

Design, Access & Heritage Statement

Extension and alterations to The Old Barn, Mill Lane
Bilstone, CV13 6NX.

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Introduction

This statement is submitted in support of extension and alterations to The Old Barn, Mill Lane Bilstone, CV13 6NX.

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) Dec 2023
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
DM24 Cultural and Tourism Facilities

Bilstone Conservation Area Appraisal (Oct 2012).

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.

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 200 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.’

The Old Barn is not a Listed Building but it is of Local interest and features in the Conservation Area Management plan (20 November 2012).

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 Old Barn is located in the eastern side of the Bilstone 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. The current scheme proposes sympathetic extension and alterations to fully adapt the build to the standards of a modern family home which will preserve and maintain the historic fabric of the original building for generations to come.

Amount, Layout & Design

Given the above it is considered the proposal is sympathetic to the historic core and fabric of Bilstone and will safeguard the setting of one of the original heritage assets fundamental to the formation of the Conservation Area. By preserving and maintaining traditional design cues, features and materials the proposal is wholly in accordance with LP Policy and paragraph 139 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.”

Pre-application advice was sought from the LPA Conservation Officer who informally commented:

“In my opinion there are unlikely to be objections to the principle of these works so I would suggest that a planning application is submitted and then we liaise regarding any finer details during the determination period. My initial opinion is that the works proposed as itemised in Stephen’s email appear well considered and are likely to preserve the character of the building and the wider conservation area, but the LPA will need to consider this in more detail when the application is submitted.”

In summary, the proposal is submitted on this basis and is considered to have a positive and beneficial effect in terms of maintaining and preserving the heritage environment including the setting of the adjacent Listed buildings and the Conservation Area as a whole.

Access & Parking

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

PPG13 and associated guidance is replaced by the revised NPPF that states in paragraph 115:

“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.

Conclusion & Justification

With the proposal reflecting the existing and historic grain of development including adjacent land uses, the scheme would positively maintain the setting of the Conservation Area, protect the amenities of neighbouring properties and would not compromise highway safety. 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.