

Committee Report

Item No: 4

Reference: DC/18/03949

Case Officer: Mahsa Kavyani

Ward: Hoxne

Ward Members: Cllr Elizabeth Gibson-Harries

Description of Development

Listed Building Consent - Erection of masonry buttress to provide support to existing leaning wall.

Location

Address: Wingfield Barns, Church Road, Wingfield, Eye, Suffolk, IP21 5RA

Parish: Wingfield

Site Area: Wingfield

Conservation Area: Yes

Listed Building: Yes

Received: 01.09.2018

Application Type: Listed Building Consent

Environmental Impact Assessment: N/A

Applicant: Mr David Wardley

Agent: J P Chick & Partners

DOCUMENTS SUBMITTED FOR CONSIDERATION

This decision refers to the Defined Red Line Site Plan drawing number IG18/117/103, received 05.09.2018 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The application, plans and documents submitted by the Applicant can be viewed online at www.midsuffolk.gov.uk.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

- This site is in the ownership of Mid Suffolk District Council.

PART TWO – APPLICATION BACKGROUND

Relevant History

- Reference 0339/15- Energy efficiency / renewable measures.
- Reference 0993/12- Wingfield Barns and a recent green efficiency
- Reference 1839/10- Proposed signage.
- Reference 4017/14- Repair holes in boarding caused by jetwashing.

All Policies Identified as Relevant

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

Summary of Policies

- Policy H16: Protecting existing residential amenity
- Policy HB3: Conversions and alterations to historic buildings
- Policy HB4: Extensions to listed buildings
- Policy HB8: Safeguarding the character of conservation areas
- National Planning Policy Framework (NPPF)

Previous Committee / Resolutions and Any Member Site Visit

None.

Pre-Application Advice

Pre-application discussions were held between the Agent and Council Officers. Heritage colleague advised that further details need to be submitted to fully assess the extent of the proposed works. However, no objections were raised.

Consultations and Representations

During the course of the application, consultation and representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Wingfield Parish

No comments were received

Historic England

No comments were received

National Amenity Societies

No comments were received

Heritage Team

The Heritage Team recommends approval with conditions: The Heritage Team considers that the proposal would cause some harm to a designated heritage asset but is accepted to be necessary and to represent the minimum impact on the building's historic character.

B: Representations

None.

PART THREE – ASSESSMENT OF APPLICATION

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

1. The Site and Surroundings

Wingfield Barns is a complex of former farm buildings that were converted to form a visual and performing arts centre in the late 1990s. Previously part of Wingfield College to the immediate north, a Grade II* listed building and now a residential property, the barns are deemed to be curtilage listed with the exception of the large barn which is Grade II listed in its own right. The barns are located within mature grounds with established trees, including along the site boundaries. A gravel driveway off Church Road leads to the barns providing vehicular access for staff and a limited number of visitors requiring disabled parking, and pedestrian access. The site is in the Wingfield Conservation Area and is also located within the countryside for planning purposes.

2. The Proposal

- 2.1. The proposal consists of; *“FULL Planning Application & Listed Building Consent. For the erection of masonry buttress to provide support to existing leaning wall.”*
- 2.2. The subject building, the Brickwork Barn is a single-storey, single room with kitchenette and exhibition space. The proposed buttresses would be situated on either side of the front entrance to the barn and would further support the integrity of the barn. The D&A statement provides that *“movement partially due to 2017/2018 winter period has reached a point where remedial intervention works are required to prevent potential instability and collapse of the barn”*

3. National Planning Policy Framework

- 3.1. The updated National Planning Policy Framework (NPPF) dated 24th July 2018 contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

3.2. The following paragraphs of the NPPF are considered relevant:

Para 7: Achieving sustainable development

Para 8: Three dimensions to sustainable development

Para 11 – 14: The presumption in favour of sustainable development

Para 15 – 19: Plan making

Para 47 – 50: Determination of planning applications

Para 184 – 188: Conserving and enhancing the historic environment

Para 189 – 192: Proposals affecting heritage assets

4. **Core Strategy**

4.1. The following parts of the Core Strategy Focused Review 2012 are considered to be applicable to this scheme:

FC1 - Presumption in favour of sustainable development.

FC1.1 - Mid Suffolk's approach to delivering sustainable development

5. **Saved Policies in the Local Plans**

5.1. Summary of saved policies in the Mid-Suffolk Local Plan adopted June 1998 relevant to the proposal:

Policy H16: Protecting existing residential amenity

Policy HB3: Conversions and alterations to historic buildings

Policy HB4: Extensions to listed buildings

Policy HB8: Safeguarding the character of conservation areas

6. **Principle of Development**

6.1. The determination of the planning application shall have regard to the material harm caused as a result of the proposed development. The 'tests' here are whether the material harm caused by such development are significant enough to cause adverse impact on the character and setting of the area, residential amenity enjoyed by occupants of neighbouring property as well as non-domestic uses of land and buildings nearby, highways access and parking, and finally environmental risk / harm arising (ecology, flood risk, trees, archaeology etc).

The extent of any harm is assessed in the paragraphs below:

7. **Impact on Heritage Assets**

7.1. Policy HB1 seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings.

7.2. Section 66 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 Listed Building or its setting.

7.3. In this case there are specific NPPF policies relating to designated heritage assets that should be considered.

- 7.4. Paragraph 185 of the NPPF identifies that the impact of a proposal on the significance of a heritage asset should be taken into account, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.5. Paragraph 193 - 194 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 7.6. The NPPF defines the setting of a heritage asset as the surroundings in which it is experienced. The extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset; may affect the ability to appreciate that significance; or may be neutral.
- 7.7. Heritage colleagues were consulted in this instance and provided that "The Heritage Team considers that the proposal would cause some harm to a designated heritage asset but is accepted to be necessary and to represent the minimum impact on the building's heritage value. The Heritage Team recommends approval with conditions".
- 7.8. Para 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this instance it has been demonstrated and well justified that the level of harm is necessary in securing the barns optimum viable use which outweighs the harm. Therefore, the proposal is in compliance with this section of the NPPF and acceptable.

PART FOUR – CONCLUSION

8. Planning Balance

The Local Planning Authority is obliged to consider whether the proposal is in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

- 8.1. The proposed development would be of minimal nature, with negligible impacts. There would be no adverse effects on the character or setting of the listed barn.
- 8.2. There are no compelling reasons to withhold the grant of planning permission and the Listed Building Consent, given the nature of the work and considering there would be no significant planning harm. The proposal constitutes sustainable development for which the NPPF carries a presumption in favour. In terms of balance it is concluded to recommend the application for approval.

11.0 RECOMMENDATION

RECOMMENDATION

(1) That authority be delegated to the Acting Chief Planning Officer to grant Listed Building Consent, subject to conditions as summarised below and those as may be deemed necessary by the Corporate Manager:

- Standard time limit
- Approved Plans (Plans submitted that form this application)
- Details of new facing bricks and mortar mix