

Item No 03:-

21/00301/FUL

**Ampneyfield Farm
Ampney Crucis
Cirencester
Gloucestershire
GL7 5EA**

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**Conversion to ancillary accommodation at Ampneyfield Farm Ampney Crucis
Cirencester Gloucestershire GL7 5EA**

Full Application 21/00301/FUL	
Applicant:	Mr Ian Newton
Agent:	APH Associates Ltd
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Lisa Spivey
Committee Date:	12th May 2021
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle and Impact upon Heritage Assets
- (b) Protected Species
- (c) CIL

Reasons for Referral:

Objection reasons given by the Parish Council

1. Site Description:

The building subject to this application is a Grade II listed barn located to the south-east of Ampneyfield Farm, which itself is located in open countryside to the south of the B4425 and accessed from a private drive leading to the south.

The building itself is built from natural stone with stone tiles, and has accommodation in the roofspace accessed by external steps. The proposal includes its conversion into ancillary residential accommodation.

The property is outside any settlement boundary defined in the Local Plan and is within the Cotswolds AONB.

2. Relevant Planning History:

02/00091/FUL: Change of use of agricultural land to residential to allow the construction of a tennis court. Refused 19.08.2002

03/01912/LBC: Alterations to barn to include replacement of asbestos cement roof sheets with natural stone tiles. Granted 15.09.2003

03/01964/FUL: Alterations to barn including replacement of existing asbestos cement roof sheets with natural stone tiles. Granted 15.09.2003

04/00367/LBC: Renovation and conversion of existing derelict cow byre and barn to pool room and staff accommodation. Granted 07.04.2004

04/00368/FUL: Renovation and conversion of existing derelict cow byre and barn to pool room and staff accommodation. Granted 07.04.2004

20/03912/FUL: Change of Use of Barn into Ancillary Accommodation. Granted 12.01.2021

3. Planning Policies:

TNPPF The National Planning Policy Framework

EN1 Built, Natural & Historic Environment

EN2 Design of Built & Natural Environment

EN4 The Wider Natural & Historic Landscape

EN5 Cotswolds AONB

EN8 Bio & Geo: Features Habitats & Species

EN10 HE: Designated Heritage Assets

4. Observations of Consultees:

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

Biodiversity Officer: No objection and recommends conditions and comments incorporated into the report.

5. View of Town/Parish Council:

Ampney Crucis Parish Council wishes to OBJECT to this Application for the following reasons:

1) The Glazing proposals do not accord with the Local Plan Design Code D47 which suggest that slender metal frames may be suitable within stone mullion surrounds. None of the existing door frames appear from the photographs to have such stone mullions.

2) The illustrated glazing also looks to have multiple small panels within them which again does not accord with the Design Code.

3) The single Storey Barn will have the 2 stable doors replaced by 2 very large windows with multiple panes with only the single central column being retained. This is a significant amount of wall that will be removed and does not match the Design & Access Statement para 2 page 3, that the numerous existing openings will be used to provide most of the required windows and doors.

4) The converted barn located opposite permitted under 20/03912/FUL specifically conditions for the use of timber framed windows. It would be out of character within such a courtyard environment not to use the same materials.

5) The assertion in the Design & Access Statement in paragraph 3 on page 3 that the barn retention can only be secured by conversion to residential use is a very contentious statement and could be viewed as a veiled threat. There has been a recent application within the parish that wished to convert a garage and add some further space in order to run a

business that required both storage and workshop/office space which was refused and a property like this within close proximity may well provide a solution.

Similarly, to say that it couldn't provide tourist accommodation seems rash, there is a current application to build a cabin style property specifically for visitor accommodation which measures 6.8mtrs x 11.0mtrs and is single storey so this collection of buildings could certainly be brought into use for other purposes.

6) The proposal to retain as screens and repair the large timber doors and frames is very welcome. However there is no indication of how these large doors when in the open position will be restrained so that they are not damaged by wind. This may possibly be resolved by making them bifold, but that would be subject to clever design and approval by the Conservation Officer. There complete loss would be a significant heritage failing.

7) There is no detail about the existing floors within these barns and hence it is not possible to determine if the proposed installation of underfloor insulation and heating would destroy heritage assets such as flagstones.

8) The proposed use may suggest that it would be appropriate that a shower and toilet facility be provide within this part of the enlarged house. However, because none of the adjoining house plan / details are provided it proves impossible to determine if such facilities are indeed required.

9) The roof is to be insulated as per the D & A S page 2 para 6, but it is difficult to determine if the roof has already been fitted with a breathable membrane and if not whether the suggested proposal would lead to deterioration of the roof structure over time.

10) At the time of our submission there is still no report from the Conservation Officer which is unacceptable. Please advise when it will be provided.

11) The Application Form Sec 8 Listed Building Alterations states that there will be no alteration to internal walls, flooring, plaster, etc.. The Design and Access Statement states new floors with heating will be installed; and consequently is at variance with the Application Form.

12) There are other notes elsewhere on the drawing(s) which may or may not indicate, amongst other, how effluent from the heating system which have not been provided will leave the converted barn. At the size available to this reviewer, the text of the notes is illegible; consequently, their importance cannot be judged. Will the applicant please make these notes available in a legible format.

6. Other Representations:

None received

7. Applicant's Supporting Information:

Design and Access Statement
Heritage Statement
Biodiversity Survey and Report
Proposed Plans

8. Officer's Assessment:

(a) Principle and Impact upon Heritage Assets

The Barn at Ampneyfield 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 16 of the revised National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 193 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, irrespective of whether any potential harm amounts to substantial harm, total loss or less-than-substantial harm to its significance. 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.

Historic England's Conservation Principles states that: 'The historic environment is central to England's cultural heritage and sense of identity, and hence a resource that should be sustained for the benefit of present and future generations' (paragraph 18).

Historic England's Making Changes to Heritage Assets advises throughout on the importance of historic fabric, and the need to minimise impact upon it, stating explicitly that 'The historic fabric will always be an important part of the asset's significance' (paragraph 42). It states that 'Original materials normally only need to be replaced when they have failed in their structural purpose. Repairing by re-using materials to match the original in substance, texture, quality and colour, helps maintain authenticity' (paragraph 11), and that 'Replacement of one material by another may harm significance and will in those cases need clear justification' (paragraph 12).

Historic England's Adapting Traditional Farm Buildings advises 'The interiors of most working farm buildings are very plain, reflecting their functional nature. The walls are often rough and un-plastered and the floors composed of bricks, stone flags or setts. Stables and granaries may still retain their internal plasterwork and be lined out with vertical beaded timber boarding. These 'raw' finishes contribute much to the character of traditional farm buildings and any adaptation should try to retain them.'

The listed barn at Ampneyfield farm is currently used only for storage; it is not in a poor condition, but would certainly benefit from some sensitive care. Consequently, the principle to convert it to a low-key, ancillary use is considered acceptable.

The current proposal includes no subdivision of the main internal spaces, and no new openings are proposed, although there would be some reopening of formerly blocked doorways (the blockings themselves do not appear to be of any particular significance). It is also proposed to insert metal, Crittal-style windows and doors; within the main threshing doors, the timber doors would be retained as external shutters. These works are considered to also be acceptable.

Several specific queries were initially identified, which included with regard to the flooring, with specific reference to the remains of the characteristic threshing floor. It has now been confirmed that the remains of this would be recorded, lifted, and then reinstated upon a limecrete base which is acceptable. It is important that the legibility of the threshing floor is

maintained in any new flooring scheme; this could be done by using a different stone to the sides, or by coursing the stone in a different direction. However, this is sufficiently a matter of detail that it could be the subject of a condition.

Repointing, inside and out was also queried, as there is very specific, early pointing (common in the 16th, 17th & early-18th centuries; seldom seen after the 18th century), on the main barn itself (a soft, brown, mud-like mortar in the core, and a butter-pointed skim of a lime mortar that is more like plaster, white, with very fine aggregate and a hair binder), which needs to be repaired like-for-like, to match, and not with a generic lime mortar. This has been confirmed, and details of the extent of repointing and samples could be the subject of a condition.

It has been confirmed that there would be no reroofing. Consequently, subject to conditions, the proposal accords with Policy EN10 of the Local Plan and Section 16 of the NPPF.

(b) Protected Species

Section 15 of the NPPF seeks to ensure development minimises the impact on and provided net gains for biodiversity.

Local Plan Policy EN8 supports development that conserves and enhances biodiversity and geodiversity, providing net gains where possible.

The Ecological Appraisal report submitted with the application has identified brown long eared bats using the building as a roost, therefore mitigation is proposed in the form of bat boxes. In addition, mitigation for the impact upon swallows is proposed, in the form of nest boxes.

The Biodiversity Officer has considered the submitted proposals and is raising no objection subject to the conditions recommended. Subject to this, the proposal is considered to accord with Policy EN8 of the Local Plan, in addition to paragraphs 170 and 175 of the NPPF.

(c) CIL

This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

As this is a residential annex, the applicant may apply for relief.

9. Conclusion:

The proposed development is considered to be in accordance with the policies in the Development Plan and the NPPF, which are not outweighed by other material planning considerations.

The recommendation is for planning permission to be granted.

10. Proposed conditions:

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

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

2. The development hereby approved shall be carried out in accordance with the following drawing number: 09-B.

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

3. The repointing shall not commence until details of the mortar mix, and marked-up elevations indicating the approximate extent of repointing have been submitted and approved in writing by the Local Planning Authority, with a one metre square sample of the proposed repointing to be inspected on site by an Officer of the Local Planning Authority. The repointing shall be carried out as approved and shall be permanently retained as such thereafter.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2 the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

4. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

5. No doors and windows shall be installed/inserted in the development hereby approved until their design, including final colour/finish, has 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 Policy EN2.

6. No works shall take place to the floor until the record of the remains of the threshing floor, a plan of the proposed floor showing the stone coursing, and samples of any proposed new stone have been submitted to and approved in writing by the Local Planning Authority prior to its/their installation. The works shall be carried out fully in accordance with the approved details.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

7. The development shall be completed in accordance with the recommendations in Section 6 of the Protected Species Survey report dated August 2020 prepared by Philip Irving, as submitted with the planning application. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and all bat mitigation features shall thereafter be permanently retained.

Reason: To ensure that the bats, swallows and barn owls are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 170 to 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

8. Before the occupation of any of the converted building hereby permitted, a "lighting design strategy for biodiversity" [and in particular for brown long-eared bats] shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- i. identify those areas/features on site that are particularly sensitive for bats and bat roosts; and
- ii. show how and where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To protect roosting brown long-eared bats and other foraging/commuting bats in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Policy EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170, 174 and 175 of the National Planning Policy Framework, Circular 06/2005 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

9. The ancillary accommodation hereby permitted shall not be used other than for the purposes ancillary to the residential use of the dwelling currently known as Ampneyfield Farm.

Reason: An additional separate unit of accommodation would not be permitted in this location due to the site being in an unsustainable location in open countryside outside any defined settlement boundary, in accordance with Cotswold District Local Plan Policy DS4 and paragraph 79 of the NPPF.

Informatives:

- I. Please note that the proposed development set out in this application is liable for a charge

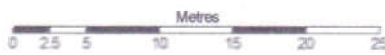
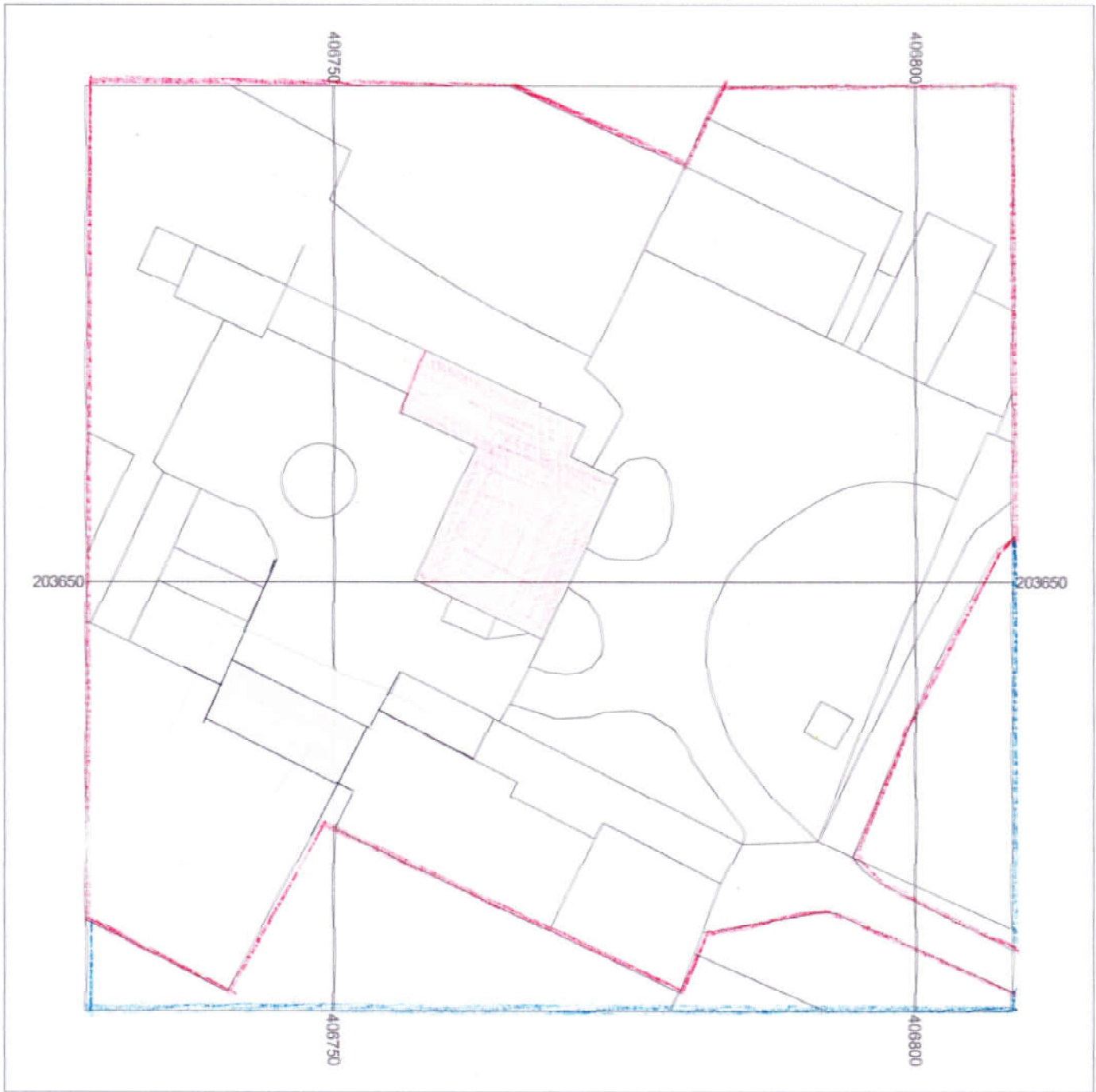
under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL

2. Please note that planning permission does not override the statutory protection afforded to bats and their resting places (roosts). All British bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. A derogation licence from Natural England is required before any works affecting the areas used by roosting bats [roof structure and interior] are carried out.

3. Works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between August and February, or only after the chicks have fledged from the nest.

4. Barn Owls are protected under Schedule 1 of the Wildlife & Countryside Act 1981, and under Part 1 Section 21 (1) the penalty for an offence involving a Barn Owl, its nest, or egg, includes a fine of up to £5,000, or up to six months imprisonment, or both, per bird, nest or egg.

5. In relation to the District Council's Service Level Agreement with the Local Biological Records Centre and to assist in the strategic conservation of district-wide biodiversity, all species and habitat records from the ecological work commissioned by the applicant should be submitted (if not already) to the Gloucestershire Centre for Environmental Records (GCER).



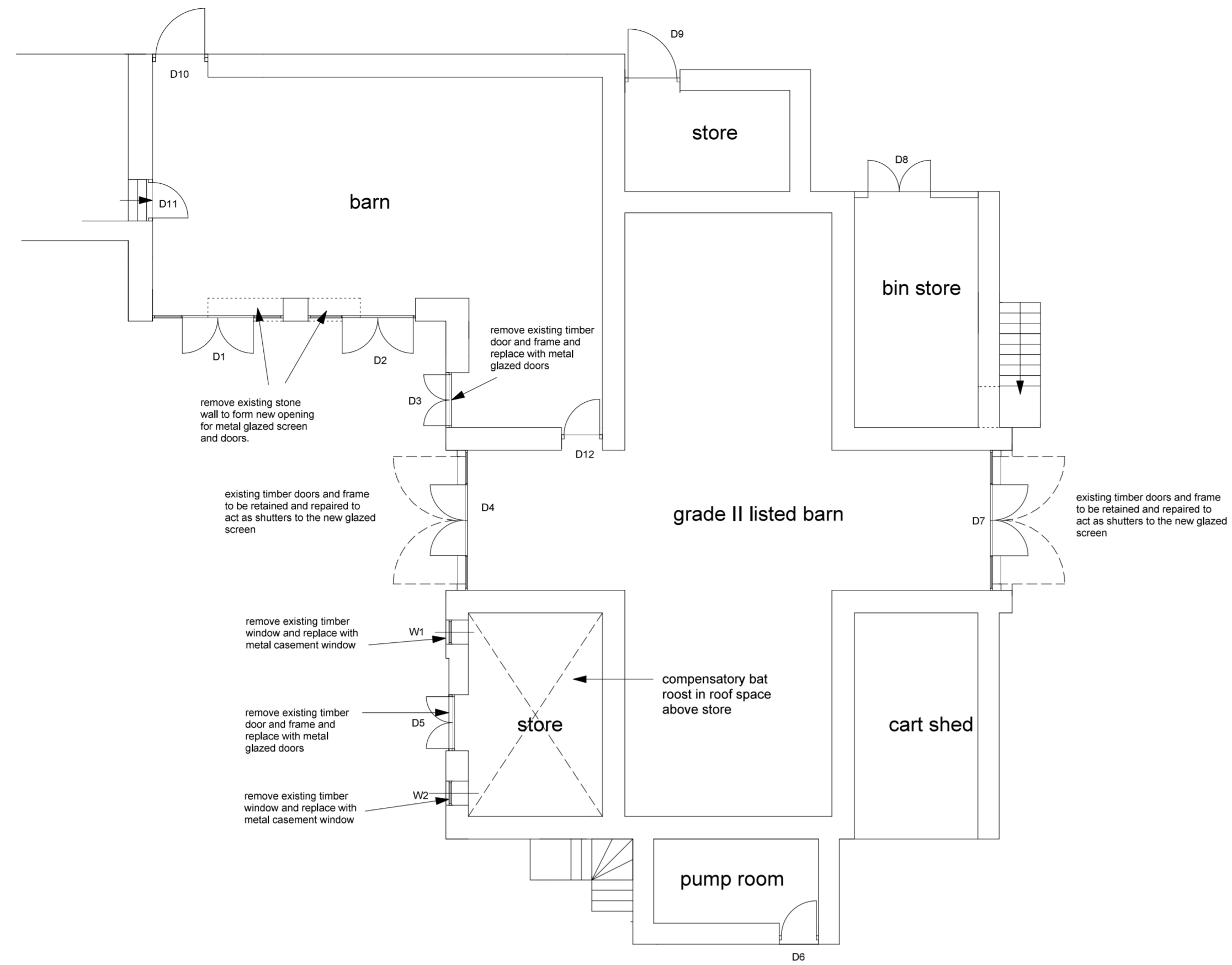
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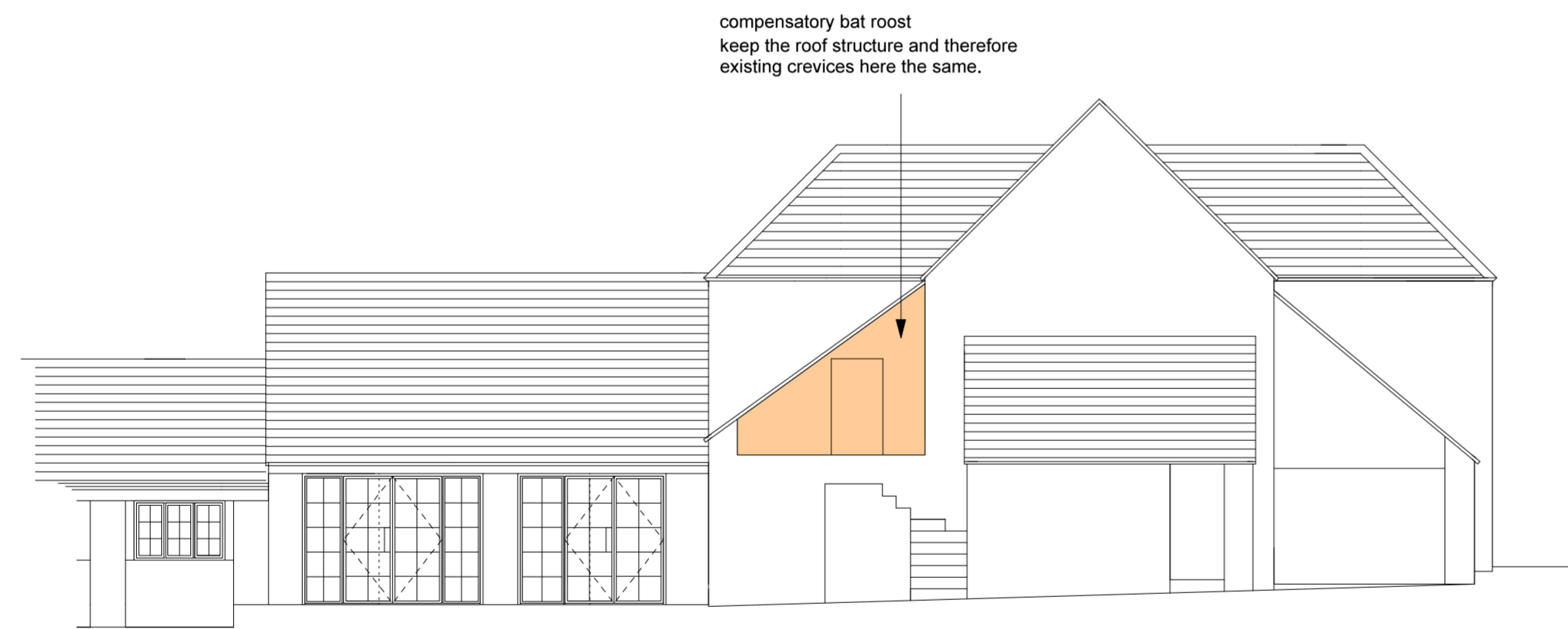
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License number: 100031961
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Serial number: 2271160

Ampney Field Farm
Ampney Crucis
Cirencester
GL7 5EA

Plot centre co-ordinates: 406769,203653
Download file: Ampneyfield Farm 500.z
Project name: Ampneyfield_Farm_500



Plan



south west elevation



north west elevation



south east elevation

WINDOWS & DOORS

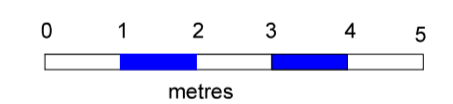
Purpose made hot dipped galvanised metal windows and doors with polyester powder coated finish in a colour from standard RAL range as supplied and fixed by The Cotswold Casement Company.
 Doors and Windows with trickle vents equiv. to 8000mm² is required to give secure background ventilation to habitable rooms and 4000mm² to non habitable rooms situated in head of frame. Opening casements to provide rapid ventilation of 1/20th of the floor area.
 Provide weather and draught strips to new external door and window frames where opening casements.
 Provide secomastic pointing where frame abuts masonry, with Window & Door double glazing to have a U-value of better than 1.4 W/m²K with 16mm (4.8.4) hermetically sealed double glazed units krypton filled with low 'E' soft coating to glass with an emissivity of 0.1

MATERIALS & WORKMANSHIP

materials should comply with appropriate British Standards or Agreement Certificates and relevant numbers should be quoted. Alternatively, the materials should be marked, stamped, independently certified or otherwise to show their suitability. Materials should generally be in accordance with BS8000 series of documents and other accepted good practice (e.g. Quality assured to ISO 9000)

GENERAL

These notes do not comprise a full specification, they are for general guidance only and their primary function is to assist Local Authority Officers in determining the Building Regulation application.



No.	Date	Amendment
A	21.01.21	Add location of Bat Roost

APH Associates Ltd.
 Planning and Architectural Consultants

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Site **Ampney Field Farm
 Ampney Crucis**

Client **Mr. Ian Newton**

Scale **1:100** Drawn **APH**

Date **December 2020**

Drawing Title **Proposed Improvements**

Project No **IN/2016** Drawing No. **09**

Revision **A**

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