

11. FULL APPLICATION – CONVERSION AND CHANGE OF USE FROM DISSUED AGRICULTURAL BARN TO ONE OPEN MARKET DWELLING, LANE END FARM, ABNEY, (NP/DDD/1117/1162, P1660, 24/11/2017, 419961 379950. SPW)

APPLICANT:MS V HOWSON

Site and Surroundings

Lane End Farm is situated at the eastern end of the hamlet of Abney, within Abney Conservation Area. It comprises a range of traditional and modern farm buildings. Lane End Farmhouse, which lies immediately to the east of the farm, has been in separate ownership from the barns for some considerable time.

The traditional barns are located at the front of the site around the original small farmyard which fronts onto and takes access from the main road through Abney. Barn 1 fronts the north side of the yard and is a traditional two-storey stone building which runs parallel with the road and together with Barn 2 on the east side, they form an 'L' shaped range. There is a further, more modern, building, Barn 3, abutting the east side of Barn 2. Access to the first floor of Barn 1 is through a door from the higher ground at the rear, north side. The modern farm buildings lie to the rear of this group. In 2003 planning permission was granted for the conversion of all three barns into holiday lets.

At present Barn 1 has permission for a single holiday let unit, but is converted to 2 units. The ground floor of barn 2 retains its agricultural stalls and appears to be in use for general storage associated with the property, Barn 3 is also used for storage and has the benefit of an extant consent for conversion to a single holiday dwelling.

The owner of the site has been occupying the first floor of Barn 1 as a dwelling without the benefit of planning permission and an enforcement notice is in place requiring the cessation of this breach of planning control. This breach appears to be continuing despite the existing enforcement notice. The Authority's Monitoring and Enforcement team are investigating.

The barn subject of this application is Barn 2. This is the traditional gritstone barn which is situated at a right-angle to Barn 1. The south-eastern gable wall of the barn abuts the road. This is a modest sized barn, which sits lower than the Barn 1 and measures 11.1m x 4.7m x 6.3m to the ridge. The internal floor area measures around 78m². The barn is constructed in natural coursed gritstone under a natural gritstone slate roof. It has interesting opening detailing with full gritstone surrounds to the ground floor door openings, gritstone quoins and a dovetail feature within the apex of the roadside gable. The barn is in good repair. The eastern elevation of the barn is obscured from view by a more modern farm building – Barn 3. Two conservation rooflights and a flue pipe serving a log burning stove have been inserted into the east-facing roof slope of the barn (which are largely screened by the roof of Barn 3), without the benefit of planning permission. The exposed faces of the attached more modern farm building – Barn 3, are constructed of natural gritstone with a corrugated sheet roof. The Lane End Farm complex forms the eastern boundary of the Conservation Area and together with the main barn 1, Barn 2 forms an attractive L shaped range of buildings which contribute to the character and setting of the Conservation Area at this eastern entrance to the hamlet.

The main access into the site is via a joint access and drive 22m east of the modern barn. This vehicular access was constructed in conjunction with the previous approval in 2003 for the conversion of the barns to holiday accommodation. This joint access serves Lane End Farm, the barns and Lane End Farmhouse.

Proposal

The change of use with alterations of Barn 2 to convert it into a single-bedroomed market dwelling. The conversion scheme involves the removal of the attached farm building – Barn 3,

which still has the benefit of an extant permission for remodelling and conversion to a dwelling restricted to short let holiday accommodation. The removal of this later modern barn would open up views of the eastern elevation of the traditional Barn 2.

The scheme, as amended, proposes two new door openings in the eastern elevation and the retention of the two conservation rooflights. The existing flue pipe is to be removed. There are no other external changes required to the building, except for the glazing of existing ground floor opening to the bedroom and the internal blocking up of the doorway to the bathroom which externally will retain a fixed vertically boarded door to reflect the existing. The footprint of the removed modern farm building is to be enclosed by 1.0m high drystone boundary walls and used as a garden for the proposed dwelling. Vehicle parking is to be provided within the yard area to the east of the traditional building complex.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions or modifications.

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. Carry out in accordance with specified approved plans.**
- 3. No development shall take place until a Written Scheme of Investigation for a programme of historic building recording, the equivalent of a Level 2 building survey, has been submitted to and approved by the Authority in writing.**
- 4. Submit and agree, prior to commencement a detailed scheme of environmental management measures.**
- 5. The residential curtilage shall be restricted to the area edged red on the originally submitted 1:1250 scale location plan.**
- 6. Garden curtilage shall be bounded by 1.5m high traditional drystone walls on the southern (roadside) and eastern boundaries and by a minimum 1.2 m high drystone wall on the northern boundary.**
- 7. Withdraw Permitted Development rights for alterations to the external appearance of the dwelling, extensions, porches, ancillary buildings, satellite antenna, solar panels, gates, fences, and walls or other means of boundary enclosure.**
- 8. Recess all windows and door frames a minimum of 150mm.**
- 9. All window and door frames, doors and door shutters to be timber.**
- 10. The new doors and door shutters shall be vertically boarded timber with no external framing or glazing except where shown on the approved plans.**
- 11. The new window opening to the bedroom in the West Elevation to be an inward opening hopper window frame with max 18mm glazing bars.**
- 12. Submit and agree detailed scheme for the external finish of the external timberwork.**
- 13. Prior to occupation the existing flue pipe on the East-facing roofslope shall be permanently removed and the roof re-instated with natural gritstone slates.**

14. **Rainwater goods to be cast metal, painted black on brackets and with no fascia boards or exposed rafters.**
15. **The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.**
16. **All pipework, other than rainwater goods, shall be completely internal within the building.**
17. **Submit and agree details of external meter boxes.**
18. **All new service lines on land with the applicant's ownership and control shall be placed underground.**
19. **Foul sewage shall be disposed of to a package treatment plant in accordance with a detailed scheme to be approved in writing by the Authority.**
20. **Prior to commencement, the roadside access immediately to the east of the demolished modern farm building shall be permanently closed with a 1.5m high drystone boundary wall.**
21. **No occupation until the parking and turning areas have been provided and thereafter retained for the life of the development.**
22. **Prior to occupation the existing 'Barn 3' shall be demolished.**
23. **Prior to commencement, submit and agree a detailed scheme for the disposal of all spoil arising from the works.**
24. **The demolition works of Barn 3 that immediately abut Barn 2 shall be undertaken with special care to ensure that any cracks and crevices in the vicinity of the retained Barn 2 remain undisturbed, including by scaffolding.**
25. **Carry out development in accordance with the recommendations for bats and nesting birds in the Ecological Report, subject to the amended requirements of condition 27 below.**
26. **If any works are to be undertaken between March to September (inclusive) birds shall be prevented from nesting within the building. If any active nests are present during the course of the site works, they must remain unaffected until all chicks have fledged.**
27. **Any existing cracks and crevice in the exterior walls of Barn 2 shall be retained and not pointed.**
28. **Ecological mitigation in the form of three bird boxes to be installed on the retained Barn 2.**

Key Issues

1. Whether the principle of the proposed conversion of the barn to an open-market dwelling is required in order to achieve conservation and / or enhancement of a valued vernacular or listed building.
2. Whether the proposal would conserve and enhance the character and setting of the existing building in the Conservation Area and the surrounding landscape

3. Ecological issues.
4. Highway issues.

History

There is a complex and detailed planning history in respect of the barns at Lane End Farm, which is summarised as follows:

May 2003 – Approval for conversion of the traditional stone barns (Barns 1 & 2) and remodelling/conversion of the more modern roadside barn (Barn 3) to provide 3 units of holiday accommodation. At this time the adjacent farmhouse was in the same ownership as the farm buildings.

July 2003 – Approval for the removal of the requirement for the approved holiday units to be ancillary or within the same planning unit as the adjacent farmhouse as the applicant was in the process of selling the farmhouse.

June 2004 – Approval for the extension of the drive around the rear of the modern farm buildings enabling the new owner of Lane End Farmhouse to gain access to a parking area on the land to the rear of the farmhouse.

November 2004 – letter from the applicant explaining that due to a change in her living arrangements (she had been living with friends in Abney who were now moving out of the hamlet) she now had nowhere to live and was living in the barn.

March 2005 – Refusal for change of use of the first floor of barn 1 to permanent residential use. Enforcement action was also authorised to secure the cessation of the unauthorised occupation of the barn as a permanent dwelling.

July 2005 – Refusal for temporary residential occupation of first floor of barn 1 for a period of 2 years. There was insufficient agricultural justification for the conversion of the barn to an agricultural dwelling and as the applicant had at that time only resided in Abney for a period of 5 years, she did not meet the local qualification criteria for conversion to a local needs dwelling. A subsequent appeal was dismissed in August 2006.

October 2007 – Refusal for variation of condition to allow permanent occupation of the first floor of Barn 1 on the same grounds as in July 2005.

November 2007 - Enforcement notice served requiring the applicant to cease using any part of the premises other than in accordance with the holiday occupancy condition. The applicant appealed against the enforcement notice and the refusal of the 2007 planning application. The appeal against the 2007 planning refusal was dismissed for the same grounds as the 2005 appeal. The appeal against the enforcement notice was upheld and the notice quashed on technical legal grounds.

February 2009 – A further Enforcement Notice served requiring the applicant to cease using the premises as a residential dwelling, other than in accordance with the authorised holiday occupancy condition. The applicant subsequently appealed against the enforcement notice.

November 2009 – The appeal against the enforcement notice was dismissed; the notice was upheld and should have been complied with by 24 July 2010.

In his consideration of the appeal, the Inspector noted that whilst “...the size of the residential unit is suitable for use as a local needs dwelling, the applicant ...has not lived in Abney for the requisite 10 year period.” And that “There is a lack of evidence to show the current occupation of the barn is required for a local housing need. Therefore, use of the barn as a dwelling is in

conflict with policies LH1 and LH2”.

The Inspector also concurred with previous Inspectors’ views that there was no essential functional need for an agricultural worker’s dwelling on this site, even on a temporary basis.

October 2009 – Refusal for removal of condition 11 on the holiday conversion consent on grounds that removal of the condition would effectively remove the requirement for the provision of parking for the holiday complex and Lane End Farmhouse.

In 2010 an application to vary the 2003 holiday permission received a split decision. It refused use of the first floor of barn 1 as a permanent dwelling as the occupants did not meet the local needs qualifications. And allowed (subject to conditions) deletion of condition 11 on the previous consent which related to provision of onsite parking for Lane End Farm House (as separate provision now existed to the rear of the farmhouse).

February 2012 - Enforcement notices issued in respect of an unauthorised timber hide structure, the siting of a caravan for human habitation by the applicant, the storage of a caravan and the provision of work experience on the farm holding. Subsequent appeals were dismissed for the hide structure and the residential caravan and the notices upheld. In relation to the use of the storage caravan and the work experience on the farm holding the notices were amended by the Inspector to cease the use of the land for the storage of caravans except so far as it was permitted under the GPDO and to cease the use of the land for work experience except for a maximum of 10 persons on any one day and a maximum of four days in any one week. In respect of the enforcement notice for the residential caravan, the occupant (the current applicant) was given a period of six months to vacate the caravan.

2015 - Planning permission was granted for use of barn 2 as a single dwelling with a S106 legal agreement which required it to be ancillary to the holiday occupation of Barn 1 (for amenity reasons) and for a scheme of refurbishment and enhancement of a lean-to ‘Pole Barn’ to the rear of the traditional barns. This scheme also included removal of Barn 3.

2017 – The timber hide and the caravan subject to residential use are no longer on the land. The Authority’s Monitoring and Enforcement team are aware that the first floor of Barn 1 is being occupied by the applicant in breach of the existing enforcement notice and intend to review the case when this application is determined.

Consultations

Highway Authority – No Objections

The central access is still closed with a single metal post, but there is also metal netting across the full width, secured by the post. The plan submitted with the current application is still demonstrating vehicular access to the site via the eastern access only, with the western and central access both reduced in width to accommodate pedestrian access only.

Subject to the modification of the above accesses in accordance with the previous conditions, prior to the commencement of any other works, and the onsite parking and turning arrangements provided in accordance with the application drawing, prior to first occupation and retained thereafter free from any impediment to its designated use, raise no further highway comments.

District Council – No response to date.

Abney , Abney Grange, Highlow and Offerton Parish – No response to date

Natural England – No objection

PDNPA Ecology – Explain that the protected species survey which is dated 2013 may need updating. They have offered to visit the site to ascertain if the 2013 report can still be relied upon, but that visit is not scheduled until after this committee report needs drafting. For the purposes of

this report to committee the comments from the previous application can be used, as given the circumstance of this site it is unlikely that anything significant will have changed. A verbal update to committee will be provided about the ecologist's findings in regard to whether the 2013 survey can still be relied upon.

PDNPA Archaeology – Some impact but capable of mitigation, and suggest conditions to mitigate.

It is appreciated that the barn already has planning permission for conversion. For this reason we would not wish to object, but would highlight the fact that the proposed conversion will alter the character and historic fabric of the building and lead to a loss of its historical significance.

Photographs of the interior reveal that a suite of timber stalls and feed racks still survive at ground floor level. Images of the east facing elevation of the building, which is currently disguised by the more modern abutting barn, reveal that features such as blocked openings and ventilation slots occur in this wall fabric. Recommend a condition to secure a basic descriptive and visual record of the building is obtained prior to any alteration taking place in order to mitigate the harm to the significance of this non-designated heritage asset through conversion.

The above requirements are routinely applied to proposals for the conversions of traditional farm buildings within the National Park and are in line with the requirements of paragraph 141 of NPPF which requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part).

Representations

8 representations have been received, 6 are objections and 2 offer support.

The objections raised the following summarised planning grounds which are material to determining this application:

- There would be privacy and overlooking issues with the adjacent holiday let in Barn 1.
- The proposal will not enhance the doorways and windows which are to be closed off.
- The proposal has no regard to the Building Design Guide in terms of retaining the form scale of a building without alteration or extension; minimising alterations; retaining existing window and door openings.
- Will not achieve conservation or enhancement as it boards up doors and windows on the west side and creates a new door on the east side.
- Conversion and features unrelated to its original design and appearance would be likely to spoil the character of the barn and locality.
- Barn 2 has already been partly refurbished with panelled ceilings and log burner upstairs therefore does not require enhancement or conservation.
- There are inaccuracies in the supporting design and access statement, mainly in respect to the descriptions on extent of wider land in ownership and livestock.
- The Bat Report is based on a presumption that no buildings are being knocked down, which is not correct as Barn 3 is being removed.
- The Bat survey needs to be updated as it is from 2013 (over a year old) and because it was based on no external works. Furthermore the Bat report explained that due to the transient nature of bat roosts if works to the buildings have not been undertaken within 12 months of the survey then it would need to be updated.
- There are significant numbers of bats adjacent to this property at dusk in the late spring and summer.
- Barn 2 already has permission for conversion to a holiday unit and was partially converted in 2007, it requires no further permissions to allow it to be conserved and enhanced.
- The policy case for why conversion to housing is required to achieve conservation and/or

enhancement of a valued vernacular building has not been made. The barn is not currently under threat.

- The existing original accesses should both already be closed as required by previous implemented planning permissions.
- The site is an eyesore, with rubbish, skips, and caravans.
- If independent from the other barn would allow it to be sold off separately breaking up the historic barn group and further destroying what was once a historical and viable working farm.
- Concern about water disposal and the existing systems not being adequate.

The supporters raised the following grounds:

- It will improve the appearance of the site and secure the future of an attractive building.
- It will greatly improve the appearance of Lane End Farm and make good use of the building.

Main Policies

National Planning Policy Framework

As a material consideration in planning decisions, the NPPF recognises the special status of National Parks and the responsibility of National Park Authorities, as set out in the National Parks and Access to the Countryside Act 1949 (as amended). In line with the requirements of primary legislation, paragraph 14 of the NPPF recognises that in applying the general presumption in favour of sustainable development, specific policies in the Framework indicate that development should be restricted, for example policies relating to National Park.

Along with the need to give great weight to considerations for the conservation of wildlife and cultural heritage, paragraph 115 of the NPPF confirms the highest status of protection in relation to landscape and scenic beauty, reflecting primary legislation. It points out (footnote 25) that further guidance and information, including explanation of statutory purposes, is provided in the English National Parks and the Broads Vision and Circular 2010".

Relevant Core Strategy policies: DS1, GSP1, GSP2, GSP3, L1, L2, L3, HC1 and CC1

Relevant Local Plan policies: LC4, LC5, LC8, LC15, LC16, LC17, LH1.

CS Policy HC1 sets out the Authority's approach to new housing in the National Park; GSP1 requires all new development in the National Park to respect and reflect the conservation purpose of the National Park's statutory designation and promotes sustainable development; GSP2 supports development that would enhance the valued characteristics of the National Park; L1 requires that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan, and other valued characteristics. L2 requires that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate, their setting. L3 requires that development must conserve, and where appropriate, enhance or reveal the significance of architectural or historic assets. LC4 and GSP3 set out further criteria to assess the acceptability of all new development in the National Park. Local Plan policy LC5 requires that development within Conservation areas should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Proposals involving demolition of existing buildings which make a positive contribution to the character and appearance or historic interest of the Conservation Area will not be permitted unless the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building. LC8 sets out specific criteria applicable to barn conversions.

The Supplementary Planning Document the 'Design Guide', the recently adopted Climate Change and Sustainable Building Supplementary Planning Document (SPD) and the Authority's Landscape Strategy and Action Plan all offer further guidance on the application of Development Plan policy listed in this report.

Assessment

Introduction

This site has been the subject of several applications for the conversion of Barn 1 to a dwelling for the applicant and owner of the property. These have been refused by the Authority on the grounds that there was insufficient agricultural need for a farm workers dwelling on the site and also that the applicant had an insufficient local need case to support conversion to a local needs dwelling. Those decisions were upheld following planning appeals.

Subsequent to that planning history there is the 2015 approved scheme which remains extant and differed from those previous proposals in that it related to the conversion of Barn 2 and involved the demolition of a later modern farm building, Barn 3. That application would result in enhancement of the site and was approved subject to conditions and a S106 legal agreement to secure the enhancements and which also meant that the approved dwelling must remain ancillary to the holiday let in Barn 1. The ancillary restriction was considered necessary for amenity reasons resulting from the close relationship of the existing holiday let and the proposed dwelling, and in particular the west facing elevation, which provided access to the dwelling via the courtyard and which contained most of the proposed openings proposed in the dwelling.

The current proposal now seeks planning permission for a similar development to that which was approved in 2015, but with some minor alterations to address the previous amenity issue so the dwelling is not required to be ancillary to the holiday lets.

Notwithstanding the previous planning history on this site, this proposal needs to be assessed on its own planning merits and against the Authority's current Core Strategy and Saved Local Plan policies.

Issue 1 - Whether the principle of the proposed conversion of the barn to an open-market dwelling is required in order to achieve conservation and / or enhancement of a valued vernacular or listed building.

The Lane End Farm complex forms part of the Abney hamlet, which for the purposes of the Core Strategy policies is considered to be in 'open countryside'. In common with Government guidance in the National Planning Policy Framework, the Authority's housing policies do not permit new isolated homes in the countryside unless there are special circumstances.

In this case, the proposed dwelling house is intended to meet general demand rather than any on-site functional or local need. Therefore, the special circumstances in which permission could be granted for the current application are set out in CS Policy HC1 which says that in accordance with core policies GSP1 and GSP2 of the Core Strategy, exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings.

Whilst Barn 2 is not listed, it is considered to be a building of vernacular merit and together with Barn 1 makes a significant contribution to the character and appearance of the Conservation Area. Barn 2 is a traditional gritstone barn constructed in natural coursed gritstone under a natural gritstone slate roof. It has interesting opening detailing with full gritstone surrounds to the ground floor door openings, gritstone quoins and a dovecote feature within the apex of the roadside gable.

For these reasons, Barn 2 is considered to be a 'valued vernacular' building within the terms of Core Strategy policy HC1 (C)(I).

The main issue is therefore whether conversion to an open-market dwelling is 'required' to achieve its conservation and/or enhancement.

The supporting text to CS Policy HC1 explains that occasionally new housing (whether newly built or from re-use of an existing building) may be the best way to achieve conservation and enhancement (for example of a valued building) or the treatment of a despoiled site where conservation and enhancement could only be reasonably achieved by the impetus provided by open market values.

In this case, the building is in reasonably good condition, is 'weather tight' and does not appear to have any significant structural weaknesses. The building also benefits from an extant planning permission that permits its conversion to a holiday unit and another permission which would allow for its conversion to a dwelling albeit ancillary to the holiday lets in Barn 1.

The key issue to consider is whether the proposed market dwelling is necessary to achieve the building's conservation. Previous applications have considered viability for local needs dwellings or holiday lets and concluded that it would be unlikely to be suitable for conversion to a Local Needs Affordable Dwelling or Holiday let given the investment needed to achieve the conversion and enhancement which would include demolition of Barn 3.

The application scheme would significantly enhance the character and setting of the Conservation Area through the removal of Barn 3 which is essentially a modern farm building. Despite Barn 3 being constructed with natural gritstone walling, it is of an untraditional size and form that detracts from the character and setting of Abney village and Conservation Area and is prominently sited at the entrance to the hamlet. The rear roof of this building is attached to Barn 2 and the building masks the eastern elevation of the traditional barn. A previous holiday conversion scheme, which is still extant, proposed the remodelling of Barn 3, reducing its roadside gable width and physically separating it from Barn 2. Whilst this was considered to be acceptable alterations and enhancement at the time, it still would have masked the original and much better quality Barn 2. Despite this previous approval, the complete removal of this modern later addition is considered to be significantly more preferable as would reinstate the original boundary of the built development on the eastern entrance to Abney village. It is considered that the significant enhancement of the village and Conservation Area that would result from the removal of Barn 3 is sufficient in itself to meet the 'required' terms of policy HC1 C I, in this case.

Although it is considered that the principle of conversion to an open-market dwelling meets the terms of policy HC1 C I, the previous scheme raised amenity issues which led to the requirement that the dwelling to be ancillary to the holiday lets. This current scheme therefore needs to be considered in the context of the revisions intended to address the amenity issues.

The principal difference between this scheme and the last one is that the converted Barn 2 would now only be accessed via 2 doors on the east facing elevation. By relocating the access into the building onto the eastern elevation it has changed the relationship with the adjacent holiday accommodation. There is now greater separation and officers consider that the proposed unit would enjoy a level of amenity that residents would normally expect in a dwelling. Whilst most of the outlook from the building would still be over the western courtyard (where the access to Barn 1 is located), the accommodation is arranged such that the living room and kitchen are at first floor and with only a bedroom and bathroom at ground floor level, and thus the amenity impacts from visitors to Barn 1 within the courtyard are minimized. Furthermore the proposed dwelling will benefit from its own private and separate amenity space in the garden that would be formed where Barn 3 is demolished. The proposal will not now raise an amenity issue that warrants imposing further restrictions on the proposed dwelling.

A condition removing permitted development rights is necessary as this would bring any proposed fencing/walling, extensions or outbuildings under full planning control, the absence of which could result in development harming the character, appearance or setting of the barns and the Conservation Area.

Whilst the principle of the proposed scheme is considered to be acceptable, it still has to comply with other parts of the Core Strategy and Local Plan policies in respect of the impact of the conversion on the character and appearance of the building and its setting within the Conservation Area, and also highway and ecological considerations.

Issue 2 - Whether the proposal would conserve and enhance the character and setting of the existing building in the Conservation Area and the surrounding landscape.

Policy GSP2 states that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. Such enhancement proposals will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area. They should not undermine the achievement of other Core Policies. Opportunities should also be taken to enhance the National Park by the treatment or removal of undesirable features or buildings. Work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings. When development is permitted, a design will be sought that respects the character of the area, with appropriate landscaping. These objectives are echoed in GSP3, L3, LC4 and LC5, particularly in respect of the need for development to preserve and, where possible, enhance the character and appearance of the Conservation Area. Additionally, within Conservation Areas, the demolition of buildings, walls or other structures will be resisted unless the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building.

As already referred to in this report, Barn 2 is considered to be a valued vernacular building whose character, appearance and setting is presently diminished by the attached modern farm building. The east facing wall of Barn 2 presently forms the rear wall of the modern Barn 3. Whilst Barn 3 is constructed of natural gritstone its proximity to Barn 2, together with its overall form and corrugated-sheet roof detracts from the character and appearance of Barn 2 and the character, appearance and setting of the Conservation area. The removal of Barn 3 would reveal the eastern elevation of Barn 2, thereby restoring the traditional built form at the eastern entrance to the hamlet.

The submitted scheme only proposes two new door openings in the east elevation, but does retain two conservation roof lights. An existing flue pipe serving a log burning stove is to be removed. Given the relatively small size of the rooflights and the extent of the of the barn roof, it is not considered that they have a significant adverse impact upon the character and appearance of the roof. Overall, it is considered that the simple, robust appearance of the eastern elevation will be retained. Other proposed changes to existing openings can be controlled adequately through the attaching of appropriate minor design conditions.

The scheme proposes to use the land created by the removal of the modern building for a private garden area for the proposed dwelling. In order to minimise the impact of the proposed garden area on the character and setting of the barn and Conservation Area, it is considered that the proposed roadside boundary wall and return section of wall be maintained or built to a height of 1.5m. This would give the necessary enclosure to the street, whilst also serving to screen the full extent of the garden area from view. It is considered that although the existing walls to Barn 3 are pointed up rather than of drystone construction, they are on balance, of sufficient quality to be retained and extended as boundary walls where required, rather than totally rebuilt. This would be subject, however, to the walls being capped with half-round natural gritstone coping stones (laid dry) to reflect the local building tradition for boundary walling. In the Design and Access statement the agent makes it clear that no new tree or hedgerow planting is considered to be necessary or desirable.

Subject to these requirements, it is considered that the proposed scheme will significantly enhance the character and appearance of Barn 2 and its setting within the Conservation Area in this highly prominent village edge location. Consequently, the proposal would meet the terms of terms of their above-stated Core Strategy and Local Plan policies.

Archaeology

The Authority's Archaeologist's comments are also noted. They identify the significance of the building, noting that the recent Historic England *Historic Farmstead Project* which was completed in 2016 identified that the farmstead is 19th century, a non designated heritage asset and of high heritage potential.

They acknowledge there is a 2015 permission in place and therefore would not wish to object to the proposal but explain that it will lead to a loss of its historical significance. Therefore a basic descriptive and visual record of the building is required prior to any alteration taking place in order to mitigate the harm to the significance of this non-designated heritage asset through conversion. An appropriate condition to secure this is suggested which includes a written scheme of investigation. Officers consider that subject to that suggested condition, given the planning history the proposal is in accordance with policies LC15, LC16 and L3 insofar as they relate to the archaeology of this heritage asset.

Issue 3 – Ecological Issues

A bat report has been submitted with the application which was carried out in 2013. The Authority's ecologists are visiting the site to ascertain if the report needs to be updated, given its age. The 2013 report concludes that there is no evidence of bats using the building. The Authority's Ecologist comments on the 2013 report were as follows:

- Two buildings will be affected by the proposals. One is a corrugated sheeted building (B3 in the bat report). No evidence of bats was found and it was considered to offer very few opportunities for bats to use. This building will be demolished.
- The attached building (building B2 in the report) will remain and the only change is expected to be a new door entrance. Internally the building is well maintained with very few opportunities for roosting bats and no evidence of bat use was found. Externally this building offers many cracks and crevices that could be used by bats. However, it is understood that no works be done to the external elevations of the property where these features are present and as such should be unaffected by the development.
- It is the intention of the applicant to retain these features for future use by bats and a condition needs to be included to cover this aspect. Demolition works that immediately about the building should be undertaken with special care to ensure that any cracks and crevices in the vicinity of the retained building remain undisturbed. Any scaffolding that is used must not obscure cracks and crevices on building B2.
- Demolition of B3 should be undertaken with care and any external cracks and crevices should be thoroughly inspected for bats. If any bats are found during works, works should stop and Natural England contacted for further advice.
- Old bird nests have been recorded at building B3 and a condition will be required to ensure that breeding birds are not affected by the development. The recommendations at section 4.2 should be conditioned with the exception that the bird nesting season should be taken to be from March to September inclusive – this is to account for any breeding swallows that may be present.
- To mitigate for loss of bird nesting features it is recommended that a condition is included that requires the installation of three bird boxes at suitable locations on the retained building. The type and location to be agreed within three months of the demolition works of building B3.

It is therefore considered that subject to the verbal update to committee, it is likely that any ecological impacts resulting from the conversion of Barn 2 and the demolition of Barn 3 can be

adequately controlled through the attaching of appropriate ecological conditions. The concern raised in the representation about the Bat Survey is noted, however, the Authority's Ecologists are aware of the survey age and that the scheme includes demolition of Barn 3, and consider that subject to an inspection and appropriate planning conditions the proposal is acceptable insofar as it relates to the ecological interests of the site.

Issue 4 – Highway issues

The Highway Authority has no objections to the proposal subject to access arrangements being carried out in accordance with the previously approved holiday conversion scheme. A new vehicular access was constructed some time ago to the east of the farm complex, which has been designed to accommodate all uses on the application site and also provide access to Lane End Farmhouse. As part of the previously approved holiday conversion scheme, the central access, which has substandard visibility on to the road, was conditioned to be permanently closed to vehicles and the access into the courtyard to the west of Barn 2 was to be modified in terms of the visibility sightlines (which would require the roadside walling to be lowered down to 1m high).

The planning condition required the permanent closure of the central access to vehicles by narrowing its width to essentially a pedestrian width opening of 1.0m. Whilst the access width has been reduced by installing a central metal post, the width either side of the metal post is greater than a metre and although there is some temporary fencing on site the gap either side of that post would be sufficient to enable small vehicles to use the access. Concern is also raised that it may be possible to remove the metal post, thus enabling its continued use as a vehicular access.

It is considered, therefore, that in the event of an approval, a condition is necessary requiring that before any other works are carried out the access should be permanently closed by erecting a drystone wall to match the adjacent roadside boundary walling to the east in height and detail. This will also provide enclosure to the street frontage, which would improve the street scene and consequently the character and appearance of the Conservation Area. The existing 'new' access also requires some finishing to comply with the original approved plans/conditions and should be conditioned to be completed prior to the occupation of any new dwelling.

Environmental Management

No information has been submitted with the application in regard to Environmental Management measures as required by CC1 and the Authority's Climate Change and Sustainable Building SPD. It is no longer necessary to require development to be built to a minimum sustainability standard however it is likely that opportunities for energy and water saving measures can be integrated into the development.

For example, it may be possible to include ground or air source heat pumps. Alternatively there may be opportunities to incorporate enhanced insulation technologies or grey water harvesting. Therefore a condition to require details of these measures to be submitted and approved would be recommended.

Other matters - Disposal of foul water

As submitted the foul sewage was going to be dealt with via an existing septic tank. National Planning Policy Guidance on these matters explains that new development should connect to the mains unless not practicable or unviable. If a mains sewer is ruled out then a package treatment plant should be used. Only as a last resort would a septic tank be allowed. In this case there is no mains sewer to connect to and the applicant has accepted that a package treatment plant will need to be used. This can be required by planning condition which is an acceptable way to secure this detail and ensure the development accords with the NPPG.

Conclusion

Subject to the above mentioned conditions the proposal is considered to be in accordance with the policies of the development plan as it proposes conversion of a valued vernacular barn and will achieve conservation and enhancement of the site. Furthermore it is considered that any potential occupants of the dwelling would benefit from adequate amenity that such occupants may reasonably expect to enjoy, therefore there is no longer a planning reason to require the dwelling to be ancillary to the adjoining holiday accommodation in Barn 1. There are no other material considerations that suggest a decision should be made that is not in accordance with the development plan.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil