevation is also widely visible from the road. Therefore the proposal to add a flat roofed glazed extension down the southern side would conceal the original form and detail of the shelter shed and will have a negative visual impact upon the significance of the listed building. Whilst, it is appreciated that the final width of the shelter shed following the currently consented conversion would be somewhat limited, it would still provide adequate space for habitable accommodation. The proposed flat roof glazed extension by virtue of its design and form would result in an incongruous and uncharacteristic addition to the barn and would fail to comply with local plan policies 14 and 28 in this regard.

The proposal also includes the addition of a flat roofed single storey extension with a glazed wall to the North-East and to be set into the banked soil on the other elevations. This extension projects beyond the historic curtilage of the barn complex into an agricultural field in a manner that is alien and incongruous to the appearance and historic floor plan of the listed building. The complex effectively turns inward toward the yard on the North-West and North East sides creating a defined boundary to the open countryside. Despite being contained within a grassed bank the unusual formation would be visible distraction to the appearance and character of the listed barn and shelter sheds. As such the proposal is unacceptable in principle due to its location in relation to the listed building and in terms of form and design.

The intention was to replace natural Cotswold stone slates on the rear slopes of the barn and East shelter shed with artificial Cotswold stone slates. Despite some unauthorised replacement of stolen eaves slates with artificial stone slates the listed building has a natural stone slated roof in this location. The materials are part of the significance of this listed building and it would be unacceptable to replace this with an artificial stone roof. Further to this the applicant has now confirmed that the roofing material would be natural Cotswold stone slates. If Members are minded to permit this application officers consider it necessary to ensure the roof slopes are retained in original materials and therefore a condition would be recommended to ensure toe roof slopes are covered in natural Cotswold stone slates.

Extension of domestic curtilage

The extent of domestic curtilage associated with rural barn conversions is actively restricted to a practical minimum in order to control domesticating influences within the wider countryside and preserve the agricultural appearance of the historic buildings. A modest extension to domestic curtilage beyond the contained fold yard was permitted recently in order to provide a parking area and allow the yard to be used solely as a garden. The extension of curtilage was permitted in what was considered one of the most discrete locations around the building.

The complex effectively turns inward toward the yard on the North-West and North East sides creating a defined boundary to the open countryside. This visual containment of the buildings has existed since they were erected and forms part of the historic setting of the listed buildings. As such the change to residential use and the inevitable introduction of boundary features and domestic paraphernalia would have a harmful impact, result in an uncharacteristic encroachment of the curtilage within open countryside and would fail to preserve the character of the setting of the listed building.

Taking the above into account there is little public benefit arising from this application other than securing the future viability of the listed building which has already been potentially secured through the previous permissions granted. As such it is not considered that the harm to the listed building is outweighed by any resultant public benefit.

Highway Safety

The access and parking would be to the east of the barn within an extension to the residential curtilage as previously approved under the permitted application ref: 16/01024/FUL.

The extant permission was supported by an access review supplied by a Highway Consultant. The report is supported by traffic and speed surveys as well as a plan showing that adequate visibility splays can be achieved using land within highway authority control. The new access would provide betterment over the existing in terms of visibility, taking this into account, it is concluded that subject to relevant conditions, the scheme would have an acceptable impact on highway safety, in accordance with policy 38 of the Local Plan.

Biodiversity

The Ecological assessment identifies the barn as having negligible potential for bats, there was no evidence of badger and no other protected species was recorded during the specific survey. As such, precautions and enhancements are proposed to safeguard the areas habitats.

It is therefore held that if Members are minded to permit the application all recommended mitigation and enhancements are implemented, the development would not cause any harm to any hedgerows, bat foraging areas, badgers and birds, in accordance with 9 of the Cotswold Local Plan, the NPPF (including section 11) and the NPPG. A condition would therefore be recommended to ensure these measures are implemented.

9. Conclusion:

The principle of a conversion to a residential dwelling has been established through the extant planning permission and listed building consent ref: 14/01579/FUL and 14/01580/LBC. Notwithstanding this, Bee Furlong Barn is a grade II listed as being of special architectural or historic interest. As such this authority is statutorily required to have

special regard to the desirability of preserving the building, its setting or any features of special interest it may possess.

The physical extensions and extensions to the curtilage of the simple vernacular group of farm buildings are incongruous and unsympathetic to the agricultural character of the buildings due to their location form and design. Furthermore the substitution of natural Cotswold stone slates for artificial stone slates would impact negatively upon the aesthetic interest and integrity of the building and would generate less than substantial harm to the significance of the listed building.

Overall it is considered that there are no benefits arising out of the proposal that would justify this harm, which outweighs the presumption in favour of development set out in the NPPF. As such it is considered that this proposal would not accord with Sections 7 and 12 of the NPPF, in particular paragraph 134 and Local Plan Policies 14 & 28.

10. Reasons for Refusal:

Bee Furlong Barn is a grade II listed as being of special architectural or historic interest. As such this authority is statutorily required to have special regard to the desirability of preserving the building, its setting or any features of special interest it may possess. The physical extensions and extensions to the curtilage of the simple vernacular group of farm buildings are incongruous and unsympathetic to the agricultural character of the buildings due to location form and design. No benefits arising out of the proposal would justify this harm, which outweighs the presumption in favour of development set out in the NPPF. As such it is considered that this proposal would be in direct contravention of section 12 of the NPPF, in particular paragraph 134 and Local Plan Policies 14 & 28.