

7. NP/S/0324/0300 FULL PLANNING APPLICATION – CONVERSION OF BARN TO 5 RESIDENTIAL DWELLINGS, DEMOLITION OF MODERN BUILDINGS, CREATION OF ACCESS AND ASSOCIATED PARKING, EXTERNAL ALTERATIONS TO THE BUILDINGS, WORKS OF HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS AT UGHILL HALL FARM, BRADFIELD (WE)

APPLICANT: DISTINCT PROPERTIES LTD

Summary

1. This application seeks planning permission for the conversion of the application buildings to create 5 market dwellinghouses. The application also seeks permission for the demolition of two large modern agricultural sheds, the creation of two new accesses, and the creation of amenity space to serve the properties.
2. The application is supported by a Heritage Statement which confirms the buildings were constructed between the mid to late 19th century. It outlines that the buildings have varying levels of significance but that all three buildings to be converted have a sufficient level of historical interest to be considered non-designated heritage assets.
3. The application demonstrates that the development could not deliver affordable housing to meet local need or make a financial contribution to affordable housing off-site.
4. As such, the principle of converting these traditional farm buildings into open-market properties is acceptable subject to their conversion being required in order to achieve the conservation and/or enhancement of the non-designated heritage asset.
5. The proposed scheme of conversion would result in some harm to the significance and setting of Ughill Farm; however, when viewed in the wider planning balance it is considered that the small degree of harm to the significance and setting of the non-designated heritage assets would be outweighed by securing a viable use for the heritage asset as a whole.
6. Subject to conditions, this application is recommended for approval.

Site and Surroundings

7. The development site is Ughill Hall Farm, a historic farmstead located in the small hamlet of Ughill approximately 16.km south-west of Low Bradfield.
8. Ughill Hall Farm is located on the north side of West Lane on the western side of the hamlet. The farm complex comprises of a semi-detached farmhouse, a historic farm courtyard, and several modern portal framed agricultural buildings.
9. The courtyard features a large L-shaped ‘combination’ barn on its western and southern boundary, a stable block with modern extension on its northern boundary and an open-faced barn on its eastern boundary. The farmhouse is located to the north-west of the courtyard.
10. The courtyard is surfaced in concrete. It features a recessed ramp which appears to have been for loading and unloading carts.
11. All the traditional buildings are constructed from local gritstone with simple gritstone detailing surrounding the openings. The roofs of all the outbuildings are now covered in

corrugated profiled sheeting.

12. To the west of the historic farmyard is the modern working area of the farm.
13. The hamlet of Ughill is residential and agricultural in character. Ughill Hall Farm continues to operate as a working farm.

Proposal

14. Conversion of the L-shaped barn to create 4 two-bedroomed open-market dwellings and conversion of the detached historic stable block into a one-bedroomed open market property.
15. The conversion proposes new windows and fenestration and also seeks to re-roof the barns in natural grey stone tiles.
16. As part of the conversion, this application proposes several alterations to the wider site. The central access immediately adjacent to the barn would be closed and infilled with a drystone wall while the southern access would be realigned and re-surfaced. There would be 8 car parking spaces created at the north of the site.
17. To the rear of the combination barn, the application proposes the creation of private amenity space for each property demarcated by hedgerows.
18. The large agricultural sheds to the west of the combination barn would be dismantled and removed and the land restored to create a small woodland/wildflower meadow bound by a drystone wall. In addition to this, the poorer quality elements of the historic barns would be removed, such as the dilapidated rear lean-tos and the modern extension to the stable block.
19. Within the historic courtyard, the ground would be resurfaced with a mix of cobbled stones. The 20th century open-faced barn would be retained and used as a carport and bin storage.
20. All properties would be served by concealed air-source heat pumps.
21. In addition to the above, this application proposes a new access on Ughill Road to the north which would serve the working farms' modern agricultural sheds.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Commence development in 3-years**
- 2. Development to be in accordance with listed amended plans**
- 3. Submission and compliance with a Written Scheme of Investigation for archaeology**
- 4. Submission and compliance with a Written Scheme for Investigation for historic building recording**
- 5. The conversion shall be carried out within the shell of the existing buildings, with any rebuilding limited to that specifically shown on the approved plans.**

6. **Prior to installation, agree precise details of windows and doors which shall better reflect the varied fenestration currently on site**
7. **Prior to installation, agree details of internal floor, wall and roof insulation**
8. **Prior to installation, agree a sample of grey stone rooftiles**
9. **Prior to installation, agree sample of cobble stone for farm courtyard**
10. **Prior to installation, agree gate details**
11. **Prior to first occupation, the soft landscaping, including garden hedgerow boundaries, tree planting and wildflower meadow, shall have been carried out and managed in accordance with a detailed scheme first agreed by the Authority**
12. **Prior to first occupation, the amendments to the site access, re-surfacing of the courtyard and the provision of parking and turning shall be carried out in accordance with the approved landscape plan**
13. **Prior to first occupation, the barn swallow compensatory and bird nesting scheme shall be carried out in accordance with a detailed scheme which shall be first agreed in writing**
14. **Prior to first occupation, the EV charging points shall be installed and operational**
15. **Prior to first occupation, the scheme for the control of surface water discharging onto West Lane shall be carried out in accordance with an agreed scheme**
16. **The air source heat pump shall be installed before the first occupation of the development hereby permitted in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.**
17. **In strict compliance with precaution and mitigation measures outlined in Protected Species Survey report prepared by Dunelm Ecology dated October 2023.**
18. **There shall be no external lighting installed on site other than in accordance with an agreed scheme**
19. **The package treatment plant shall be installed and operational before the first occupation of the development hereby permitted.**
20. **All new services to the site (including but not limited to power, water, and telecommunication) shall be undergrounded across all land in the owner's control.**
21. **Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) no alterations, extensions, outbuildings or boundary treatments whatsoever (other than those approved by this permission) shall be erected on the site without the National Park Authority's prior written consent.**

Key Issues

- Principle of development;
- Design and impact on cultural heritage;
- Impact on the valued characteristics of the landscape;
- Ecology;
- Amenity;
- Other matters.

History

22. 1994 – Erection of 3 loose boxes (NP/S/0294/006) – Granted conditionally
23. 1994 - Erection of Agricultural Building & New Bay on End of Dutch Barn (NP/S/0594/017) – Granted conditionally
24. 2000 – Erection of cowshed (NP/S/0800/012) – Granted conditionally

Consultations

25. **PDNPA Built Environment** – Raised concern and clarification on the following aspects of the conversion:
 - Landscaping; concern over the proposed carparking and provision of stone walled gardens to the rear of the threshing barn. Amended plans were received which included an alternative location for the parking and the replacement of stone walls with hedges. Concluded that these measures would reduce the impact to the setting of the barn, but would still domesticate the barn and amount to some harm;
 - Internal subdivision of the barn; the proposed internal conversion to the large threshing barn would enclose the historically open character of this building. Amended plans were received which are a big improvement in terms of layout, as the former haylofts will largely be left open;
 - Treatment of openings; concern over the simple casement windows in all but large cart-door openings which would have a large impact on the character and historic function of the barn. Recommended condition to approve details of all windows and doors;
 - Degree of rebuilding; the proposed rebuilding of extensions has now been omitted. Recommended a condition restricting any rebuilding;
 - Questioned whether building three is suitable for conversion and may be better used as an ancillary structure;
 - Location of air-source heat pumps; amended plans were received which sited them in less conspicuous locations;
 - Type and suitability of insulation; recommended a condition to approve these details.
26. **PDNPA Archaeology** – *The groundworks associated with the development have the potential to encounter, damage and destroy such remains and features, and result in their loss within the footprint of the groundworks, harming the archaeological interest of the site.*

As a non-designated heritage asset, a balanced planning decision that has regard to the significance and harm is required (para.209).

Should the planning balance be favourable I recommend that the harm identified above is mitigated by means of condition for a programme of intermittent archaeological

monitoring.

27. PDNPA Landscape – Some harm but capable of mitigation through conditions. *The proposal would result in some harm to landscape character in the location, although an adequate landscape mitigation scheme could accommodate the development.*

The supplied landscape plan doesn't have the required detail to enable the delivery of a comprehensive landscape scheme - this plan should include location of plants, species, size, numbers plus details of any sundries (stakes, guards etc) and establishment maintenance. Trees / shrubs should be native with a variety of species (I can provide some details to the agents if helpful).

This can be conditioned (to safeguard landscape character and visual amenity and comply with Policy L1).

28. Bradfield Parish Council – Objection. *The application is overdevelopment of both the site and hamlet in which the site is located. There are concerns regarding lack of adequate parking. It would appear the site is not on mains water and also concerns the sewage system is not adequate.*

29. Sheffield City Council – No response to date

30. Natural England – No objection

31. PDNPA Ecology – No objection subject to conditions.

Works to be undertaken under a bat mitigation class licence (BMCL) from Natural England.

All Mitigation, Compensation and Enhancement measures to be adhered to and conditioned as detailed in Section 4.4 of the Protected Species Report by Dunelm Ecology 2023) including the bespoke barn owl nesting space as per detail in Section 4.4.6 (Please refer to the Ecology report for further details).

In addition to the above:

- A barn swallow compensatory and bird enhancement nesting scheme to be submitted to the authority for approval.*
- No external lighting should be installed which would directly shine on or adjacent to and existing or new roosting sites with new lighting kept below 3 lux in the vicinity of roost access points*

32. PDNPA Sustainable Travel Officer – No objection. Provided recommendations for visitor parking, EV charging, heat pumps, solar panels and sustainability credentials.

33. Sheffield City Council Highways – No Objection:

- In relation to vehicular traffic generated by the proposal I would anticipate that this would be in the order of 40 – 50 vehicular movements per day. This will obviously be an increase on the existing use, however I would not envisage it to be of such a magnitude as to indicate that the surrounding highway network would be detrimentally impacted.*
- The development will be accessed from West Lane via two existing vehicular accesses with the third being reinstated and the creation of a new agricultural access from Ughill Road. Given the nature of the area it would be virtually impossible to “design” accesses which would completely adhere to current design standards. Based on the fact that there have been no reported personal*

injury accidents in the past 10 years in the vicinity of any of the points of access, the fact that improvements are being made and the low level of vehicular movements from the accesses I would be of the opinion that the proposals are acceptable from a highway safety point of view.

- *The proposed on-site car parking provision appears to be in accordance with the parking standards and the provision of cycle parking is welcome.*
- *I would request that a condition is imposed (particularly in relation to the access serving building 1) to prevent surface water spilling onto the highway.*

Representations

34. Representations were received by 10 separate parties during the determination of the application, including from the Sheffield and Rotherham Wildlife Trust and the Friends of the Loxley Valley. All representations objected to the development, citing the following concerns:

- a) Support the principle of converting the barns at Ughill Hall Farm to residential use but considered 5-dwellings to be out of keeping with the built-form of the hamlet;
- b) Significant concern associated with the over-development of the site and surrounding hamlet which would erode the tranquil area;
- c) Concern over impact of the additional vehicles using the local highway network and potential conflict with other users of the lanes, such as cyclists, walkers and horse-riders;
- d) Concern over noise associated with increase in residents to the village, such as vehicle movements and pets;
- e) Issue surrounding visitor parking and where this would be sited;
- f) Impact of the development on the adjacent property Ughill Hall, which is a historically significant building in the locality;
- g) Impact of the development on ecology, in particular protected and nesting birds, such as swallows, owls, kestrels and jackdaws;
- h) Impact of additional lighting on bats;
- i) Concern over the revised access and the potential for agricultural waste to be deposited on the highway;
- j) The infrastructure of the area, with particular concern raised over water supply and foul sewage;
- k) Impact of the built-form on water culverts and high-pressure gas lines.

35. One representation raised no objection to the scheme, but wished to make the applicant and Authority aware of a pair of kestrels which are seen flying in the local area which could potentially be a breeding pair. They advised that their nest may be in one of the buildings. They also advised that the buildings are used for jackdaw nests, and requested the application have proper regard to the impact on nesting birds.

National Planning Policy Framework (NPPF)

36. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.

37. The National Planning Policy Framework (NPPF) has been revised (2023). The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
38. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Relevant Development Plan Policies

Core Strategy

39. 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 conversion and enhancement of the National Park's landscape and its natural and heritage assets.
40. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
41. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Taddington is a named settlement.
42. HC1 – *New housing*. States that provision will not be made for housing solely to meet open market demand. Exceptionally, new housing can be accepted where: - In accordance with core strategy policies GSP1 and GSP2:
- i) it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
 - ii) it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.
- Any scheme proposed under CI or CII that is able to accommodate more than one dwelling unit, must also address identified eligible local need and be affordable with occupation restricted to local people in perpetuity, unless:
- iii) it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints; or
 - iv) it would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future: in which case (also subject to viability considerations), a financial contribution¹⁰² will be required towards affordable housing needed elsewhere in the National Park.
43. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
44. L2 – *Sites of biodiversity or geodiversity importance*. Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.

45. L3 – Cultural heritage assets. Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the Bradwell Conservation area is the relevant heritage asset.
46. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

47. Policy DMC1 – Conservation and enhancement of nationally significance landscapes. In countryside beyond the edge of settlements listed in DS1, any development with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan.
48. DMC3 – *Design*. Siting, Design, layout and landscaping. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
49. Policy DMC5 – *Development affecting a heritage asset*. Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate:
 - i) its significance including how any identified features of value will be conserved and where possible enhanced; and
 - ii) why the proposed development and related works are desirable or necessary.
50. Policy DMC10 - *Conversion of a heritage asset*. This policy states:
 - a) Conversion of a heritage asset will be permitted provided that:
 - i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and
 - ii) the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - iii) the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
 - iv) the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
 - b) Proposals under Core Strategy policy HC1CI will only be permitted where:
 - v) the building is a designated heritage asset; or
 - vi) based on the evidence, the National Park Authority has identified the building as a non-designated heritage asset; and
 - vii) it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
51. Policy DMC11 – *Safeguarding, recording and enhancing nature conservation interest*. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss by demonstrating that in the

below order of priority the following matters have been taken into consideration:

- i) enhancement proportionate to the development;
 - ii) adverse effects have been avoided;
 - iii) the 'do nothing' option and alternative sites that cause less harm;
 - iv) appropriate mitigation; and
 - v) in rare cases, as a last resort, compensation measures to offset loss.
52. Policy DMC12 - Sites, features or species of wildlife, geological or geomorphological importance:
- A) For Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.
 - B) For sites, features or species of national importance, exceptional circumstances are those where development is essential:
 - i) for the management of those sites, features or species; or
 - ii) for the conservation and enhancement of the National Park's valued characteristics; or
 - iii) where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.

Assessment

Principle of the development

53. This application has been supported by a Heritage Statement. This statement outlines that the L-shaped barn is dated to 1844, as indicated by a date stone above the threshing barn door. The building is constructed from traditional gritstone with some attention paid to its architectural detailing. The statement concludes that the building is a good example of a combination barn of this time period, retaining several features of interest, including the threshing barn door arrangement, a stone set floor, and the external stone steps on the northern elevation on either end of the barns.
54. The statement concludes that the L-shaped barn possesses a regional heritage significance. The barn's architectural interest makes a moderate contribution to its significance as an example of a mid-19th century combination barn, a form and function which is ubiquitous of this region and period.
55. The statement also outlines that the stable block was constructed between 1855 and 1893. This building is constructed from local gritstone in a vernacular and utilitarian style, with no architectural embellishment. The internal arrangement of this building has been heavily altered, including the installation of a concrete floor and the loss of internal fixtures and fitting. It concludes that it has a local heritage significance, and its primary contribution to the heritage asset as a whole is its contribution towards the understanding of the farmstead as a whole.
56. Therefore, both buildings proposed to be converted into residential use feature sufficient heritage interest to be considered non-designated heritage assets.
57. Policies HC1.C permits the conversion of 'valued vernacular' (non-designated heritage assets) into open market housing subject to it being necessary to achieve its conservation or enhancement. Policy DMC10 sets out the detailed criteria that conversions of heritage assets should follow.
58. Policy HC1.C(iii) states that where a site is able to accommodate more than one

dwelling unit should address an identified eligible local need and be affordable with occupation restricted to local people, unless it can be demonstrated to not be financially viable or would provide more homes than are needed in the parish and adjacent parish (a financial contribution would be made towards affordable housing elsewhere in this instance).

59. This application has been supported by a Financial Viability Assessment prepared by a fellow of the Royal Institute of Chartered Surveyors. The assessment concludes that the proposed development is viable but that it would not be viable to provide any affordable housing on site or a contribution to off-site affordable housing provision. Officers have no reason to disagree with the evidence submitted.
60. Accordingly, the principle of development has been established through policy HC1 and DMC10. The following sections of this report will assess whether the proposed conversion is acceptable on heritage grounds. It will also consider whether the proposed development is acceptable with regard to residential amenity, ecology, and landscape.

Impact on significance and setting of heritage assets

61. The conversion of heritage assets into open market housing is accepted, subject to the conversion being necessary for the conservation and enhancement of the asset. Policy DMC10 expands on this, and sets out 4 criteria the development should comply with:
- it can accommodate the new use without changes that adversely affect its character;
 - The building is capable of conversion;
 - The changes brought about by the new use, and any associated infrastructure, conserve or enhances the significance and setting of the asset;
 - The new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
62. Policies DMC5 state that applications impacting heritage assets should demonstrate the building's significance, and advise how any identified features of value (including setting) will be conserved and where possible enhanced. It also requires justification to why the proposed development and related works are necessary or desirable.
63. This application has gone through several design alterations since submission following dialogue between the agent and Officers.
64. The proposed scheme of conversion is entirely internal. It does not propose any additional extensions, nor any new openings within the historic fabric of the buildings.
65. In the combination barn, the northern and south-eastern barns are two-storey, with the ground floors being in former use as stabling or cart storage and the first-floor used as a hayloft.
66. The proposed conversion respects these arrangements. In Unit 1, the ground floor features the bedrooms and bathrooms, with bedroom 2 and the bathroom located in the northern portion and bedroom 1 and the accompanying en-suite located in the larger stall to the south. The living room and kitchen in this unit are located on the first-floor. This arrangement ensures that the former hayloft on the first floor retains its open and unpartitioned, while the ground floor is partitioned broadly in line with the current stall arrangement. This assists in retaining the historic form of the building.

67. Similarly, in Unit 4, the barn currently features 2 rooms on the ground floor and 2 rooms on the first floor. The conversion proposes to use the larger ground-floor room as the kitchen and dining room, with the smaller eastern room as the living room. On the first floor, it proposes to use the former open hayloft as a single bedroom and the smaller eastern room as bedroom 2. Again, this helps preserve the open character of the barn and allows the former hayloft to remain open.
68. This pattern is mirrored in the smaller detached Unit 5. The conversion retains the current partitions, with the smaller stall on the eastern side of the building utilised as the bedroom, and the open stall retained as an open plan living and dining space.
69. The threshing barn (Units 2 and 3) is currently a double-height space owing to its historic function. The application proposes the installation of a first-floor. The middle section of the barn (Unit 2) features the threshing barn doors on its eastern and western elevation. Its ground floor would be utilised for an open-plan kitchen diner, with a section of historic internal walling being used to form the living room. On its first floor, this application proposes to create a partial double-height space above the hayloft doors, with two bedrooms either side accessed through a landing bridge. While it is unfortunate that the conversion would enclose the first-floor of the threshing barn through the creation of the bedrooms, it is acknowledged that the dual height space in the centre of the barn would greatly assist in retaining the open character of the threshing bay.
70. In the southern section of the threshing barn (Unit 3), the ground floor features the living space while the first floor is reserved for the open plan living/kitchen and dining room, retaining the barns open character on the first-floor.
71. The application proposes to use a sheep-wool and wood fibre board walling insulation with a lime plaster finish. For the floor, it proposes a recycled glass gravel 'glapor' or 'geocell' with a vapour permeable floor. Due to the roof construction and the requirement for a bat-safe membrane, the application proposes modern PIR insulation. The precise insulation method can be reserved through condition.
72. Accordingly, it is considered that the internal scheme of conversion is acceptable and would not unduly harm the character and significance of the non-designated heritage assets.
73. Externally, the application proposes several different styles of window and door details. The larger threshing and cart door openings would feature doors with 'hit and miss' boarding, which is considered to be an appropriate treatment considering that the doors would have historically been fully boarded timber. The application proposes to install simple casement window units into the majority of the window openings. This would erode the building's character. At present, the barn features several styles of windows, including casement, hopper style, hit and miss and 4-panelled units. These are all reflective of the varying ages and functions of the different sections of the combination barn. If approved, it is recommended that a condition is applied which requires the submission of revised window details which better reflect the current arrangement.
74. This application proposes to remove several of the buildings at the farm, including a large portal framed agricultural barn, a small lean-to stall, an asbestos cabin and the modern extension to the stable block. These buildings are all modern in construction and are in varying states of repair. Their removal would be a modest enhancement to the setting of the farmstead.
75. The historic courtyard is currently surfaced in concrete. This application proposes to re-surface the historic courtyard in cobbled stone. This would be an enhancement to the

setting of the non-designated heritage assets.

76. As part of the works associated with the conversion, this application proposes to close one of the access points to West Lane and re-align the other. The land to the west of the combination barn would be used for carparking and garden space. There would be 8 carparking spaces provided from this access point, and they would be located at the northern extent of the site. The bays would be surfaced in 'hexpave' on grassed areas. The carparking would be located away from the proposed dwellings, and when not in use would appear as grassed areas.
77. The gardens would be located immediately to the west of the barns. They would be demarcated by mixed hedgerows. Officers discussed several forms of boundary treatments to the gardens, and it was concluded that the hedgerow boundaries would be the most appropriate. While there would be a degree of domestication associated with the creation of gardens to the rear of the barns, it is considered that the hedgerows would have the softest impact (when compared to fencing or walling), with the hedges themselves screening much of the domestic paraphernalia associated with the buildings' proposed use.
78. The access path would be surfaced in compacted sandstone gravel, which would have an agricultural appearance when viewed from the street-scene.
79. The open-faced barn in the historic courtyard would be retained and utilised for carparking and a bin-store to serve the properties. This would ensure that the courtyard retains free from parked cars, which would enhance its setting, and also finds a suitable use for the open-faced building which, while isn't historic, positively contributes to the courtyard through its sense of enclosure.
80. This application has not been supported by a Structural Survey; however, the buildings appear to be well constructed and the applicant has confirmed that they would be happy to have a planning condition which strictly forbids any rebuilding of the barns during their conversion.
81. Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
82. It is considered that when taken as a whole, the heritage asset can accommodate the use residential use without changes that adversely affect its character. The scheme proposes no rebuilding, nor any extensions or new openings to the historic fabric of the building. The changes to the setting are acceptable, with enhancements coming from the modern building's removal and the re-surfacing of the courtyard. As such, the scheme is broadly compliant with policies DMC5 and DMC10.
83. However, Officers acknowledge that certain elements of the scheme would have a small, but nevertheless, harmful impact on the buildings' significance. The creation of the gardens to the rear of the property would have a small domesticating influence, and some of the internal treatments to the threshing barn would have an impact on this feature of value.
84. Notwithstanding this, with consideration to its unlisted status, and when taken as a whole, it is considered that the scheme of conversion is acceptable. It would secure a long-term viable use for the historic farmstead which currently has no functional use

and achieve its long-term conservation. It would also provide some enhancements to the local landscape through the removal of poor-quality and poorly sited agricultural buildings.

85. Subject to conditions, the proposed development is compliant with policies L3, DMC5 and DMC10.

Impact on the valued characteristics of the landscape

86. The development site is located on the edge of Ughill, which is located in the slopes and valleys with woodland landscape character type in the Dark Peak Yorkshire Fringe. This area is characterised by:

- Steeply sloping and undulating topography with gritstone edges characterising the tops of some steeper slopes;
- Irregular blocks of ancient semi-natural and secondary woodland with patches of acid grassland and bracken
- Permanent pasture in small, often irregular, fields enclosed by hedges and gritstone walls
- Narrow winding, often sunken lanes with scattered gritstone farms and loose clusters of dwellings.

87. Policy L1 states that development must conserve and enhanced the valued landscape character, as identified in the Landscape Strategy and Action plan, and other valued characteristics.

88. As this application seeks to convert existing structures, the physical impact on the landscape would be limited. The largest impact from the proposed development would be the demolition of the modern structures, the installation of the rear gardens, and the alterations to the accesses.

89. The removal of the large portal framed building and the smaller ones nearby would have a positive contribution to the local landscape. At present, these structures are poorly related to the main working section of the barn which is slightly further to the north and located on a relatively well enclosed piece of hardstanding. These structures are highly conspicuous from the road side, and give the farm a messy and sprawling appearance.

90. The removal of the modern buildings would also facilitate the planting of additional trees and wildflower meadows. This would have a positive impact on the local area. As noted above, a key characteristic of this landscape is woodland and tree coverage, and this application would further reinforce the western boundary of Ughill with further tree planting.

91. At present, the access from West Lane is understated and small. It is a single metal gate set in the drystone wall. This application seeks to amend the access so it is several metres back from the highway edge, and also taper the drystone walling to achieve greater visibility for vehicles exiting the site. This would have an impact on the street-scene, and would appear more residential in character than its current agricultural form. However, the impact would be extremely limited, and the detailing to the access would be traditional in material, further reducing its impact.

92. An agricultural access is also proposed off Ughill Road to provide direct access to the working section of Ughill Hall Farm, which is located directly north-west to the historic farmstead. It would feature a simple agricultural access, with two small posts and a post and wire fence leading to a gate several metres into the field. The track would

feature two gritstone tyre tracks with a central grass line. There would be an impact on the local landscape through the creation of the access and the small track; however, it would be very limited and would be seen in the context of both Ughill hamlet and the working farm it seeks to serve.

93. The creation of the parking and amenity space would have a physical impact on the contribution that Ughill Hall Farm makes to the landscape; however, the boundary treatment would be mixed hedgerows and would therefore be 'soft' in appearance. This would assimilate well into the existing and proposed vegetation to the west of the farmstead.
94. As such, the physical alterations proposed as part of this application would have a negligible impact on the valued landscape character.
95. In addition to the physical alterations, it is necessary to consider the changes to the character of the landscape through the associated change of use.
96. Several representations have raised concern that the proposed development would constitute 'over-development' to the settlement of Ughill due to the hamlet only featuring 7 dwellings at present, and the provision of a further 5 would be a substantial increase.
97. These concerns are acknowledged; however, the development proposes 4x 2-bedroomed properties, and one 1-bedroomed property. As the scheme only seeks to convert existing structures, its impact would be highly concentrated to the western end of Ughill. The site itself would experience some change and an intensification of use; however, the quantum of development is not considered to be disproportionate to the settlement itself. There would be a limited impact on the character of the hamlet outside of the site itself, and the provision of additional houses is not considered to be harmful in of itself to the valued characteristics of the landscape or hamlet.
98. If approved, a condition requiring the details of any external lighting will be suggested. Inappropriate lighting on the building, driveways and parking bays could have a negative impact on the setting of the barn as a heritage asset and the wider setting of Ughill and its associated landscape.

Ecology

99. Policies L2, DMC12 and DMC13 seek to ensure that development conserves and enhances biodiversity, nature conservation interests and sites, features and species of wildlife importance.
100. This application has been supported by a Protected Species Report. This includes 3 bat surveys - 1 daytime and 2 dusk. The surveys found that the combination barn was used by a low number of common pipistrelle bats as a day roost. The report concludes that the combination barn as being a roost site of site importance.
101. With regard to birds, the surveys found relatively low numbers of pellets and splashing in several of the modern buildings on site but no owls were recorded during the dusk surveys. Swallow nests were recorded in many of the buildings on site. The report concluded that the site is therefore of a local ecological importance in respect of birds, in particular barn owls and swallows.
102. Without appropriate mitigation, the proposed development could result in the disturbance and/or possibly injury and death of common pipistrelle bats during the conversion of the combination barn.

103. To mitigate the impact of the development on bats, the report recommends sensitive working methods during the construction phase including the removal of roofs, roof timbers, weather boarding and guttering by hand. It also advises that prior to the construction, bat boxes should be installed on site at an appropriate level and maintained permanently. It also recommends that elements of the work be supervised by an ecologist, and should contractors encounter bats without supervision, all works cease and a qualified ecologist be contacted for advice.
104. The proposed development would also result in the creation of several bat roosting opportunities. The roof would be lined with a bat-friendly membrane, and all crevices in excess of 200mm deep would be retained. It states that prior to internal pointing, high powered lighting should be installed prior to work commencing internally.
105. In addition to the above, the works would need to be undertaken with a Natural England Bat Mitigation License.
106. To mitigate the impact of the development on birds, the report recommends that the works take place outside of bird nesting season (March-August inclusive). It also recommends the creation of a barn nesting space at the southern end of the combination barn. This is shown on the proposed plans.
107. It also recommends further nesting boxes be installed on the land surrounding the site. If approved, a condition recommending the submission of a barn swallow compensatory and bird enhancement nesting scheme to be submitted and agreed by the Authority, and a condition requiring the control of lighting surrounding roosting sites.
108. Subject to strict compliance with the recommendations of the Protected Species Survey and suggested conditions, it is considered that the proposed development is acceptable with regard to ecology and biodiversity.
109. This application was submitted before 1st April 2024 and is therefore not required to demonstrate a 10% biodiversity net-gain. However, the application proposes the planting of several trees on the western boundary of the site, in addition to the creation and maintenance of wildflower grassland. This would result in a net-gain to biodiversity interest across the site.
110. It is acknowledged that many representations on this application raised the possibility of further protected species in the locality, most notably kestrels. Officers are mindful that the submitted Protected Species Survey does not reference the possibility of kestrels using the site. It is therefore considered that the mitigation and enhancement measures are sufficient to compensate for the impact of the development on the identified species on site.

Amenity

111. The closest neighbour to the development site is Ughill Hall, which is the adjoined neighbour to Ughill Hall Farm farmhouse. The orientation of this property faces the west, and has its own curtilage and garden space in front of its principal elevation. It also benefits from its own access from Ughill Road.
112. This property features windows on its southern elevation which face into the farm courtyard.
113. The creation of 5-dwellings close to this property will change the relationship the occupant of this property has with its surroundings; however, it is not considered to

amount to an unacceptable impact on their private amenity.

114. While the outlook of their southern window would face onto the eastern end of Unit 4's principal elevation, there is sufficient distance between the two properties to not impinge on one another's privacy or amenity.
115. Furthermore, the amenity space for the majority of the properties would be located to the west of the combination barn. As such, there would be no unacceptable noise impacts from the increased residents living nearby.
116. The amenity space for 5 would be located in a small walled garden immediately to the west of the unit. This property would only feature a single bedroom. The walling surrounding the proposed garden would ensure there is no overlooking or loss of privacy on Ughill Hall, and would also safeguard the amenity of the potential occupants of Unit 5.
117. Each property would benefit from its own private garden space which would be demarcated by a hedgerow. As such, an appropriate level of amenity could be secured for each property.
118. As the proposed application also seeks consent for a new agricultural access to the working section of the farm, it is considered that there would be no unacceptable noise or vehicle movements in close proximity to the proposed dwellings. There is also sufficient distance between the working section of the farm and the proposed dwellings.
119. As such, the proposed development is acceptable on amenity grounds.

Other matters

120. Each of the proposed dwellings would benefit from an appropriately sited air source heat pump. This satisfies the requirement of policy CC1.
121. The Highway Authority has confirmed that the access points and parking provision for the proposed development is acceptable. The Highway Authority recognised that it would be difficult to achieve an access design which completely adheres to current design standards; however, based upon the anticipated vehicle movements associated with the proposal, and the lack of injuries reported at any of the access points, the proposals are acceptable from highway safety point of view. They recommended a condition requiring the prevention of surface water discharging onto West Lane from the amended access.
122. The property would be serviced by a new borehole located to the west of the proposed dwellings to provide the dwellings with water. This is acceptable in planning terms, depending upon the quantity of water required for the development an abstraction licence may be required but this consent regime is managed by the Environment Agency.
123. Foul sewage would be disposed of through a new package treatment plant which would discharge to the south of the development site. It is not viable or practicable to connect to the main sewer here and therefore a package treatment plant is acceptable and will satisfactorily prevent pollution of the water environment.

Conclusion

124. The proposed scheme of conversion is considered acceptable on conservation grounds. While certain elements of the proposed design would have an impact on its

significance, when viewed as a whole it is considered that the proposed development would find a suitable alternative use for the buildings and achieve its long-term conservation.

125. The proposed development would not have an unacceptable impact on the valued characteristics of the landscape, and subject to mitigation and compliance with the submitted details, it would not have a harmful impact on the ecological value of the site or surroundings.
126. The scheme is acceptable from an amenity, highway, and sustainability point of view.
127. On this basis, the application is recommended for conditional approval.

Human Rights

1. Any human rights issues have been considered and addressed in the preparation of this report.
2. List of Background Papers (not previously published)
3. Nil

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