

Conservation Officer (Mr Paul Grundy) comments for: 23/00653/FUL

Proposal: Conversion of existing dutch barn to residential (C3) dwelling and associated private amenity space and parking

Site: Cadeby Hall, Main Street, Cadeby

Date Submitted: 12/09/2023

The existing Dutch Barn proposed for conversion and the attached wood store date from the mid-20th century. They are physically related to the collection of outbuildings to Cadeby Hall in the north-eastern section of the Cadeby Conservation Area. The barn and wood store are purely functional buildings of no particular historic or architectural merit, and as a result they are considered to be a neutral presence in the wider setting of the Hall and make a neutral contribution to the character and appearance of the conservation area. They make no particular contribution to the significance of the conservation area and they are not identified as important local buildings within the Cadbey Conservation Area Appraisal (CCAA) (2007). The CCAA also identifies that the space around Cadeby Hall is important to the rural character of the Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

Revised plans have been submitted which proposed the demolition of the wood store and the conversion and alteration of the Dutch barn to a single dwelling. Its existing steel frame would be retained (and in some positions exposed) and infilled with timber clad and profile metal panels. The existing roof covering would be replaced with a profile metal sheet to the same curved angle as existing. Proposed fenestration is generally limited and consists of a windows, doors, and external stairs to the north-east elevation, a small number of windows to the south-east and south-west elevations, and the majority of windows and doors along the north-west courtyard facing elevation. A walled garden is proposed along the building line of the former wood store, and parking is proposed within an undercroft in one of the bays of the former barn.

In my opinion the proposed conversion and alterations would result in a building that reflects the rural character of the conservation area and respects the key space around Cadeby Hall. For the above reasons in my opinion the proposal will result in a neutral impact on the character and appearance of the Cadeby Conservation Area, thus preserving its

significance. Subsequently the proposal will comply with Policies DM11 and DM12 the SADMP, section 16 of the NPPF and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

To ensure that the character and appearance of the conservation area is preserved, should the application be approved I would request a pre-commencement condition requiring details/samples of the materials to be used for the external elevations of the development are submitted for approval.