DELEGATED REPORT

Recommendation Made: 29 September 2011

Reference:- 11/00646/LBC **Parish:- Ratby Parish Council**

Applicant:- Mr & Mrs David & Linda Thompson
The Dovecott Old Hayes Farm
Burroughs Road
Ratby
Leicester

Location:- The Dovecott Old Hayes Farm Burroughs Road Ratby Leicester Leicestershire

Proposal:- ERECTION OF STABLE BLOCK AND STORE ROOM

Introduction:-

This application is to be read in conjunction with application 11/00645/FUL

This application seeks Listed Building Consent for the erection of a timber stable block and manege on a parcel of land adjacent to a courtyard of converted agricultural buildings at Old Hays Farm, Ratby. The land in question is owned by one of the barn conversions; the Dovecott. The Dovecott's landholding extends to 9 acres.

The proposed facilities are to be for the private use of the owners of the Dovecott.

The listed building consent application has been made as the adjacent buildings on site are listed.

The Listing Description for the farmhouse is as follows:-

Farmhouse. Early C17, altered and refronted 1756, with C20 alterations. Rendered red brick and stone, Switherland slate roof, 2 red brick gable stacks. U-plan. 3 storey 3 bay front with stone plinth and first floor band and dentillated eaves course. Central C20 door covered by collapsed C18 semicircular lead hood supported on curved wooden brackets. Flanked by single C20 casements. To first floor are 3 C20 casements to eaves. Reputed to bear a panel inscribed 'I, G.1755'. Interior retains early C17moulded panelling reused in mid C18 door with L and H hinges. Also C18 knopped and turned baluster stair with moulded handrail. Some C18 6 raised and fielded panelled doors. Clasped purlin softwood roof. The house is surrounded by deep moat.

To the front of the listed farmhouse is the Listed Gatehouse, the listing description for this is as follows:-

Gatehouse and bridge over moat. Mid C18. Red brick in Flemish bond, hipped slate roof. A small square building built on top of a brick bridge with segmental arches. To front and back are semicircular headed archways, giving access to the pathway, the front one has a planked door. The sides are open above the bridge parapet and screened by turned balusters.

The Dovecott is one of a secluded residential development comprising of 5 dwellings. The properties are set on a 40 acre estate which is situated 1.3 miles from the village of Ratby.

A Design and Access Statement, a Heritage Statement and Archaeological report have been submitted in support of the application.

This application follows a previously submitted scheme which was withdrawn due to a lack of Archaeological Investigation.

Relevant Planning History: -

11/00645/FUL	ERECTION OF STABLE BLOCK AND	Pending consideration

STORE ROOM

11/00381/FUL	CHANGE OF USE OF PADDOCK TO MANEGE AND ERECTION OF STABLE BLOCK AND STORE ROOM	Withdrawn	11.07.2011
11/00382/LBC	ERECTION OF STABLE BLOCK AND STORE ROOM	Withdrawn	11.07.2011

Consultations:-

One letter of representation has been received, this raises the following issues:-

- That the siting of stable block is in the most prominent part of the site, which will result in them being overbearing and will spoil views of the surrounding area. It is suggested that they would be better sited in the bottom right hand corner of the field.

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 BE5 – The Setting of a Listed Building

Appraisal:-

The main considerations in respect of this application are the impacts of the proposed stables and manege on the setting of the listed building.

Policy BE5 of the adopted Local Plan states that the settings of listed buildings will be preserved and enhanced by appropriate control through the design of new development in the vicinity, having regard to the scale, form, siting and design of the proposal in relation to the listed building and its setting. The policy goes on that subdivision of the curtilage, and any other proposal, will be discouraged where it would threaten the future economic viability of a listed building. Finally it states that, where appropriate, regard should be had to the preservation of trees and landscape features.

Within the listing description, the farmhouse, the gatehouse and the moat surrounding the farmhouse were specifically mentioned. Although no reference was specifically made to the outbuildings or surrounding land, these features contribute to the setting, history and character of the listed building, and any alterations to them need to be appraised.

During its historic use as a farmstead, it would be likely that there would be small paddock and various outbuildings (some temporary) within the vicinity of the farmhouse to house more domesticated farm animals such as chickens, pigs and pony's. Accordingly, in principle, the facilities proposed; although larger in scale and more utilitarian and functional in design, they maintain the agricultural association and are therefore considered acceptable on the parcel of land in question.

As the proposed development is situated roughly 50m from the farmhouse, gatehouse and moat, it will have no direct impacts on these buildings or features.

In respect of Policy BE5, the development will have no impacts on the economic viability of the listed building, and do not result in a further subdivision of its curtilage.

The proposal does not involve the removal of any trees and will not impact upon any important landscape features. The scale and design of the development proposed is considered acceptable, and to ensure that the appearance of the development is assimilated within its setting and has no detrimental impacts on the visual amenity of the area or the setting of the listed building, details of the materials and colour finishes and a landscaping scheme, will be requested by way of condition.

Other issues

It has been raised that the proposal will result in a loss of view. This is not a material planning consideration.

Conclusion

By virtue of its siting, scale, design and the landscaping, the development proposed is 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 or its setting. Accordingly, the proposal is considered acceptable and will comply with the requirements of PPS5 and policy BE5 of the Adopted 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 its siting, scale, design and the landscaping 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 or its setting. Therefore the development is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE5, 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:- DOV-DWG-001, DOV-DWG-002,DOV-DWG-003 received by the Local Planning Authority on the 8/08/2011

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed stable 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 Notwithstanding the submitted details, no development shall take place until full details of the soft landscape works along the southen and western boundaries of the site have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) proposed finished levels or contours
(ii) planting plans
(iii) written specifications
(iv) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(v) Implementation program

5 The approved soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting.

During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

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 BE5 of the adopted Hinckley & Bosworth Local Plan.

4 To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5 To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & 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 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).

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