DELEGATED REPORT

Recommendation Made: 5 September 2011

Reference:- 11/00525/LBC **Parish:- Witherley Parish Council**

Applicant:- Mr & Mrs B Williams
Hill Farm
Fenn Lanes
Fenny Drayton
Nuneaton

Location:- Hill Farm Fenn Lanes Fenny Drayton Nuneaton Leicestershire

Proposal:- ALTERATIONS TO LISTED BUILDING

Introduction:-

This application is for Listed Building Consent for alterations and maintenance of a 3 storey modernised, Grade 2 listed farmhouse. The proposal seeks to re-furbish the roof space to provide useable residential accommodation. The roof is to be repaired with the existing roof tiles re-used, and an existing first floor door within the gable end is to be replaced with a full length window.

The text of the listing is as follows:

Farmhouse. Late C18. Red brick, slate roof and brick ridge stack to right of centre and end stack to left. 3 storeys with toothed eaves course; reduced proportions to second floor. Regular 3-window front;3-light casements with segmental heads to ground and first floors. On the second floor the 2 outer windows are blind but painted in imitation of glazing bar casements. Door to right of centre with rectangular overlight and bracketed hood.

The application site comprises a working farm, having both traditional brick agricultural buildings and more modern agricultural buildings within the vicinity of the dwelling. The farm is situated at the end of a long driveway, approximately 370m from Fenn Lane.

The farm house was enlarged and altered prior to the listing. This has resulted in large single storey and 2 storey flat roofed, rendered element to the rear of the property. A number of the windows have also been replaced with double glazed units. A number of these are uPVC. The only original window that remains that appears to be cotemporary to the construction of the farm house is the window to the second floor in the centre of the main elevation.

A Design, Access and Historical Statement has been submitted with the Application

This justifies the design process adopted; stating that the existing materials will be re-used and that any new plastering will be in Lime. It continues, that the modern extension of the building and the insertion of UPVC windows have degraded the character and fabric of the original building. The access to the building is to remain un-altered.

Relevant Planning History: -

07/00543/GDO	Extension to Agricultural Building	Approved	14.06.07
95/00208/FUL	Agricultural Building	Approved	15.05.95

Consultations:-

No objections have been received from: -

Directorate of Chief Executive (Ecology)
Head of Community Services (Land Drainage)

No comments have been received from: -
Historic Buildings Panel
Ancient Monuments Society
The Society for the Protection of Ancient Monuments
The Georgian Group
The Victorian Society
Council for British Archaeology
Witherely Parish Council
Ward Members
Neighbours

Development Plan Policies:-

National Policy Guidance

PPS5: Planning for the Historic Environment

Adopted Core Strategy

None

Adopted Local Plan

The site lies within the open countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE4: Alterations of Listed Buildings states that planning permission will be granted for alterations and additions to listed buildings only if it can be demonstrated that the proposal would not detract from the architectural or historical character of the building.

Policy NE5 – Development in the countryside

Policy BE1 - Design and Siting of the Development

Appraisal:-

Policy BE4 of the adopted Local Plan and overarching national guidance in PPS5 support the principle of alterations and changes of use to listed buildings where they would not detract from the architectural or historical character of the buildings or their setting. The main considerations with regards to this application are, therefore, the impact of the proposed alterations on the historic fabric, character and appearance of the listed building and its setting.

Impact on the Historic Fabric, Character, Appearance and Setting

Whilst Listed Buildings are protected because of the importance of their architectural and historical character there is some opportunity to alter them. The extent of the physical changes proposed by this application are minimal, in that they involve re-roofing the house, using the existing tiles, inserting a window in place of door in the gable end and the addition of a soil pipe at the rear to serve the new en-suite.

As the roof is to be finished in the existing tiles, there will no adverse impacts on the historic character of the building. The proposed window is to be timber framed and painted to match the original. No details of the glazing have been submitted. Ordinarily, the use of single glazed units would be required for listed buildings. However, in this case, as the overall character and appearance of the building has already been damaged through the use of UPVC double glazed windows. However, this said, to ensure that no further harm is caused to the character and appearance of the listed building, details of the window design will be requested by way of condition for prior approval by the Local Planning Authority

An external soil pipe is also proposed. The applicant's justification for this is that if cited externally, it will not pass through the original floors which can remain unaltered. Further it will be hidden at the side of the more recent staircase gabled enclosure at the rear of the property, and will be well screened. This said, externally cited soil pipes would generally be avoided on listed buildings due to their adverse impacts on the character of the building. In this case as the soil pipe will be sited at the junction between two walls, it will be well screened and not visible from the principle elevation of the property. Further, there are a range of external plastic and soil and service pipes already in existence on the rear elevation of the building, thus making it difficult to argue the additional impact resultant of the pipe proposed. In the case of listed buildings it would normally be requested that details of rainwater goods and piping be submitted to the local planning authority prior to commencement. This would be to ensure that suitable products would be used, in keeping with the period of the building, to preserve its character. Although it is mentioned that plastic soil pipes are to be used, as there is a wide range of these available on the market, of varying quality and design, it is not considered unreasonable in this case to require the submission of these details by way of condition. This will ensure the most appropriate are used on the listed building in question.

Conclusion

The proposal does not harm the overall historic fabric or special architectural interest of the listed building. The alterations proposed are not considered to have an adverse impact on the features and details which contribute to the architectural or historic character or appearance of the listed building. Accordingly, the proposal is considered acceptable and will comply with the requirements of policies BE1, BE4, and NE5 of the Saved Local Plan.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of the scale and nature of the alterations proposed will have no detrimental impacts on the features and details which contribute to the architectural or historic character or appearance of the listed building. Therefore the development is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE4, NE5

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg NoS. 05A, OS Siteplan received by the Local Planning Authority on the 22.07.11

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwelling shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 Before any development commences, details, including colours and materials of the windows to be used in the development shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

5 Before any development commences, details of the external soil pipe and any rainwater goods to be used in the development shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

6 To ensure that the development has a satisfactory external appearance to accord with policy BE4 of the adopted Hinckley & Bosworth Local Plan.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning

3 To ensure that the development has a satisfactory external appearance to accord with policy BE4 of the adopted Hinckley & Bosworth Local Plan.

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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 works 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 which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Eleanor Shaw Ext 5680