

Item No 01:-

17/04707/LBC

**Barn To The Rear Of Porch Cottage
Little Rissington
Bourton On The Water
Gloucestershire
GL54 2ND**

Item No 01:-**Conversion and alterations of barn to form residential dwelling at Barn To The Rear Of Porch Cottage Little Rissington Bourton On The Water Glos GL54 2ND**

Listed Building Consent 17/04707/LBC	
Applicant:	Mr & Mrs D Hamilton
Agent:	Plan-A Planning And Development Ltd
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Mark MacKenzie-Charrington
Committee Date:	8th August 2018
RECOMMENDATION:	REFUSE

UPDATE: THIS APPLICATION WAS DEFERRED BY THE JULY MEETING OF THE COMMITTEE TO ENABLE A SITE INSPECTION BRIEFING TO BE UNDERTAKEN IN ORDER TO ASSESS THE CONDITION OF THE HISTORIC BUILDING AND THE POTENTIAL FOR ITS CONVERSION. THE REPORT TO THE JULY COMMITTEE WAS AS FOLLOWS WITH ALL UPDATES HIGHLIGHTED IN BOLD TEXT.

Main Issues:

(a) Impact on the listed building

Reasons for Referral:

The application has been referred to committee by Cllr MacKenzie-Charrington to assess the impact of the proposals on the listed building given its current condition.

1. Site Description:

The barn to the rear of the Porch Cottage is Grade II listed, the barn can be divided into two distinct sections; the two storey bull house, and the four bay single storey store. Attached to the store is another agricultural building, the 'Open fronted shelter north of Brushwood Barn' which is also Grade II listed. This latter building has already been converted to residential use. These barns are located to the rear of Porch Cottage (Grade II listed) which is located on the main road through Little Rissington, and within the Little Rissington Conservation Area.

The application site is located to the eastern side of the cottages fronting onto the road through the village, and the building forms part of a 'U-shaped' building. The site is also within the Cotswold Area of Outstanding Natural Beauty (AONB)

2. Relevant Planning History:

No history for the barn in question. Other history on the site for adjacent barns is as follows:

13/03744/FUL and 13/03745/LBC Planning permission and listed building consent for the Conversion of open fronted shelter and stone built store to holiday let. Permitted 09.12.2013

15/01024/FUL and 15/01025/LBC planning permission and listed building consent for the conversion of open fronted shelter and stone built store to dwelling. Permitted 24.04.2015.

16/01715/FUL and 16/01716/LBC Planning permission and listed building consent for Amendment to planning permission 15/01024/FUL and 15/01025/LBC. Permitted 18.07.16

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer - comments included within the report

5. View of Town/Parish Council:

Support the proposal

6. Other Representations:

1 letter of objection from a member of the public regarding time frames to determine the application

7. Applicant's Supporting Information:

Heritage Statement

8. Officer's Assessment:

Since the July Committee Meeting and as a result of applicant's agent attending revised plans have been submitted from the agent which show a modest lowering of the existing floor level within part of the single storey range to allow sufficient headroom under each of the 3 tie beams, allowing them to be left intact. These details have been included in the appendices referenced 'Revised Details'. This information has also been passed to the Council's Conservation Officer for further comment. A further update will be provided prior to the Committee meeting, which will include the Conservation Officer's comments.

(a) Impact on the Listed Building

The barn to the rear of the Porch House 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 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

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.

The new National Planning Policy Framework was published on 24th July 2018. The above policy context has therefore been amended as set out below in line with the new framework:

Section 16 of the National Planning Policy Framework (NPPF) sets out that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. It also requires that when determining planning applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 193 states that when considering the impact

of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 195 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 196 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.

During the course of the application the Conservation Officer has raised a number of concerns in relation to the works required to facilitate the conversion. These works included (amongst others) the modification and partial removal of the historic roof trusses, the removal of historic partitions, the creation of a new opening between the single storey range and the bull house, the re-location of a wall opening on the front of the bull house and the alteration of the rear and front walls of the single storey range. Officers concluded that the harm that the proposals would cause, whilst extensive, was not enough to reach the level of substantial harm, (under the terms of the NPPF). However, less than substantial harm does not then automatically lead to a conclusion of acceptability of that harm, which may still be sufficient to warrant refusal. Whilst the harm would be less-than-substantial, it would nevertheless be considerable.

In evaluating the identified harm, in accordance with the paragraph 134 of the NPPF (**paragraph 196 of the new NPPF**), officers need to weigh it against any potential public benefit resulting from the proposed works. In this case, at present the public benefits of maintaining the building would be at the expense of losing too much of the building's historic interest. With this in mind, officers conclude that the justification of public benefit that has been put forward for this current scheme to be unpersuasive and not the 'clear and convincing' justification that is required by the NPPF.

Overall it is considered that there are no benefits arising out of the proposal that would justify the identified 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 Section 12 of the NPPF (**Section 16 of the new NPPF**), in particular paragraph 134 (**paragraph 196 of the new NPPF**) and Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

9. Conclusion:

From the information that has been submitted, it would appear that the conversion of this listed barn to residential use would require substantial and dramatic interventions, with much of the structure of the building, and a number of its significant features being removed, altered or rebuilt. Not only would the works be contrary to Sections 16 (2) of the Planning (LBCA) Act 1990 they would also contradict Section 12 of the NPPF (**Section 16 of the new NPPF**).

For the above reasons the application is recommend for refusal, as it is considered that the proposals in this application would be detrimental to the significance of the listed building.

Overall it is considered that there are no public 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 Section 12 of the NPPF (**Section 16 of the new NPPF**), in particular paragraph 134 (**paragraph 196 of the new NPPF**).

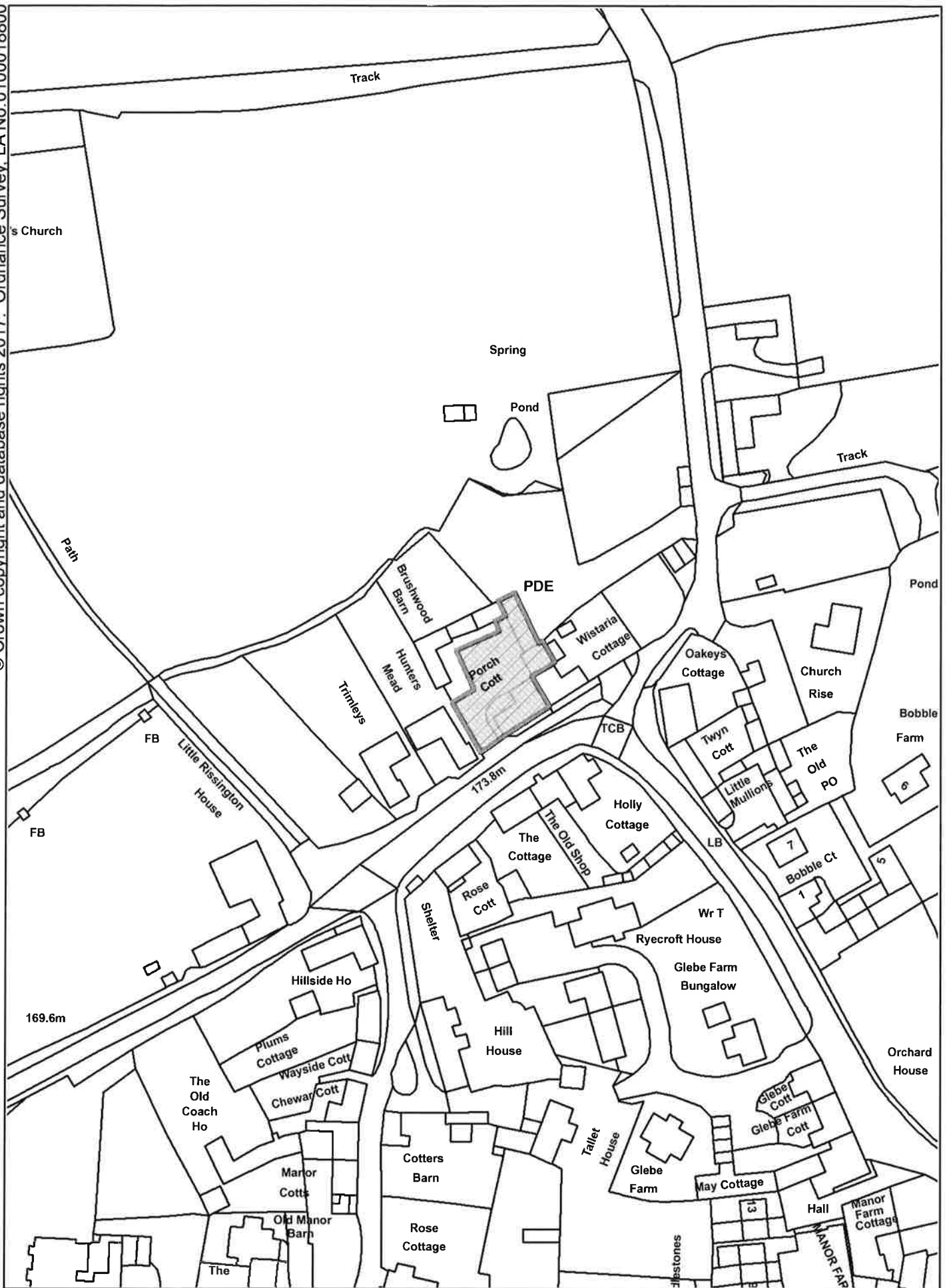
10. Reason for Refusal:

The outbuildings to the rear of Porch Cottage are Grade II Listed as being of special architectural or historic interest. As such, the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the buildings setting or any features of special architectural or historic interest they possess.

The proposals are for alteration or removal of tie beams, purlins, walls, historic partitions and historic cladding, as well as the creation of a number of new openings. These proposals would harmfully alter the character and would contribute to a cumulative degradation to the appearance of the listed building which would be less than substantial harm but considerable.

The proposal would thereby fail to preserve or enhance the significance of the designated heritage asset. No mitigating public benefit would accrue therefrom that would outweigh this harm. The proposal thus conflicts with Section 16 (2) of the Planning (Listed buildings and Conservation Areas) Act 1990, paragraph 134 of the National Planning Policy Framework **(Paragraph 196 of the new NPPF)**.

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BARN TO REAR OF PORCH COTTAGE LITTLE RISSINGTON

Scale: 1:1250

Organisation: Cotswold District Council

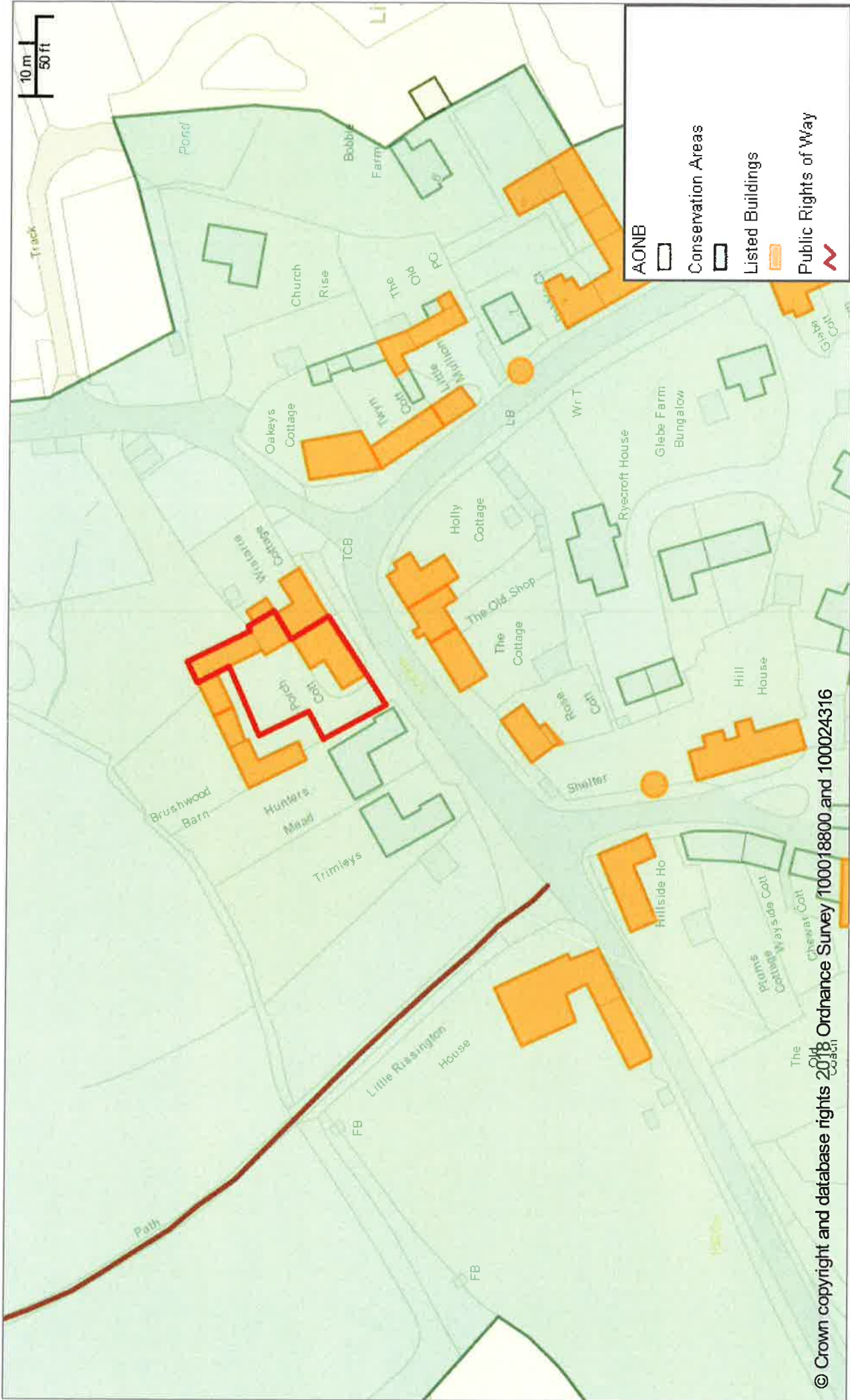
Department:

Date: 29/06/2018



COTSWOLD
DISTRICT COUNCIL



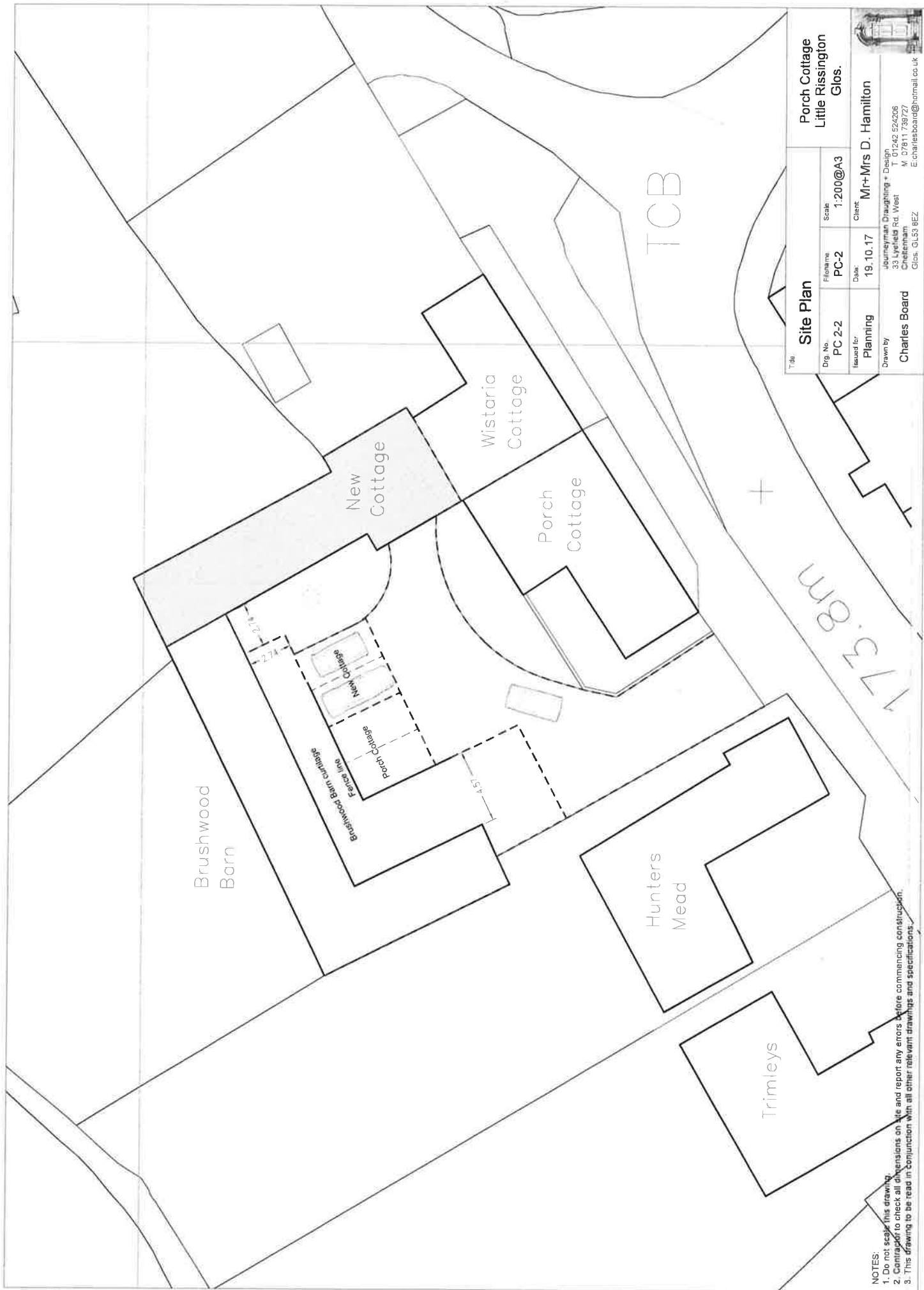


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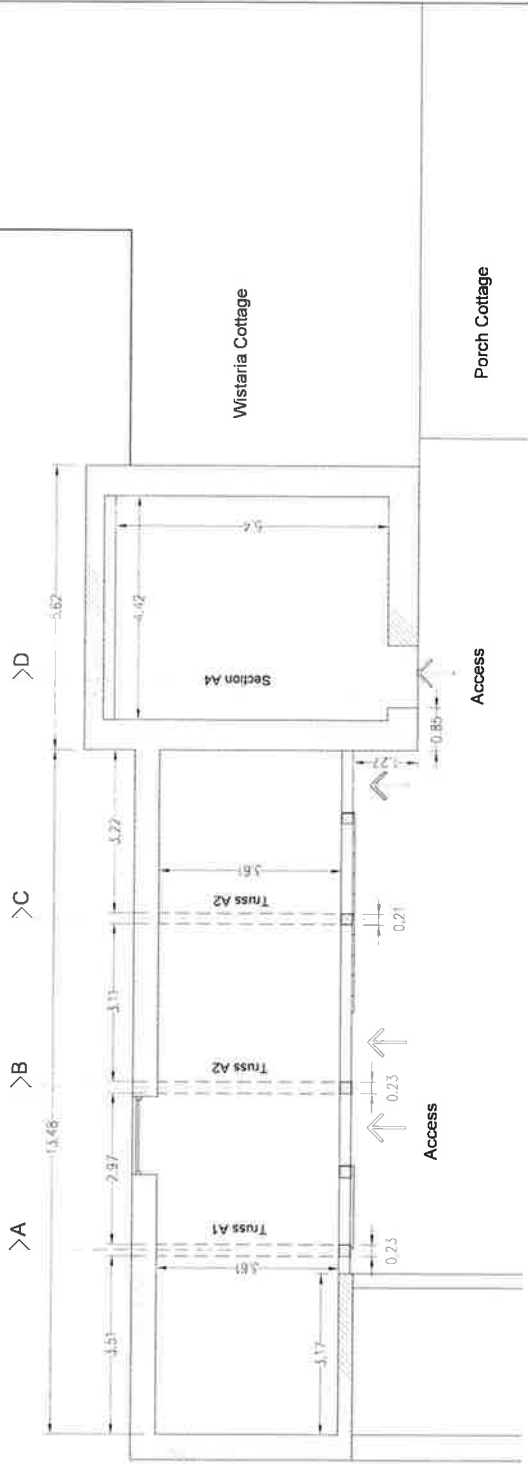


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Drp. No.	Filename	Scale	Client
PC 2-2	PC-2	1:200@A3	Mr+Mrs D. Hamilton
Issued for	Date	Journeyman Draughting + Design 33 Lyefield Rd. West Cheltenham Glos. GL53 8EZ	
Planning	19.10.17	T 01242 524206 M 07811 739727 E.charlesboard@hotmail.co.uk	
Drawn by	Charles Board		

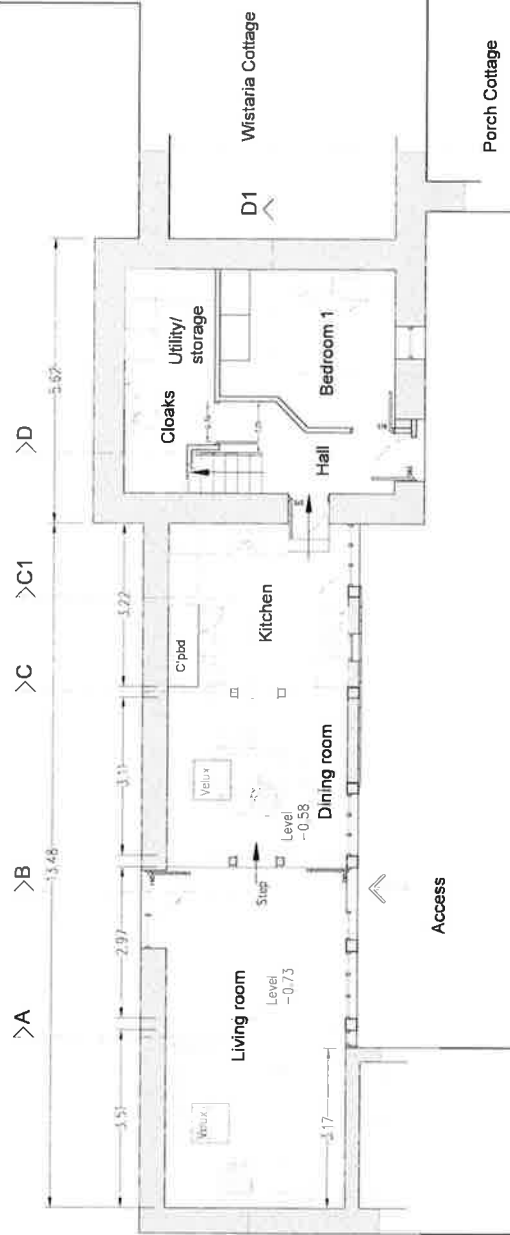
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Rev.	Date	Description	By

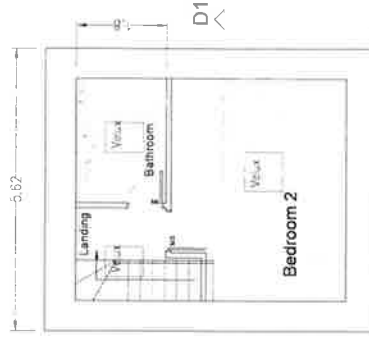
Ground Floor - Existing



Ground Floor - Proposed



First Floor - Proposed



NOTES:
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Title:	Floor Plan - Ex + Prop.
File name:	PC-2
Date:	19.10.17
Issued for:	Planning
Drawn by:	Charles Board
Dwg. No.:	PC 2-3
Scale:	1:100@A3

Porch Cottage
 Little Rissington
 Glos.

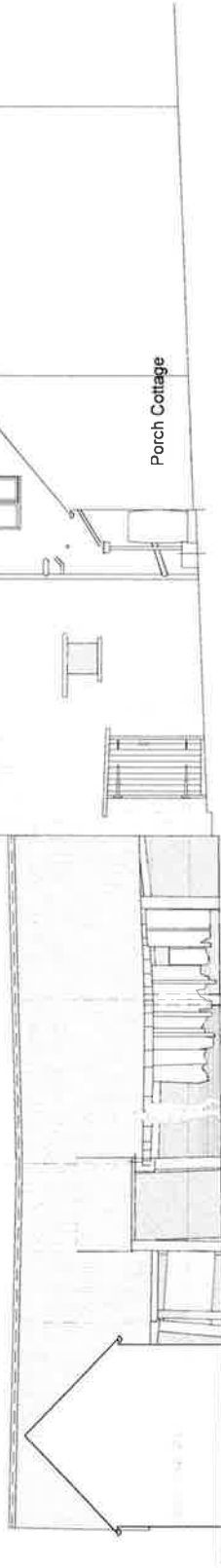
Client: **Mr+Mrs D. Hamilton**
 Bourneymann Draughting + Design
 33 Lyfield Rd. West
 Cheltenham
 Glos. GL53 8EZ
 E:charlesboard@hotmail.co.uk
 M: 01242 524266



West Elevation

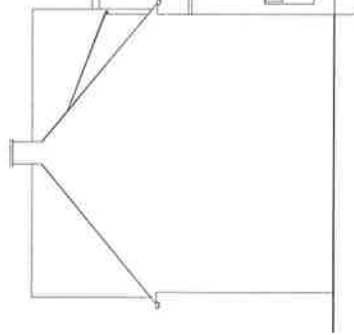
>A >B >C

>D



Porch Cottage

Decayed timber cladding



Shed of Wistaria Cottage

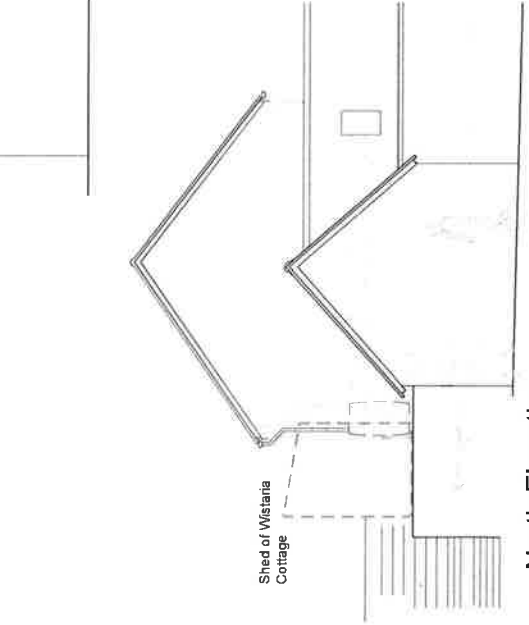
D<

Wistaria Cottage Wistaria Cottage

C< B< A<

Shed of Wistaria Cottage

East Elevation

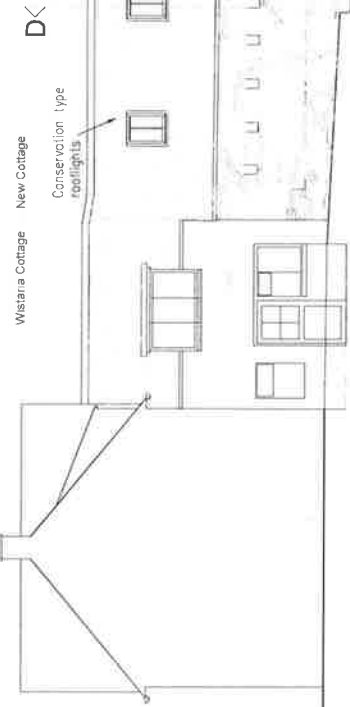
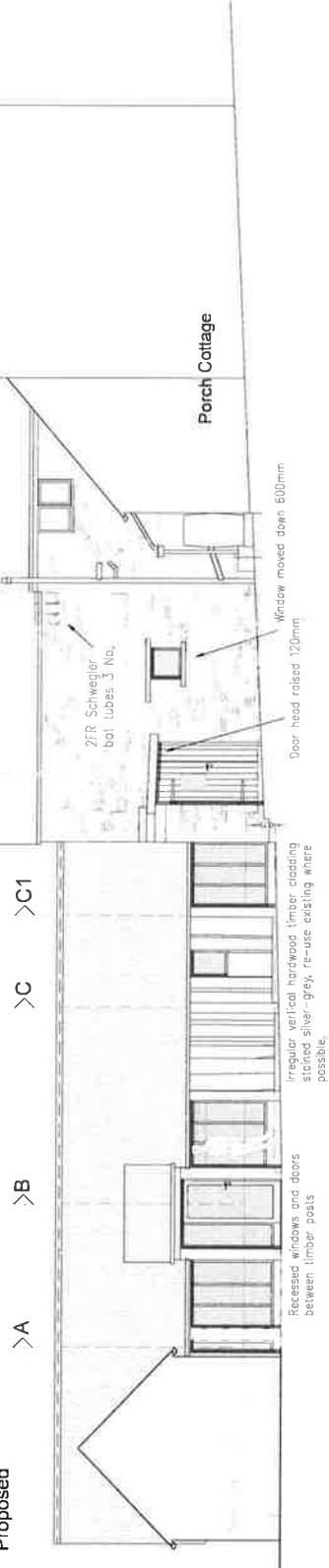


North Elevation

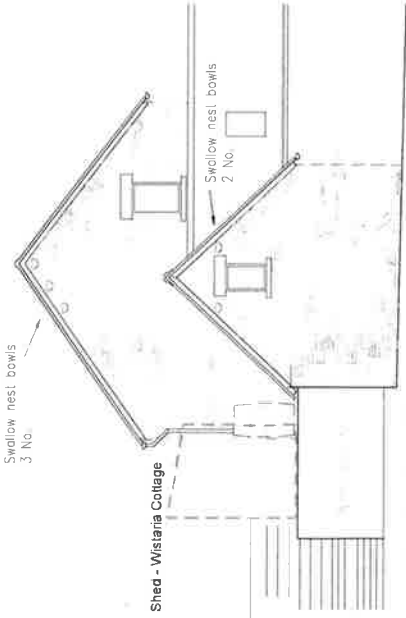
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Existing Elevations			
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Issued for:	Planning	Date	19.10.17
		Scale	1:100@A3
		Client	Mr+Mrs D. Hamilton
Title		Porch Cottage Little Rissington Glos.	
Drawn by:		Journeyman Drafting + Design 33 Lyefield Rd. West Chettenham Glos. GL53 BEZ	
Charles Board		T. 01242 524206 M. 07811 739727 E. charlesboard@hotmail.co.uk	

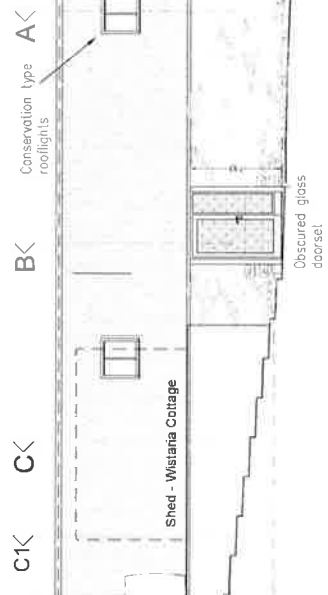
West Elevation Proposed



East Elevation Proposed



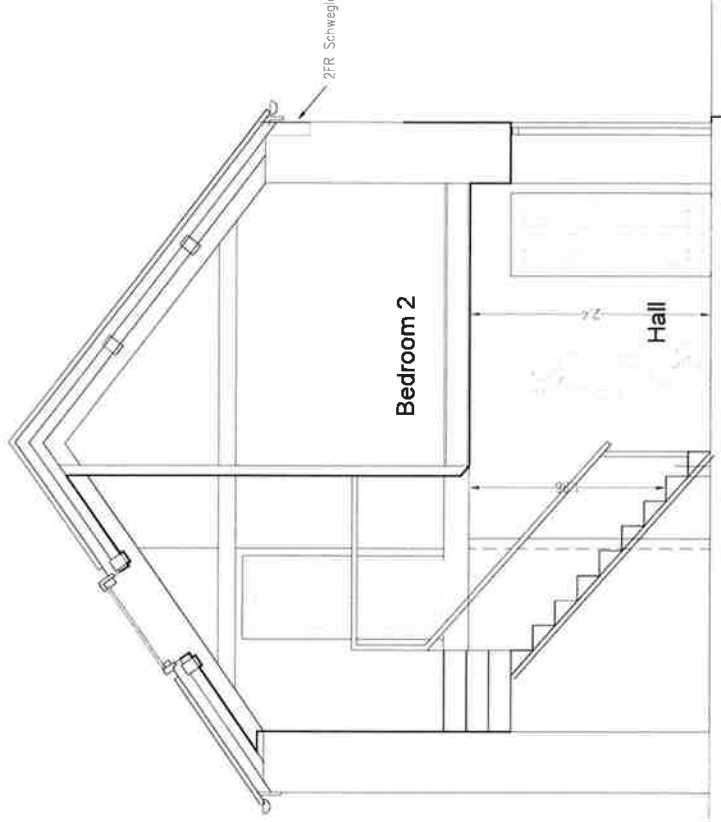
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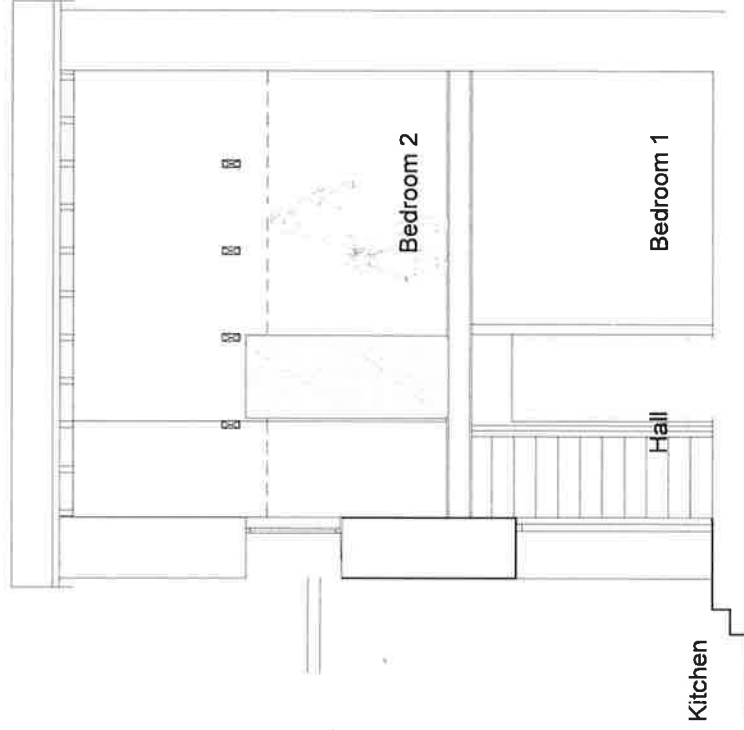
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Proposed Elevations			
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Title		Porch Cottage Little Rissington Glos.	
Drawn by: Journeyman Drafting + Design 33 Lyelield Rd. West Cheltenham Glos. GL53 8EZ T: 01242 524205 M: 07811 739727 E: charlesboard@hotmail.co.uk			

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Section D
Proposed



Section D1
Proposed

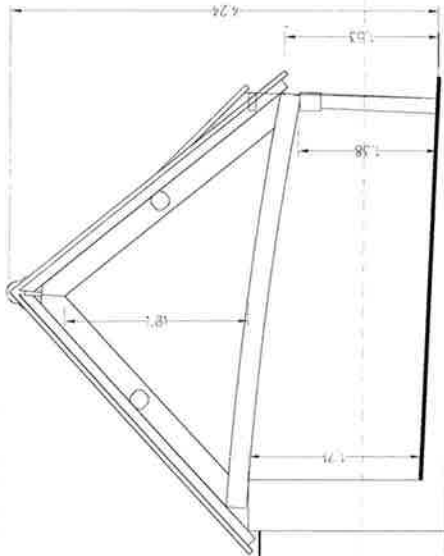


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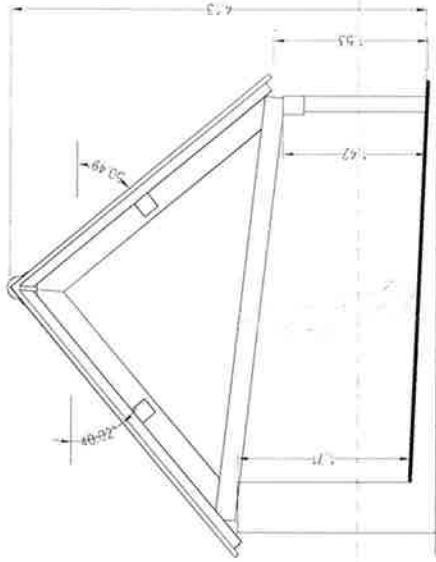
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Dwg. No.: PC 2-7	Filename: PC-2	Scale: 1:50@A3	
Issued for: Planning	Date: 19.10.17	Client: Mr+Mrs D. Hamilton	
Drawn by: Charles Board			
Journeyman Draughting + Design 33 Lye/field Rd. West Cheltenham Glos. GL53 8EZ T. 01242 524206 M. 07811 738727 E. charlesboard@hotmail.co.uk			



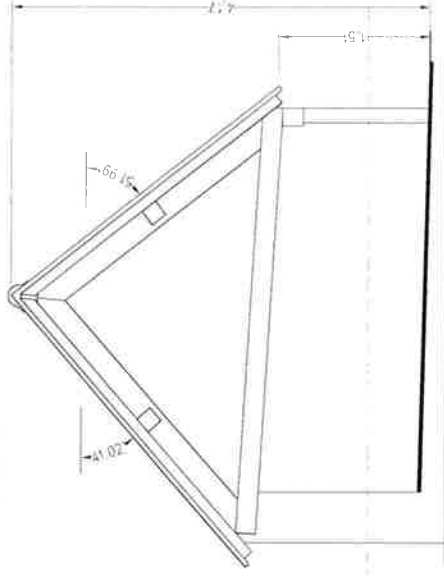
Section A



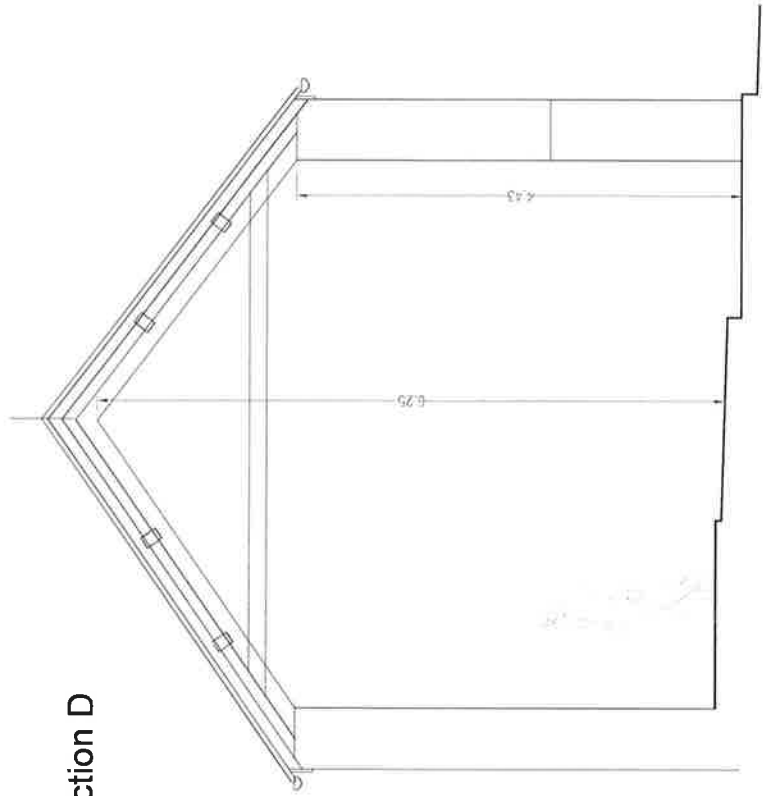
Section B



Section C



Section D



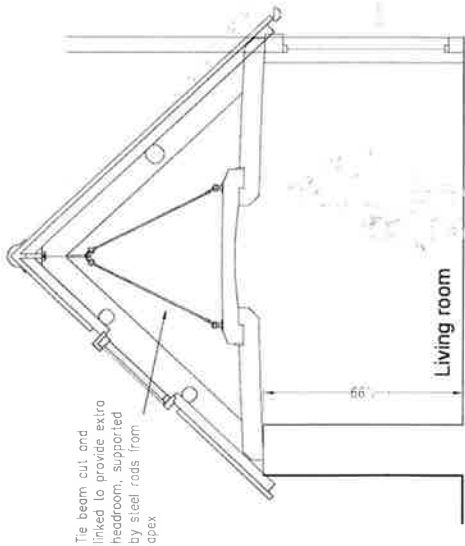
Plinth of shed of Wisiana Cottage

- NOTES:
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Rev.	Date	Description	By
Existing Sections			
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Issued for	Planning	Client	Mr+ Mrs D. Hamilton
Drawn by	Charles Board	Journeyman Draughting + Design T. 01242 524206 33 Lye field Rd. West Cheltenham M. 07611 739727 E. charlesboard@hotmail.co.uk Glos. GL53 8EZ	
Title		Porch Cottage Little Rissington Glos.	

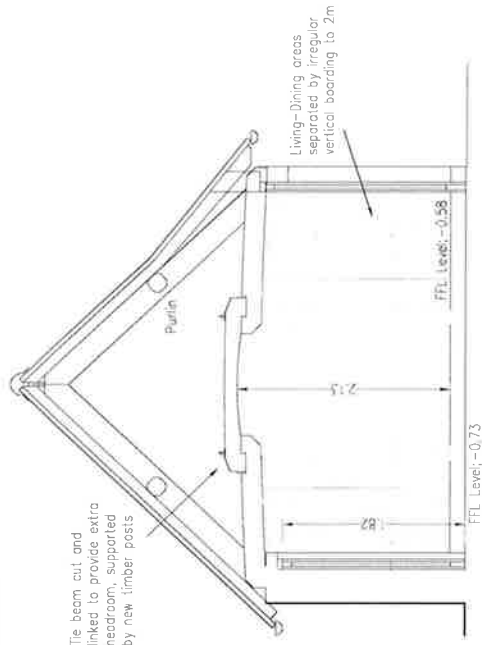


Section A
Proposed



Tie beam cut and linked to provide extra headroom, supported by steel rods from apex

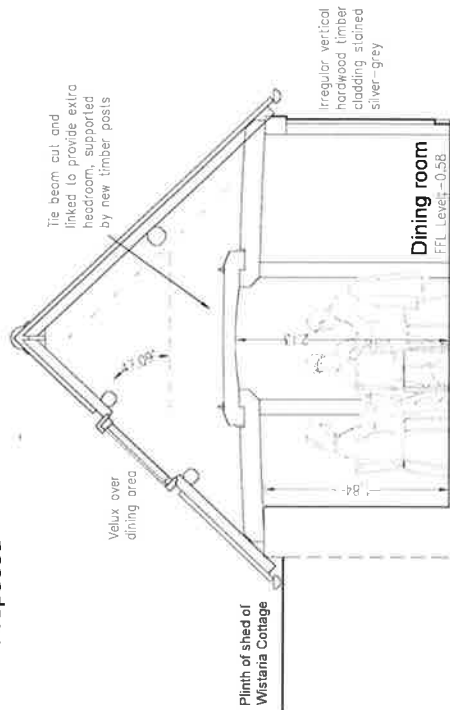
Section B
Proposed



Tie beam cut and linked to provide extra headroom, supported by new timber posts

Living-Dining areas separated by irregular vertical boarding to 2m

Section C
Proposed



Tie beam cut and linked to provide extra headroom, supported by new timber posts

Velux over dining area

Irregular vertical hardwood timber cladding stained silver-grey

Plinth of shed of Wistiana Cottage

Section C1
Proposed



Ledged framed and braced door from hall

Recessed windows/ doors throughout

Irregular vertical hardwood timber cladding stained silver-grey

Kitchen

FFL Level: -0.58

Rev.	Date	Description	By
Proposed Sections 1			
Draw No:	PC 2-6	File Name:	PC-2
Scale:	1:50@A3	Date:	19.10.17
Client:	Mr+Mrs D. Hamilton	Journeyman Drafting + Design 33 Lyefield Rd West Cheltenham Gloucestershire GL50 2AZ T 01242 524206 M 07811 739727 F rchar@journeymandrafting.co.uk	
Drawn by:	Charles Board	Porch Cottage Little Rissington Glos.	

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Our ref: AP/P/H-027
Your ref: 17/4706/FUL & 17/4707/LBC

01285 643644
info@plan-a-planning.co.uk
www.plan-a-planning.co.uk

Chris Fleming
Planning Services
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

20 July 2018

Dear Chris,

RE: 17/4706/FUL & 17/4707/LBC - BARN TO THE REAR OF PORCH COTTAGE, LITTLE RISSINGTON

I write with reference to consideration of the above applications at the meeting of the Planning and Licensing Committee on 11 July 2018. As you know, Members resolved to consider the proposals at the Sites Inspection Briefing scheduled for 1st August 2018 having sought to understand more about the condition of the existing buildings and the works necessary to allow their conversion.

Although Justin Ayton has not dealt with the applications, he was able to assist Members in response to their various questions, clarifying that the current angle of the tie-beams within the single storey range is likely to be the result of subsidence as they would have originally been horizontal, and that one possible means of keeping them intact would be to lower the floor within this section of the building.

Members also asked whether any revised proposals had been submitted during the course of the application to address any of the concerns raised by officers. Whilst you may be aware that my request for a meeting with the Conservation officer to discuss possible amendments was rejected, I do acknowledge that, having escalated the matter to senior officers, an invitation for us to submit a revised scheme was finally made, shortly before the application was called to Committee.

With this in mind, and following the comments made by Justin Ayton during the course of the Committee meeting, please find attached a revised set of plans which show a modest lowering of the existing floor level within part of the single storey range to allow sufficient headroom under each of the 3 tie beams, allowing them to be left intact. The effect of these revisions is to significantly reduce the extent of alterations necessary to allow conversion of the buildings to residential use and should now be taken into account as part of the balancing exercise necessary in reaching a decision on the applications.

As previously advised, the structural survey report submitted in support of the current application confirms that no additional structural elements are required to enable the proposed conversion. However, reinstatement of the existing sections together with associated replacement of roof timbers and other remedial works are identified as necessary to prevent further degradation and loss of section (to that which is already evident within the buildings). This is no different in principle to the works associated with the approved conversion of Brushwood Barn although, in that case, the works



actually involved replacement of much of the roof due to the extent of degradation which had occurred. Whilst we have not quite reached this same position in respect of the application site, it should be drawn to Members attention that a similar level of degradation is inevitable without conversion to a viable new use.

In addition to the revised proposals, I should also like to take this opportunity to reiterate the following points made in my letter dated 27 February 2018, as this should further assist Members' consideration of the proposals during their site visit,-

- The decayed timber cladding to the front elevation of the single storey range is identical to that previously associated with Brushwood Barn and the assessment of its relative importance should therefore be treated equitably. In that case, the conservation officer stated:-

"I note that the application also includes the replacement of the hit and miss boarding. The list entry describes this a rare [survival] suggesting that this finish is of some historical significance. On close inspection of the hit and miss boarding I note that the planks are sawn by a circular saw and they are all fixed with modern round wire nails – a clear indication that this feature is post war. I could see no indication that the planks have been refitted [as] there were no immediate signs of the planks having had earlier nail holes. The planks are therefore of little historic value and the proposed replacement is acceptable."

[13/03745/LBC (my emphasis)]

- Contrary to comments made by the conservation officer, there are no historic partitions under each tie beam within the single storey range. Whilst some boarding is present, it does not relate to all tie beams and is not historic in nature.



Boarding is not evident under each tie beam and is not historic in nature

- The conversion of Brushwood Barn involved joining four separate barns/sheds as one dwelling whereas the current proposal involves joining only the single storey range and Bull pen by means of a single new doorway. Furthermore, any historic fabric removed in creating the new doorway can be used to replace the modern blockwork repairs that have previously been undertaken and which Members will note during the course of their site inspection.

- Whilst concerns have also been raised with regard to the proposed number of rooflights and the design of the glazed panels and doors, Members will note that only one rooflight is proposed to the principal elevation and that the detailed design of the glazed panels and doors can be adequately controlled by condition.

In conclusion, any harm associated with the proposed conversion has been considerably lessened as a result of the revised proposals. When balanced against the very significant public benefit associated with preservation of the building through its conversion to a viable new use, I respectfully suggest that planning and listed building consent can now safely be granted.

Yours sincerely,

Andrew Pywell BA (Hons) MRTPI

Email: ap@plan-a-planning.co.uk

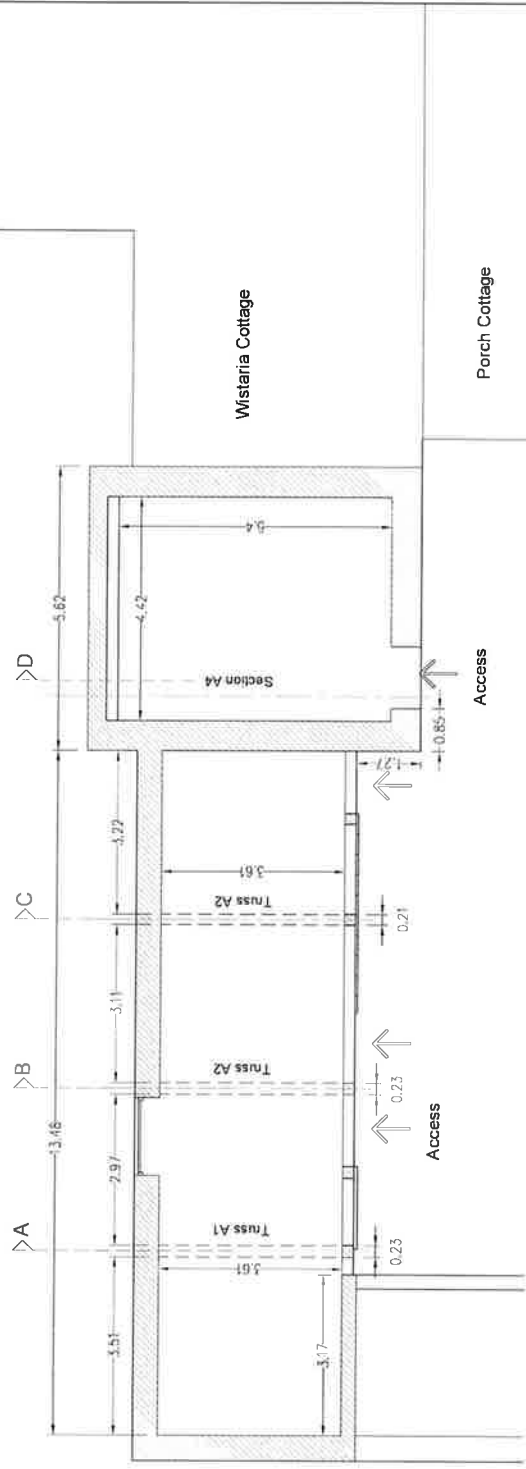
cc: Members of the Planning and Licensing Committee



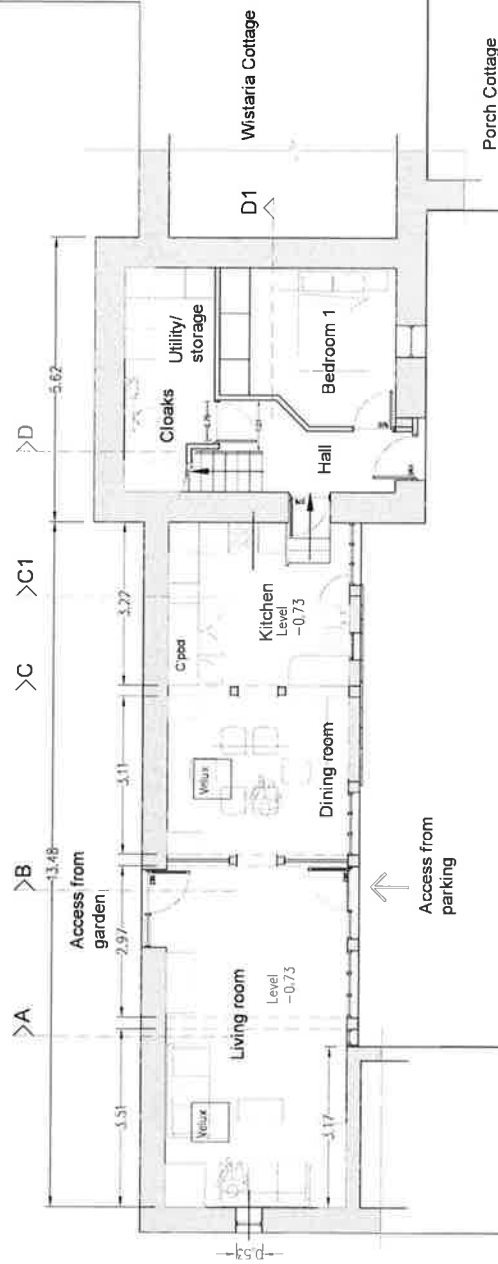
Rev.	Date	Description	By
A	18.7.18	Proposed FFL around Sections C/C1 amended. Windows shown on prop. elev. North added to plan	cdtb

Rensed Detail

Ground Floor - Existing



Ground Floor - Proposed



First Floor - Proposed



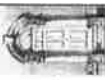
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Title	Floor Plan - Ex + Prop.	Dwg. No.	PC 2-3/A	Scale	1:100@A3
Filename	PC-2	Date:	19.10.17	Issued for:	Planning
		Drawn by:	Charles Board		

Porch Cottage
Little Rissington
Glos.

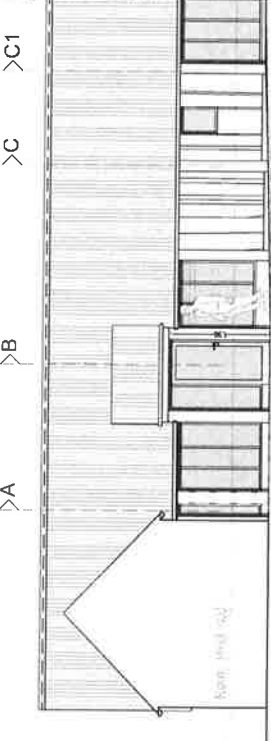
Client: **Mr+Mrs D. Hamilton**
 Journeyman Draughting + Design
 33 Lyebell Rd. West
 Macclesfield
 Chas. GL53 8EZ
 01242 524206
 M.D.Hamilton
 E.charlesboard@jhdmail.co.uk



Rensed Details

Rev.	Date	Description	By
A	18.7.18	Proposed FF.L between Sections B-C1 amended	cd/b

West Elevation Proposed



Recessed windows and doors between timber posts, Frames, dark grey

Irregular vertical hardwood timber cladding stained silver-grey, re-use existing where possible.

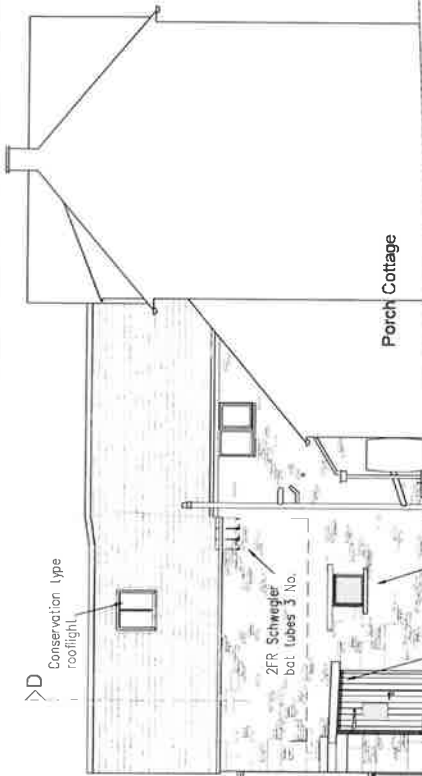
>D Conservation type rooflight

2FR Schwieger bot. tubes 3 No.

Door head raised 120mm

Window moved down 600mm

Porch Cottage



East Elevation Proposed



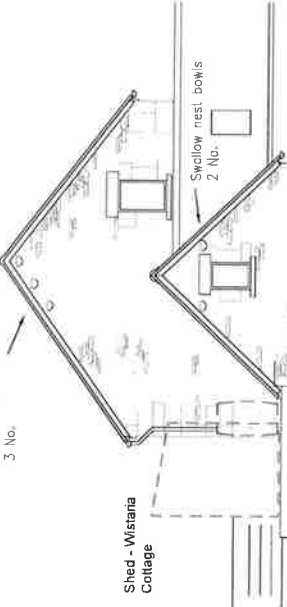
Wistana Cottage New Cottage

Conservation type rooflights

C1< C< A<

Conservation type rooflights

Swallow nest bowls 3 No.



Shed - Wistana Cottage

East Elevation Proposed

Shed - Wistana Cottage

B< A<

Conservation type rooflights

Obscured glass doorset

North Elevation Proposed

Proposed Elevations

Draw No.	PC 2-8/A	Scale	1:100@A3
Issued for	Planning	Date	19.10.17
Drawn by	Charles Board	Client	Mr+Mrs D. Hamilton

Porch Cottage Little Rissington Glos.

- NOTES:**
1. Do not scale this drawing.
 2. Contractor to check all dimensions on site and report any errors before commencing construction.
 3. This drawing to be read in conjunction with all other relevant drawings and specifications.

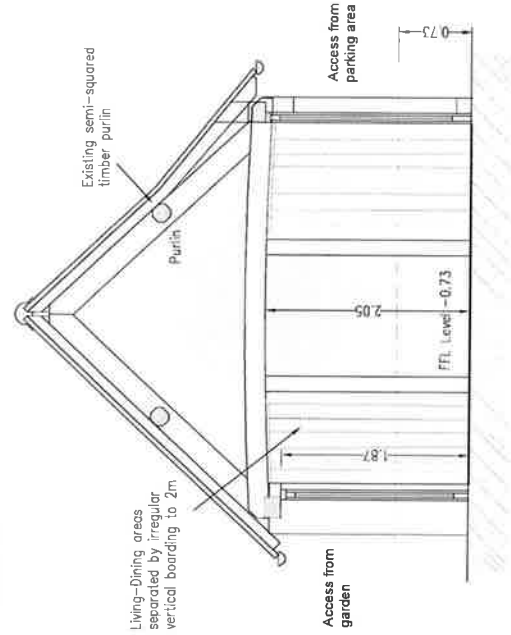
Journeysman Drafting + Design
33 Lyell Rd. West
Chace, GL53 7ZT
Glos, GL53 8EZ
Tel: 01242 524208
M: 07811 749727
E: charlesboard@hotmail.co.uk



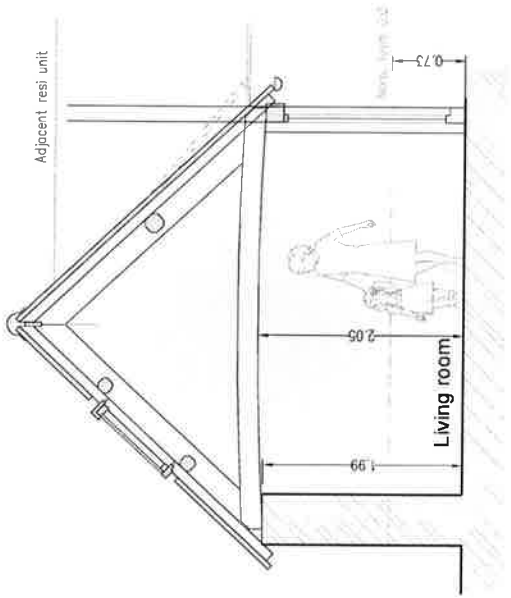
Revised Details

Rev.	Date	Description	By
A	18.7.18	FFL to Sections C/C1 amended	cdlb

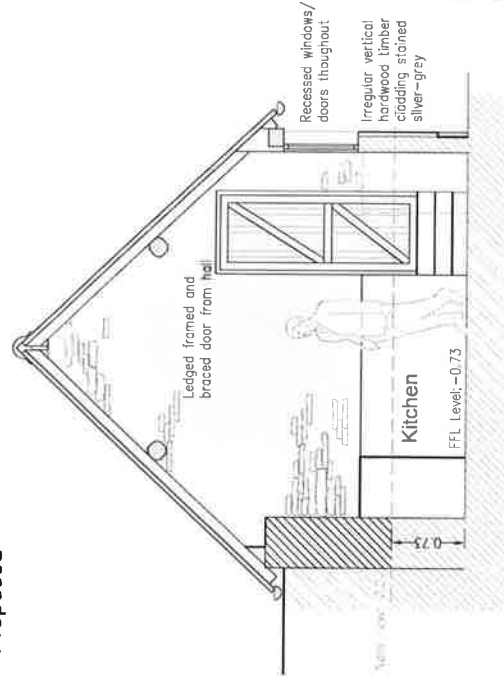
Section B Proposed



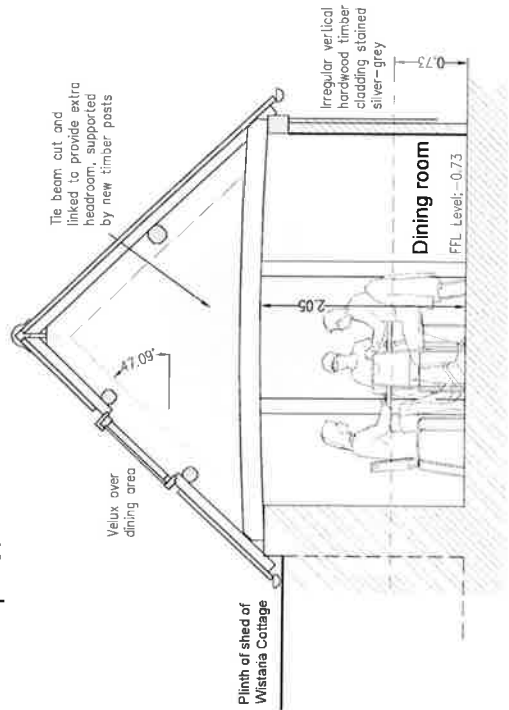
Section A Proposed



Section C1 Proposed



Section C Proposed



Proposed Sections 1

Drawn by	Charles Board
Issued for	Planning
Date	19.10.17
Client	Mr+Mrs D. Hamilton
Scale	1:50@A3
File name	PC-2
Draw No.	PC 2-6/A
Title	Proposed Sections 1



Journeymen Drafting + Design
33 Lylefield Rd, West
Cirencester,
Glos, GL53 8EZ
T: 01242 524205
M: 07811 739727
E: charlesboard@hotmail.co.uk

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