

Committee Report

Item No: 6

Reference: DC/17/05508

Case Officer: John Pateman-Gee

Ward: Palgrave

Ward Member/s: Cllr David Burn

Description of Development

Listed Building Consent - Works to facilitate change of use of land and farm buildings as a wedding venue, erection of kitchen and storage building, following removal of outbuildings and provision of car parking and access.

Location

Marsh Farm, The Marsh, Thrandeston, Diss Suffolk IP21 4BZ

Parish: Thrandeston

Site Area: 0.65ha

Conservation Area: No

Listed Building: Yes

Received: 01/11/2017

Expiry Date: 06/12/2017

Application Type: Listed Building Consent Application

Development Type: Listed Building Consent

Environmental Impact Assessment: N/A

Applicant: Mr & Mrs P Yaxley

Agent: Gorniak & Mckechnie Ltd Architects and Designers

DOCUMENTS SUBMITTED FOR CONSIDERATION

This decision refers to the Site Location Plan drawing number 100 (received 1/11/2017) 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 plans and documents recorded below are those upon which this decision has been reached:

Planning Application Form - Received 1/11/2017

Site Location Plan drawing number 100 - Received 1/11/2017

Layout Plan drawing number 567/17/02 REVA - Received 1/11/2017

Barn Photos - Received 1/11/2017

Proposed Elevations drawing number 301A - Received 1/11/2017

Proposed Ground Floor Plan drawing number 300A - Received 1/11/2017

Existing Ground Floor Plan drawing number 200A - Received 1/11/2017

Existing Block Plans and Elevations drawing number 103 - Received 1/11/2017

Protected Species Survey 2016 - Received 1/11/2017
Protected Species Survey (including summer bats and birds 2017) - Received 1/11/2017
Draft Specification of Proposed Works - Received 1/11/2017
Planning Statement - Received 1/11/2017
Design and Access Statement - Received 1/11/2017
Engineers Report - Received 1/11/2017
Engineers Plan - Wall Plate Repairs drawing number D2 - Received 1/11/2017
Engineers Ground Floor Plan drawing number D1 - Received 1/11/2017
Heritage Asset Assessment - Received 1/11/2017
Proposed Block Plan drawing number 104 - Received 1/11/2017
Noise Impact Assessment - Received 1/11/2017
Overall Wedding Garden Design Tree Plan drawing number 567/17/04 - Received 1/11/2017

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:

A Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Charter or such other protocol/procedure adopted by the Council.

PART TWO – APPLICATION BACKGROUND

History

Concurrent full planning application DC/17/05507 is currently under consideration for a change of use of land and farm buildings to a wedding venue, erection of kitchen and storage building, following removal of outbuildings and provision of car parking and access.

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

NPPF - National Planning Policy Framework
HB1 - Protection of historic buildings
HB3 - Conversions and alterations to historic buildings
HB4 - Extensions to listed buildings
HB5 - Preserving historic buildings through alternative uses
HB6 - Securing the repair of listed buildings

List of Other Relevant Legislation

- Human Rights Act 1998
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

Previous Committee / Resolutions and Any Member Site Visit

None.

Pre-Application Advice

Discussions held with Council's Heritage Officer and Planning Officer. Advice confirmed proposal as acceptable in principle.

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

Palgrave Parish Council

Palgrave Parish Council considered this application at their December meeting. It was agreed to recommend refusal of the application based on the effects of the development on the local amenity; noise, traffic, and environmental disturbance.

Thrandeston Parish Council

Thrandeston Parish Council considered this application at a meeting on 20 November. A large number of parishioners were in attendance along with the applicant. Information was provided by the applicant and questions were answered. The Parish Council unanimously agreed to recommend support for the application subject to Suffolk Highways opinion on traffic use of the single track road to access the location and Mid Suffolk District Council Environmental Health setting appropriate levels of noise limitations at this rural venue with close neighbours.

Babergh and Mid Suffolk District Council – Heritage

Support subject to standard construction detail conditions. See body of report for full comments.

B: Representations

Two objections received on grounds of traffic, property devaluation, noise and rural amenity impacts.

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

- 1.1. The application site is located approximately one kilometre south of the Old Bury Road (A143), west of the London – Norwich rail line. Principal access is via Mellis Road. The site comprises redundant former agricultural buildings, hard standing, and garden area, all within the curtilage of the dwelling house 'Marsh Farm'.
- 1.2. The farmhouse is Grade II listed. The buildings subject of the conversion are curtilage listed. It is noted that the applicants, and operators of the proposed wedding venue, reside in the farmhouse.
- 1.3. The site is relatively isolated, located in the countryside, surrounded by agricultural fields and associated tree lined fences. The nearest dwelling to the site is located on the opposite side of the London – Norwich rail line, approximately 150m east of the site. The village of Thrandeston, and the Thrandeston conservation area, are located some 350m east of the site.

2. The Proposal

- 2.1. The subject application seeks approval for physical works to curtilage listed buildings to facilitate a change of use to a wedding venue that is subject to concurrent planning application DC/17/05507. The concurrent application provides details of the proposed wedding venue operation. These operational matters are not for consideration as part of the subject listed building consent application. Assessment of the listed building consent application is limited to the impact of the proposed physical works on the fabric and setting of the heritage assets.
- 2.2. Key elements of the physical works are as follows:
 - Removal of derelict, ad hoc building additions;
 - Repair, restore and convert the historic barns, including brick stable building and main barn
 - Construct a modest extension
 - Hard and soft landscaping to garden areas, including cantilevered deck over pond and ceremonial path to lawns and terraces with associated steps and ramps.

3. Listed Building Setting

- 3.1 Paragraph 129 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.

- 3.2 Paragraph 134 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 securing its optimum viable use.
- 3.3 Historic England guidance indicates that setting embraces all of the surroundings from which an asset can be experienced or that can be experienced from or within the asset. Setting does not have a fixed boundary and cannot be defined, in perpetuity, as a spatially bounded area or as lying within a set distance of a heritage asset. The NPPF says that the significance of an asset is defined as its value to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Heritage significance can be harmed through development within setting.
- 3.4 The setting of the listed farmhouse will be preserved and enhanced, primarily through the removal of more recent insensitive additions and the restoration and upgrading of the historic barns. The new build is physically separated from the listed farmhouse by a distance of approximately 26 metres, and there is no visibility between the two elements. The proposed scale, height, location, and massing ensures that the main barn remains the dominant built form feature of the site. The new build will appear subordinate to the historic buildings. The viable re-use of otherwise redundant farm buildings ensures their long-term preservation, a positive listed setting outcome.
- 3.5 Enhancement of the listed farmhouse setting furthers Policies HB01, HB3 and HB5. The proposal is not in conflict with paragraphs 129 and 134 of the NPPF.
- 3.6 It is noted that Council's Heritage Team and Historic England raise no objection to the concurrent listed building consent application.

4. Listed Building Impact

- 4.1 Policy HB3 requires conversion and alteration to listed buildings to not detract from the historic character of the building or its setting. Timber framed buildings should remain largely unaltered. Policy HB4 seeks to ensure extensions are subordinate to existing buildings. Policy HB5 seeks to ensure conversions respect the original building, where existing openings are utilised with new openings kept to a minimum, and architectural features retained.
- 4.2 Council's Heritage Officer supports the listed building consent application. The Heritage Officer offers a concise, yet suitably comprehensive, assessment of the proposal:

'The buildings are subject of a thorough heritage statement submitted with the application.

In principle the proposed use is expected to fit well in a historic barn, as the spatial requirements would normally be met by a typical barn complex – a large single space for celebration at the heart of a group of ancillary wings and outbuildings for associated functions and activities. This natural fit would normally be preferred to residential use, which generally requires significant subdivision of space.

Late 1900s additions of low value are to be removed, and in places to be replaced with new build. The demolitions do not adversely affect significance, and will serve to improve appreciation of the building's historic character.

The main building comprises a 5-bay barn with an early extension of two bays, separated by the remains of a timber partition. A floor has been inserted in the northern-most bays of the original barn. Although a floor is retained in the proposal, removal of partitions will allow better appreciation of the building's historic spatial qualities. The main space will remain undivided. Ancillary functions are to be accommodated within the various additions and outbuildings. Within the northern stable block, the floor structure have been altered in the past to adapt the building to changing uses, and fabric to be removed is considered less sensitive.

The threshing floor and chalk floor are to be retained, as is the distinctive combination on render and board on external walls. The unusually large clay lump wall is retained and will form a prominent original feature.

New additions are in an openly contemporary idiom and relate well to their context by adopting traditional materials and simple geometric forms. The use of metal profile sheeting for roofing is common as a replacement on farm buildings, and would serve to sustain the building's semi-industrial character.

In summary, the scheme is sensitive to the significance of the building, and would better reveal its significance while adapting it for a new use.'

- 4.3 The package of proposed works will bring about significant heritage benefits, not least the long term retention of a valued heritage asset, and supports local heritage policies. Conditions will address detailed construction methods to ensure suitable respect is offered to the host building.
- 4.4 Concerns raised by objectors are beyond the scope of the listed building consent assessment, relating to more general planning matters, and are therefore not material to the merits of the application.

PART FOUR – CONCLUSION

5. Statement Required By Article 35 of the Town And Country Planning (Development Management Procedure) Order 2015.

- 5.1 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.
- 5.2 In this case the planning authority engaged at the pre-application stage of the application process, providing direction and advice regarding the merits of the preliminary proposal and application information requirements.

6. Identification of any Legal Implications and/or Equality Implications (The Equalities Act 2012)

- 6.1 There are no known legal implications derived from the determination of this application.

7. Planning Balance

- 7.1 The proposal has been assessed in accordance with adopted development plan policies, guidance contained in the NPPF and all other material considerations. These policies seek to promote sustainable development through the economic, social and environmental roles of the planning system. The NPPF, adopted Mid

Suffolk Local Plan and Core Strategy policies support protection of the historic environment.

- 7.2 The proposal provides for significant positive heritage benefits that will further the protection of the historic environment. Valued heritage assets are to be retained, preserved and enhanced. Council's Heritage Officer raises no objection subject to conditions regarding construction and detailed design methods. The proposal enjoys significant heritage policy support.

RECOMMENDATION

That the Corporate Manager - Growth & Sustainable Planning be authorised to grant listed building consent and that such consent be subject to the conditions as set out below:

- * Standard listed building time limit
- * To be in accordance with approved plans and documents
- * Schedule and specification of works to clay lump.
- * Further archaeological recording following exposure of historic frame.
- * Schedule of timber repairs.
- * Fenestration details.
- * Details, including typical section drawings, of any insulation to be installed.
- * Details of hard and soft landscaping, including any boundary treatments.