DELEGATED REPORT

Recommendation Made: 18 October 2011

Reference:- 11/00798/LBC **Parish:- Sheepy Parish Council**

Applicant:- Mr MARTIN SMITH
Sibson Mill Farm Cottage
Wellsborough Road
Sibson
Nuneaton

Location:- Sibson Mill Wellsborough Road Sibson Nuneaton Leicestershire

Proposal:- DEMOLITION OF EXISTING WORKSHOP AND OUTBUILDINGS AND CONSTRUCTION OF NEW REPLACEMENT WORKSHOP BUILDING

Introduction:-

This application is to be read in conjunction with application 11/00430/FUL. This application seeks Listed Building Consent for the demolition of an existing workshop and outbuildings and the construction of a new single storey workshop on land adjacent to Sibson Mill, a Grade 2 listed Mill.

The site comprises a range of existing outbuildings and workshops within the grounds of Sibson Mill. The construction of buildings are predominantly red brick with tiled roofs, however part of the building to be demolished has a corrugated metal roof and has been maintained throughout the years by a range of materials.

The application has been submitted with a Design and Access Statement, incorporating a Heritage Statement, brick and roof tile samples and details of the openings and their finishes.

Relevant Planning History: -

11/00430/FUL	DEMOLITION OF EXISTING WORKSHOP AND OUTBUILDINGS AND CONSTRUCTION OF NEW SINGLE STOREY WORKSHOP	Approved	
07/00670/FUL	NEW STORAGE BUILDING TO THE REAR OF EXISTING STABLES	Approved	10.08.07
97/00673/COU	CHANGE OF USE OF AGRICULTURAL LAND AND BUILDING TO DOMESTIC GARDEN AND GARAGE WITH ACCOMODATION ABOVE	Approved	04.09.97
97/00330/FUL	ERECTION OF STABLES ANDTACK ROOM	Approved	04.09.97
95/00596/FUL	ERECTION OF SUMMER HOUSE	Approved	12.09.95
94/00430/GDO	AGRICULTURAL BUILDING	GDO	07.07.94
90/01289/4L	EXTENSIONS TO DWELLING	LBC	07.01.91
90/01250/4	ERECTION OF DETACHED GARAGE BLOCK FOR 4 CARS	Refused	26.02.91
90/01249/4	EXTENSIONS TO DWELLING	Approved	07.01.91

90/00839/4	CREATION OF POND	Approved	07.09.90
82/01045/4	CONVERSION OF PART BARN INTO GRANNY FLAT	Approved	27.01.83
80/01306/4	ERECTION OF DOUBLE GARAGE	Approved	06.10.80

Consultations:-

Neighbours notified and site and press notices displayed.

Comments have been received from the Building regulations officer stating that building regulations would be required for the proposal and a Section 80 notification is required for the demolition.

No comments have been received from the remaining consultees

Development Plan Policies:-

National Policy

PPS 5

Adopted Core Strategy

None relevant

Adopted Local Plan

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

BE3 – Demolition of a Listed Building

BE4 – Works to a Listed Building

BE5 - The Setting of a Listed Building

Appraisal:-

The main considerations in respect of this application are the impacts of the application on the setting of the adjacent Grade 2 Listed Mill.

Design, Character and Visual Amenity

Demolition

The buildings to be demolished are relatively modern additions to the site and would not have been present when the Mill was originally constructed. These buildings comprise of various elements of differing design and material and are generally in a poor state of repair. There is a rundown brick building, which has been maintained in a piecemeal manor since its erection, attached to which is a steel portal framed building, which has partially been enclosed to the north eastern elevation by a free standing brick wall. These buildings are of poor construction, have limited detail and do not replicate the materials or details present on the listed Mill. These buildings do not have any historical associations with the use of the Listed Mill. On the approach to the Mill these buildings are viewed first, and in their existing state they detract from the setting of the Mill. Accordingly the demolition of these buildings will not have an adverse impact on the setting of the building or on the readability of the site, in respect of its historic function.

Impact on Setting

The proposed building will have a footprint slightly less that that of the existing buildings which it is to replace.

The design approach taken has been carefully considered to ensure that the character of the area is enhanced and that the setting of the listed building is not harmed. To the front elevation the building will have a pitched roof and a centrally projecting pitched gable. Within the elevation three sets of double wooden doors are proposed. To the rear of this will be a large rectangular hipped roofed building. Two gables will project from the side elevation, the second, being subservient in height. A recessed dummy door, with an arched brick header is proposed in the first gable end, to provide detail. A central, single barn-style opening is proposed in the rear elevation, adjacent to a single doorway. Overall the building has an agricultural appearance, by virtue of its design, mass, materials used and architectural detail, and the detail to each elevation ensures that it has an interesting façade from each approach. Its design is complimentary to the adjacent buildings and it significantly enhances the approach to the listed mill from the access drive. Accordingly there are no adverse impacts in terms of visual amenity or on the character of the surrounding countryside or adjacent listed mill. Therefore the design approach is considered acceptable.

Samples of the bricks and roof tiles, and details of the openings (sections and finishes) have been submitted. It is proposed to use reclaimed red brick and a small plain tile (Blue Rosemary) and the openings are to be solid wood with a dark stain. These materials are similar to those used on the adjacent brick building which has been restored and modernised and are considered acceptable. The use of these materials will be secured by way of condition.

Conclusion

The proposed demolition of the existing dilapidated buildings, which differ in construction and design to that of the listed Mill and have no historic association with the Mills original function, is not considered to have detrimental impact on the setting or the special historical or architectural interest of the listed Mill. The replacement building, due to its specific detailed design, scale and materials will respect the setting of the adjacent listed building and will therefore maintain its historical and architectural interest. The proposal is therefore considered acceptable and in accordance with both national and local planning policy.

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 demolition of the existing dilapidated buildings, which differ in construction and design to that of the listed Mill and have no historic association with the Mills original function, is not considered to have detrimental impact on the setting or the special historical or architectural interest of the listed Mill. The replacement building, due to its specific detailed design, scale and materials will respect the setting of the adjacent listed building and will therefore maintain its historical and architectural interest. The proposal is therefore considered acceptable and in accordance with both national and local planning policy.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE3, BE4, BE5
Planning Policy Statement 5

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

2 The bricks to be used on the development shall be:- Northcot: Brickfield Antique, the roof tiles to be used on the development shall be:- Reclaimed Blue / Grey Plain Clay Tiles, the opening shall be constructed in accordance with the details on Drg Ref:- 7065 and 7065.05 received by the Local Planning Authority on the 17.10.11

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Ref:- 7065.30 A received by the Local Planning Authority on the 3.10.11 and Drg Ref:- 7065.05 received by the Local Planning Authority on the 17.10.11

Reasons :-

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

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

3 For the avoidance of doubt and in the interests of proper planning.

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