

Design, Access & Heritage Statement

Conversion of existing Dutch Barn to form a single residential (C3) dwelling land associated with Cadeby Hall, Main Street, Cadeby, CV13 0AX and formation of private amenity space and parking.

July 2023

Introduction

This statement is submitted in support of the conversion of an existing Dutch Barn to form a single residential (C3) dwelling, land associated with Cadeby Hall, Main Street, Cadeby, CV13 0AX and formation of private amenity space and parking.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

National Policy Guidance

National Planning Policy Guidance (NPPG) April 2014
National Planning Policy Framework (NPPF) July 2021
Community Infrastructure Levy (CIL) Regulations 2010

Local Plan 2006-2026: Core Strategy & Site Allocations DPD

Policy 13: Rural Hamlets

DM 1 Presumption in Favour of Sustainable Development
DM 10 Development and Design
DM11: Protecting and Enhancing the Historic Environment
DM12: Heritage Assets
DM 17 Highways and Transportation

Cadeby Conservation Area Appraisal (July 2007).

Material Considerations

The NPPF identifies three dimensions to sustainable development giving rise for the planning system to perform the roles below:

***“an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

***a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a*

high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”*

Furthermore, LP policy should follow the approach of the presumption in favour of sustainable development where such development should be supported when weighing all of the provisions of the NPPF2 as a complete document.

Local List Requirements

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required *before the grant of permission*. If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Material Policy Considerations

Paragraph 11(d) of the Framework states that planning decisions should apply a presumption in favour of sustainable development where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date. Footnote 8 of Paragraph 11 of the NPPF highlights that housing policies are considered to be out-of-date where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites.

According to the Ministry of Housing, Communities & Local Government (MHCLG), the Council are unable to demonstrate a 5 year supply of deliverable housing as of 01 April 2022. In addition, both the adopted Core Strategy and the SADMP are over 5 years old where Paragraph 33 of the Framework states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary.

Given the above and the shortfall in the housing figures required for the Borough, the 'tilted' balance in Paragraph 11(d) of the Framework is triggered. Paragraph 11 (d) of the NPPF requires planning permission to be granted unless:

The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;

or

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole.

Through its intentions to implement the Core Strategy via its approach to the countryside and settlement boundaries, Policy DM4 is considered out-of-date and this is acknowledged by the LPA. However, when considering any impact on the character and appearance of the

setting of the application site, Policy DM4 states that proposed development outside but adjacent settlement boundaries and other existing residential properties, such proposals will be considered sustainable where:

- i.) It does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside; and
- ii.) It does not undermine the physical and perceived separation and open character between settlements;
- iii.) It does not create or exacerbate ribbon development.

Furthermore, Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. In this instance the proposed conversion will see the productive reuse of the existing underutilised Dutch Barn to create contemporary residential living accommodation that both complements and enhances the setting of Cadeby Hall and range of adjacent historic outbuildings.

In this respect the proposal also accords with Paragraph 80 of the Framework and the Local Plan that set a general presumption against new dwellings in the countryside to protect its intrinsic value, beauty, open character, and landscape character. The exception to this is where:

The development represents the optimal viable use of a heritage related asset such as the Dutch Barn

And:

The scheme re-uses a redundant or disused building that enhances the immediate setting.

Heritage & Conservation

A local planning authority has particular duties when considering planning applications that affect a listed building or a Conservation Area. The duties are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 is concerned with listed buildings and states: *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting..."* In addition section 72 imposes a parallel duty to pay *"special attention...to the desirability of preserving or enhancing the character or appearance"* of a conservation area.

This duty is further supplemented by the National Planning Policy Framework (NPPF) Conserving and Enhancing the Historic Environment where paragraph 194 states:

'Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

Cadeby Hall is not a Listed Building but it is of Local interest where the Conservation Area Management plan states:

The character of Cadeby village is primarily derived from the agricultural origins of the settlement. This can be identified from the open views of the countryside between buildings, the preponderance of woodland trees within and adjacent to the settlement and a number of former and existing farm buildings. These include Church Farm, Old House Farm, Woodview Farm, and the fulling mill, now 4 cottages, where wool was combed.

And:

“Beyond the village core, properties are either set back from the edge of the pavement or separated by gap giving views of the countryside beyond. The transition to the countryside is then achieved on the north side of the village by, Manor Farm and Cadeby Hall. These are only loosely connected to the village along impressive tree-lined drives. On the south side, Church Farm, the church and Jasmine Cottage are again some distance from the core of the settlement.”

Historic Environment Good Practice Advice in Planning: 3 states that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision. The guidance makes specific reference to the curtilage, character and context of a heritage asset.

The character of a site is defined as the sum of all its attributes including the features, materials, and spaces associated with its history and subsequent losses and changes whilst the context relates to any relationship between it and other heritage assets. The Framework makes it clear that the setting of a heritage asset is the surroundings in which the asset is experienced and differing elements of the setting may make a positive or negative contribution to the significance of the asset.

The contribution of the setting to the significance of a heritage asset is often expressed via reference to views both in and out of the site. The Cadeby Hall complex of buildings is located at the north of the Conservation Area where the village has a strong agricultural character that is reinforced by the existing farms where the farmhouses are the most important buildings in the village characterised by their farmyard settings that include ranges of traditional brick-built outbuildings. Public views into the heart of the complex of buildings at Cadeby Hall are very limited where the current scheme proposes the sympathetic conversion of one of the traditional outbuildings where the conversion will preserve and maintain the historic fabric of the Hall complex for generations to come.

The site is within the existing Conservation Area and adjacent the existing settlement boundary of Cadeby. Case law confirms that preserving the character or appearance of a Conservation Area can be achieved not only by a positive contribution to preservation, but also by development which leaves the character or appearance of the area unharmed (South Lakeland DC v SSE (1992)).

The principle of supporting an additional C3 residential dwelling within the grounds of Cadeby Hall was established with the approval of 14/00574/FUL dated 5th May 2015 for the erection of one new dwelling and detached outbuilding (revised scheme) that was later amended to the residential dwelling that is located directly south of the current application site. In addition, the housing development at Boston Sidings at the Bull in the Oak at the nearby junction with the A447 also demonstrates Policy DM4 supports sustainable development beyond the limits of established settlement boundaries where it complements and enhances the local setting.

Amount, Layout & Design

By preserving and maintaining traditional design cues, features and materials the proposal is wholly in accordance with LP Policy and paragraph 134 of the Framework that states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

In summary the proposal will have a positive and beneficial effect in terms of maintaining and preserving the local heritage environment by maintaining the existing built form and bringing a formerly underutilised building into a productive use securing economic, social and environmental gains in accordance with LP policy and National guidance.

In terms of the structural conversion, this will assist in providing enhanced resistance to lateral loading with the insertion of a new first floor that will provide intermediate lateral restraint to the existing columns to reduce the slenderness and enhance the vertical load-bearing capacity.

The introduction of the party wall together with new internal supporting steelwork framing will allow the majority of load from the new floor to be supported independently of the existing structure and the lightweight replacement roof and wall cladding / infilling is proposed to minimise the increase in vertical loading on the existing frame.

Access & Parking

The existing access arrangements will be utilised meaning parking can be accommodated within the scheme to meet the necessary requirements of the new property.

PPG13 and associated guidance is replaced by the revised NPPF that states in paragraph 111:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

The modest amount of development and the percentage impacts of this traffic are considered policy compliant meaning the impact of the development will have effectively ‘nil detriment’ and will not therefore adversely affect the current road network capacity.

Ecology

There is no roof-space or cavity wall in either structure and the buildings have large open frontages that provide open for access making the interior spaces open to the elements. As such daylight readily penetrates the internal spaces along with rain, snow and ice during inclement weather conditions. On this basis the buildings are classified overall as high

access / negligible roost potential therefore pre-commencement conditions can be imposed where appropriate should this be deemed necessary.

Conclusion & Justification

With the proposal reflecting the existing grain of development the scheme would positively maintain and complement the setting of Cadeby Hall and the complex of outbuildings associated with it. In doing so it would protect the amenities of neighbouring properties and would not compromise highway safety. By contributing to the residential stock of the Borough, the proposal represents the type of organic, integrated and sustainable development that is appropriate within the local context and supported by National and Local Plan policy.

The proposal would be in accordance with Policies DM1, DM4, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document and the overarching principles of Section 12 of the Framework. The proposal is therefore recommended for approval subject to relevant conditions where appropriate as an example of sympathetic and complementary sustainable residential development.