Reference: **09/00116/FUL**

Applicant: **Mr Matt Chilton**

Location: **Millben Barn, Hinckley Road, Barwell LE9 8DN**

Proposal: **ERECTION OF DOUBLE GARAGE AND LOG STORE.**

Introduction:-

This application proposes the construction of a double garage and log store in the garden of a barn, which has recently been converted into a dwelling. The barn is listed, being attached to Barwell House, a grade II listed farmhouse. The garage will be located adjacent to the proposed site for a similar double garage which has previously been granted consent but not yet constructed. This proposed garage lies in the garden of the adjacent barn, also converted into a dwelling.

History:

See work card

Consultations:

No objection has been received from:

The Head of Community Services (Land Drainage)

The Head of Community Services (Pollution)

No response has been received from:

Barwell Parish Council

Site and Press Notice were displayed and neighbours notified and one response has been received which does not object to the proposal.

Development Plan Policies:-

National Policy

Planning Policy Guidance Note 15

Local Plan Policies

BE1 Design of Development

BE5 Setting of a Listed Building

Appraisal

Design

Following negotiations with the agent, the original proposal has been modified and now reflects the form of the garage previously approved in the neighbour's garden. The new design is a gabled

structure with a similar ridge height and will be sited adjacent to the approved garage. The proposal groups the garages and adopts a similar design which reduces the impact on the barns and the countryside. Vehicular access from the farm courtyard is through the existing covered opening between the two barns.

Setting of the Listed Building

Both garage structures will have the appearance similar to an open fronted cart shed and will use the same materials externally. The roof will be covered in reclaimed clay tiles and the walls are clad in timber.

Conclusion: The traditional appearance of the structures is acceptable and will not detract from the setting of the listed barns or the farmhouse.

Summary of the Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the representations received and the relevant provisions of the development plan, as summarised below, it is considered that the proposed work would be in accordance with the development plan and would not materially harm the setting of the listed building.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and BE5

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part 1 hereof in accordance with the application form and plan submitted, subject to the following conditions:-

1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 This permission relates to the application as revised by amended plan 08906-sk01D & sk 02 (site plan) received by the Local Planning Authority on 21st May 2009.

3 Before any works commence, representative samples of the roof tile shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved material.

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REASONS:-

1 To comply with the requirements of Section 91 of the Planning of the Town and Country Planning Act 1990

2 To define the permission.

3 In the interests of the appearance and character of the Listed Building to accord with policies BE1 and BE5 of the adopted Hinckley and Bosworth Local Plan.

Notes to applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the work, the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for with a separate application may be required. You are advised to contact the Building Control Section.

3 The approved drawings are / dwg 08906-sk01D & sk 02 (site plan)