

Committee Report

Item No:

Reference: DC/19/00734

Case Officer: Mahsa Kavyani

Ward: Hoxne

Ward Members: Cllr Elizabeth Gibson-Harries

Description of Development

Listed Building Consent Application. Alterations to curtilage listed building including insertion of new internal staircase.

Location

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

Parish: Wingfield

Site Area: Wingfield

Conservation Area: Yes

Listed Building: Yes

Received: 13.02.2019

Application Type: Listed Building Consent

Environmental Impact Assessment: N/A

Applicant: Mr David Wardley

Agent: Culver Evans

DOCUMENTS SUBMITTED FOR CONSIDERATION

This decision refers to the Defined Red Line Site Plan drawing number 201903/01, received 13.02.2019 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.
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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.
- Reference DC/18/03949- Application for Listed Building Consent - Erection of masonry buttress to provide support to existing leaning wall.
- Reference DC/18/04000- Planning Application. Erection of masonry buttress to provide support to existing leaning
- Reference DC/19/00734- Listed Building Consent Application. Alterations to curtilage listed building including insertion of new internal staircase.

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.

The application for proposed changes to the granary including the insertion of a an internal staircase generally accords with the advice given.

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 provided

Historic England

No comments were provided that addressed the proposal

Heritage Team

The Heritage Team recognises that the alterations will secure continuing use of the building and support beneficial use of the wider site, which can be considered as public benefits. No objections subject to conditions.

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. To the southwest of the barns and on a separate parcel of land is the visitor's car park. The site is in the Wingfield Conservation Area and is also located within the countryside for planning purposes. Beyond Wingfield College to the north is the Grade I listed St Andrew's Church and to the east of the site is a residential property known as Windwoods. The subject granary is situated to the east of the site and within a close proximity of the main barn. The granary is not listed in its own right, however, given its proximity, it is deemed to be curtilage listed.

The granary is a traditional timber framed agricultural building built off a brick plinth with a pitched pantiled roof. Walls are weatherboarded.

2. The Proposal

- 2.1. *The Listed Building Consent is sought for alterations to curtilage listed building including insertion of new internal staircase.*
- 2.2. The building(granary) was originally converted to provide accommodation for visiting

artists. Design and Access provides that “it has been little used for this purpose and has proved largely redundant.”

The building is originally a combined cartlodge and granary, of the type often found associated with substantial farms and built in the first decades of the 1800s when intensification of arable farming required separate grain storage. The subject granary have undergone alterations in recent past, namely under 0108/96/OL.

2.3. The provided drawings adequately demonstrate the extent of the proposed works.

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 applicable:

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:

FC1.1 - 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. The subject building is curtilage listed, 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 - 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.
- 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 less than substantial harm to a designated heritage asset because historic fabric would be lost, and the characteristic layout of the building compromised; the level of harm is rated low. The Heritage Team recognises that the alterations will secure continuing use of the building and support beneficial use of the wider site, which can be considered as public benefits." No objection were raised, conditions are recommended.
- 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 building's optimum viable use which outweighs the harm. Therefore, the proposal is in coherence with this section of the NPPF and acceptable.

PART FOUR – CONCLUSION

8. Planning Balance

- 8.1. The LPA 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.
- 8.2. Given that any minor potential harm would be offset by the public benefit, in accordance with local development policies and the guidance contained within the NPPF, in terms of balance approval is recommended.

11.0 RECOMMENDATION

(1) That authority be delegated to the Acting Chief Planning Officer to grant planning permission 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)
- Plan of the ceiling / floor structure clearly identifying which timbers are to be removed and which retained shall be agreed.
- Confirmation on retention of existing external stair.