

10. LISTED BUILDING CONSENT – REPAIR AND CONVERSION OF BARNs INTO TWO C3 DWELLINGS / HOLIDAY LETS AT GREEN FARM CHURCH BARNs, WEADDOw LANE, MIDDLETON BY YOUlGRAVE (NP/DDD/1123/1336/PM)

APPLICANT: ANDREW AND RACHAEL SEATON

Summary

1. The application seeks listed building consent to convert curtilage listed barns and outbuildings to residential use either as a market dwelling or as holiday lets at Green Farm Church Barns, Middleton by Youlgrave. There is an associated application for planning permission.
2. The report concludes that the proposed scheme will overall conserve the character and significance of the heritage assets.
3. Whilst the proposed conversion will result in some harm to the character and significance of the heritage assets, this is considered to be outweighed by the public benefit of the heritage assets being restored and brought back into active use.
4. The proposal subject to conditions is acceptable in terms of the impact upon protected species.
5. The proposal is considered to be in accordance with the policies of the development plan and the NPPF and is recommended for approval subject to conditions.

Site and Surroundings

6. The application site is located within the centre of the village of Middleton by Youlgrave and located within the Middleton by Youlgrave conservation area.
7. The site comprises two barns and two outbuildings. The barns are referred to as North Barn and South Barn and the outbuildings as Outbuilding A and Outbuilding B.
8. The buildings are curtilage listed by virtue of their historic relationship with Green Farmhouse, a grade II listed building located 15 metres to the north of North Barn. The buildings subject to this application are still considered to form part of the listing despite the ownership and land boundaries being severed many years ago.
9. North Barn is a traditional two storey barn with a dual pitched tile roof and linear form. The roof is asymmetric with a catslide on the rear roof slope. To the east is a single storey element. The walls are limestone and the window surrounds are gritstone. The roof is stone slate and the timbers are exposed on the inside.
10. South Barn is a traditional barn with a linear form. Two thirds of the barn are two storey with an external stair to the south. The remaining third is single storey and is at the northern end of the building. The walls are limestone and the window surrounds are gritstone. The roof is blue tile.
11. Outbuilding A sits opposite South Barn and Outbuilding B is south of that. Both are single storey limestone buildings with gritstone detailing. Outbuilding A has a blue tile roof and outbuilding B has a Welsh Slate roof. All of the buildings have been in agricultural use. Internally the buildings contain some subdivision and the remnants of agricultural use.
12. To the north and north east of the site are residential properties (Church Barn, Green Farmhouse and Dale Cottage). To the south and south east of the site are modern

agricultural buildings associated with Tor Farm. To the west of the site is the St Michael and All Angel's Chapel, a non-designated heritage asset recorded on the Derbyshire Historic Environment Record.

13. The site is accessed by a private drive from Weaddow Lane. There are no public footpaths in the immediate vicinity.

Proposal

14. The application seeks listed building consent for the repair and conversion of the curtilage listed barns into two C3 dwellings / holiday lets. The converted north barn would form a three-bedroom property with both ground floor and first floor of the barn being converted to residential accommodation. The converted south barn would form a two-bedroom property with the ground floor of the barn converted to residential accommodation with the first floor of the barn left as loft for bats.
15. It is proposed that outbuilding A would be used as a residential annexe ancillary to south barn. It is proposed that outbuilding B would be used as an office / storage building ancillary to south barn.

RECOMMENDATION:

16. **That the application is APPROVED subject to the following conditions:**
1. **Standard time limit**
 2. **Carry out in accordance with specified approved plans and documents**
 3. **No works shall take place until a Written Scheme of Investigation for a scheme of a programme of level 3 building recording has been submitted to and approved in writing by the National Park Authority.**
 4. **A methodology including proposed mortar mix and finish for any rebuilding of the existing elevations to be submitted and approved in writing by the National Park Authority. Once approved, a sample panel of rebuilt wall shall be made available for inspection on site.**
 5. **A methodology including mortar mix for any repointing to the existing stonework to be submitted to and approved in writing by the National Park Authority.**
 6. **Precise details of proposed insulation to roofs, floors and walls of buildings to be submitted to and approved in writing by the National Park Authority.**
 7. **A methodology for lifting, recording and relaying of stone floors to be submitted to and approved in writing by the National Park Authority.**
 8. **Precise details of windows, doors and shutters including design, material, finish and colour to be submitted to and approved in writing by the National Park Authority.**
 9. **Details of new rainwater goods to be submitted to and approved in writing by the National Park Authority.**
 10. **Details of any new external vents to be submitted to and approved in writing by the National Park Authority.**

- 11. All pipework, other than rainwater goods, shall be completely internal within the building.**
- 12. Mitigation and compensation enhancements presented within the bat and bird survey report to be implemented in full.**
- 13. Provision of a bird compensation and enhancement strategy for barn swallow to be submitted to and approved in writing by the National Park Authority.**
- 14. Pre-works bird nest checks shall be carried out on the barn by a suitably qualified ecologist prior to any works taking place within the bird breeding season (March to August inclusive). If active bird nests are present works must cease until chicks have fledged the nest.**
- 15. The air source heat pumps shall not be installed other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority.**

Key Issues

16. Whether the development would conserve and enhance the character and significance of the heritage asset; and the impact upon protected species.

History

17. 2014 – Planning permission and listed building consent granted for “Conversion of two existing redundant agricultural barns to residential and ancillary use”. (application references NP/DDD/0314/0333 and NP/DDD/0314/0334). Consents not implemented.

Consultations

18. PDNPA Archaeology – The submitted archaeological desk-based assessment (DBA) meets the requirements of NPPF, describing the archaeological significance of the site and has consulted the Derbyshire HER and PDNPA HBSMR. The groundworks associated with the development including to the floor levels within the barns and all external groundworks (including but not limited to drainage, services, access routes, parking areas, paving, paths and patios, new wall foundations etc.) are within areas of the site that have been previously developed or disturbed to a degree, but do still have the potential to encounter, disturb, damage or destroy belowground archaeological remains and features related to the development and occupation of Middleton by Youlgrave from the Roman period onwards. This would result in harm to the archaeological interest of the site, but this is likely to be relatively minor in scale given that the areas with greatest archaeological potential will be undisturbed. Therefore, with respect to the archaeological interest and significance of the site, a balanced planning decision is required that has regard to the significance and scale of harm identified above in accordance with NPPF para.209. Should the planning balance be favourable then then a conditioned programme of archaeological monitoring is required to mitigate the harm identified above.
19. PDNPA Ecology – No objection subject to conditions to require bat mitigation measures and lighting strategy outlined in bat survey to be secured, and to require submission of a bird compensation and enhancement strategy for barn swallow and other birds to be submitted to the authority for approval.
20. PDNPA Arboriculture – No objection subject to conditions to require the recommendations of the submitted tree survey to be implemented and to require

submission of a detailed landscaping scheme with details of replacement tree planting.

21. PDNPA Built Environment (Conservation) – Initial response: *“Overall I am supportive of the principal of conversion, but at present the level of rebuilding required has the potential to cause serious harm to the buildings. Less intrusive options should be explored. Additionally, the current design would adversely impact the character and significance of the buildings, and the contribution they make to the listed farmhouse. This is contrary to PDNPA policies DMC5, DMC7 and DMC10.”*
22. Comment on amended plans *“The amended plans are a significant improvement on the initial proposals. It is also useful to know that the north barn can be repaired without substantial rebuilding. However, the cumulative impact of the conversions, air-source heat pumps, landscaping and wood-burner flues would still adversely affect the character of the building group, contrary to policy DMC10. On that basis I would recommend refusal. However, if the flues were removed (and the south barn’s west elevation altered) I would be minded to support the application.”*
23. Natural England – No response received.
24. Derbyshire Dales District Council – No response received.
25. Derbyshire County Council Highways – No objection.
26. Middleton & Smerill Parish Council – *“supports this application that will see 4 derelict structures given new life and be externally restored to their former glory. Whilst Council is disappointed that these will be holiday lets, it understands the impossibility to meet affordable requirements in restoration projects and notes that the units created will not take from existing housing stock which needs to remain in full time occupation to keep the village alive. The preservation of the buildings, adaptations to keep the bat population and green screening to address privacy fit with Council’s environmental and heritage objectives.”*

Representations

27. Four letters of objection have been received from members of the public. Although submitted under the listed building consent reference number they relate to matters considered by the associated planning application (ref NP/DDD/1123/1337) and therefore have been considered as part of the determination of the associated planning application.

Main Policies

28. Core Strategy: GSP1, GSP2, GSP3, DS1, L1, L2, L3, HC1, CC1
29. Development Management Policies: DM1, DMC3, DMC5, DMC7, DMC8, DMC10, DMC11, DMT3.

National Planning Policy Framework (NPPF)

30. In the National Park the development plan comprises the Authority’s Core Strategy 2011 and Development Management Policies (adopted May 2019) in the Development Plan provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

31. Paragraph 182 of the NPPF states that ‘great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

Core Strategy

32. GSP1, GSP2 - Securing National Park Purposes and sustainable development & Enhancing the National Park. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park’s landscape and its natural and heritage assets.
33. GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
34. DS1 - Development Strategy. Sets out the forms of development that are acceptable in principle in all settlements and in the countryside outside of the Natural Zone.
35. L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
36. L2 – Development must conserve and enhance sites, features or species of biodiversity importance and their setting and development likely to have an adverse impact on any of the above, that have statutory designation or are of international or national importance for their biodiversity, will not be permitted other than in exceptional circumstances.
37. L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
38. HC1 – New Housing – Sets out the situations where, exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted.
39. CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.

Development Management Policies

40. DM1 - When considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (2012). It will work proactively with applicants to find solutions that are consistent with National Park purposes: (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.

41. DMC3 - requires development to be of a high standard that respects, protects, and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
42. DMC5 - Assesses the impact of development on designated and non-designated heritage assets and their settings.
43. DMC7 – Development affecting listed buildings and / or its setting should demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary.
44. DMC8 - Applications for development within a Conservation Area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
45. DMC10 –addresses conversion of heritage assets, permitting this where the new use would conserve its character and significance, and where the new use and associated infrastructure conserve the asset, its setting, and valued landscape character. It also notes that new uses or curtilages should not be visually intrusive in the landscape or have an adverse impact on tranquillity, dark skies, or other valued characteristics.
46. DMC11 Safeguarding, recording and enhancing nature conservation interests. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance must be provided in line with the Biodiversity Action Plan. For all sites, features and species development proposals must consider amongst other things, the setting of the development in relation to other features of importance, historical and cultural.
47. DMT3 - a safe vehicular access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.

Supplementary Planning Documents

48. Peak District National Park Authority Design Guide (2007): The Design Guide states that, when considering a conversion, the building in question should be of sufficient historic or architectural merit to warrant its conversion. Factors such as location, size and character of the building and its means of access will all be assessed. The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.
49. Peak District National Park Conversion of Traditional Buildings SPD (2022): The SPD provides detailed guidance on the principles to be considered when proposing the conversion of traditional buildings. This is set out as 6 key principles: 1. Understanding the building and its setting 2. Working with the existing form and character 3. Following a conservation approach 4. Creating responsive new design 5. Using appropriate materials and detailing. 6. Conserving and enhancing the setting.

Assessment

The impact upon the character and significance of the heritage asset and its setting within the conservation area

50. Policy DMC10 relating to conversion of a heritage asset requires that works to the building to facilitate conversion conserve and or enhance the character and significance of the heritage asset.
51. The scheme has been amended following advice from Authority's Conservation Officer.
52. The boskins within the North Barn are now to be retained and incorporated into the conversion scheme. These are significant early features of the barn and their loss would harm the significance of the buildings and their contribution to the significance of the listed farmhouse.
53. The existing stone floors within the barns are now to be lifted, recorded and re-laid in the same position after the insulated floor has been inserted. Stone floors are rare and significant features where they survive in cow houses, as they were typically removed in the 20th century due to dairy hygiene regulations. Their loss would have harmed the significance of the buildings.
54. It is proposed that most of the openings will have fully glazed windows and doors. Although most have disappeared, historically the barns had solid doors to the ground floor and solid shutters to the haylofts. The proposal has been amended with a greater number of boarded doors and shutters (with glazed doors and windows behind) to retain the agricultural character of the buildings to a greater degree.
55. The proposed scheme has been amended to reduce the subdivision of the former farmyard, however the proposed fencing, walling, planting and car parking areas introduced will have an impact upon the agricultural character of the building group.
56. The Authority's Conservation Officer has requested that the proposed flues be removed from the scheme. The conservation officer argues that the cumulative impact of both flues and air source heat pumps result in a greater level of domestication of the character of the barns than would result with either the flues or the air source heat pumps rather than both. On the basis of the cumulative impact of both eroding the agricultural character of the barns, the objection from the authority's conservation officer to the scheme remains.
57. Harm to the character and significance of the curtilage listed buildings needs to be balanced against the public benefits arising from the scheme of securing a long term viable and active use for the barns which are in a state of disrepair, are not suitable for modern agricultural use and are in danger of being lost if a new use is not secured for them.
58. Overall, it is considered that the amended scheme has reduced the level of harm to the character and significance of the curtilage listed buildings and the listed farmhouse itself to less than substantial harm. Less than substantial is a broad category of harm, with the harm being towards the middle end of the scale (curtilage listed buildings) and lower end of the scale (listed farmhouse). On balance, it is considered that this level of harm is outweighed by the public benefits of the scheme outlined above.
59. It is intended to remove permitted development rights from the converted building to allow future control over the extension and alterations to the building and erection of outbuildings within the curtilage.
60. Overall, the scheme is considered to be in accordance with policies DMC3, DMC5, DMC10 and L3.

Impact upon Protected Species

61. The submitted Bat & Bird Survey concludes that all four buildings provide a suitable environment for roosting bats. The report identifies that roosting bats were only found in the roof of the south barn, where a Natterer's maternity roost and a brown long-eared day roost were present.
62. Additionally, high levels of foraging and commuting by bats along the peripherals of the site was observed during the nocturnal surveys.
63. By way of mitigation, the upper storey of the south barn does not form part of the conversion scheme and will be left as a loft void for bats. Two ridge access tiles will be fitted to allow bats access inside the loft. A bat box is proposed to be installed within the loft. Ceiling lights that may cause back spill inside the loft will not be used.
64. The authority's Ecologist considers that the survey, conclusions and proposed mitigation are appropriate.
65. With regard to the potential impact upon birds, evidence of bird nesting was discovered in all of the buildings. The Bat & Bird Survey does not suggest specific mitigation for birds and therefore the authority's ecologist has requested a condition requiring submission of a bird compensation and enhancement strategy for barn swallow and other birds to be approved by the authority to ensure that the loss of nesting areas within the buildings is appropriately mitigated.
66. Subject to these measures, the proposal is in accordance with policies L2 and DMC11.

Conclusion

67. It is considered that the proposed development conserves the designated heritage assets and their setting within the conservation area, giving the redundant agricultural buildings a beneficial use.
68. Accordingly, the public benefits of the proposed scheme are considered to outweigh the less than substantial harm to the character and significance of the heritage assets.
69. Subject to adoption of the amended plans and conditions, it is considered that the proposed development complies with the Authority's adopted policies and with the NPPF.
70. Having considered all material considerations we conclude that the proposed development is acceptable for the reasons set out above. The application is therefore recommended for approval.

Human Rights

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

List of Background Papers (not previously published)

71. Nil
72. Report Author: Peter Mansbridge - Planner - South Area.

