

## **DELEGATED DECISION OFFICER REPORT**

<b>AUTHORISATION</b>	<b>INITIALS</b>	<b>DATE</b>
File completed and officer recommendation:	NH	13/01/2021
Planning Development Manager authorisation:	SCE	15.01.2021
Admin checks / despatch completed	DB	15.01.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	15.01.2021

**Application:** 20/01248/LBC **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mr and Mrs Mark Heasman

**Address:** Bloomfields Farm Wick Lane Ardleigh

**Development:** Proposed conversion of barn into a dwelling.

### **1. Town / Parish Council**

Ms Clerk to Ardleigh  
Parish Council  
13.10.2020

Ardleigh Parish Council wishes to undertake a site visit before commenting fully on this application.

### **2. Consultation Responses**

Essex County Council  
Heritage  
13.01.2021

Built Heritage Advice pertaining to applications for: Proposed conversion of barn into a dwelling.

The application concerns the following designated heritage assets: Grade II listed Bloomfield's Farmhouse (List UID: 1253915), and Grade II listed Barn Approximately 40 Metres North East of Bloomfield's Farmhouse (List UID: 1253915).

This letter should be read in addendum to my letters of 21st April and 23rd December 2020.

Following the submission of amendments, I am unopposed to the applications in accordance with the amended drawings; 445 106 C Proposed Plans, 445 107 C Proposed Elevations, and 445 108 B Timber Frame Repairs, subject to the following condition:  
- Installation of windows and doors shall not be commenced until additional drawings that show details of proposed windows and doors including rooflights, have been submitted to and approved in writing by the local planning authority. These details shall include, in section and elevation, at scales between 1:20 and 1:1 as appropriate, the detail of; glazing type, the profiles of; cills, mullions, transoms, and frames. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

### **3. Planning History**

98/01187/LBC

Two storey extension

Approved

08.10.1998

98/01188/FUL	Two storey extension	Approved	08.10.1998
20/01247/FUL	Proposed conversion of barn into a dwelling.	Current	
20/01248/LBC	Proposed conversion of barn into a dwelling.	Current	

#### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

EN23 Development Within the Proximity of a Listed Building

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

PPL9 Listed Buildings

#### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10<sup>th</sup> December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council is now making arrangements to formally adopt Section 1 of the Local Plan in its modified state and this is expected to be confirmed at the meeting of Full Council on 26<sup>th</sup> January 2021 – at which point will become part of the development plan and will carry full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan. In the interim, the modified policies in the Section 1 Local Plan, including the confirmed housing requirement, can be given significant weight in decision making owing to their advancement through the final stages of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) is now expected to proceed in 2021 and two Inspectors have already been

appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices.

## **5. Officer Appraisal (including Site Description and Proposal)**

### **Site Description**

The application site relates to Bloomfields Farm, Wick Lane, Ardleigh. The application site is located outside of the settlement boundary of Ardleigh. The existing complex of barns is comprised a mix of redundant agricultural buildings adjacent to Bloomfield Farm House and are situated within a site of approximately two acres. The complex of barns is of mixed age and style and situated approximately 40metres to the North East of Bloomfield Farm house which is Grade II Listed. The neighbouring properties, on Wick lane are approximately 350metres to the south of the barn.

*The Listing for the Barn is as follows:*

*Barn. C18 of earlier origin. Timber framed and weatherboarded. Central midstrey. Arched braces to tie beams. Side purlin ridge board roof. Of 7 or 8 bays.*

### **Proposal**

The application seeks listed building consent for the proposed conversion of the Barn to a dwelling.

### **Appraisal**

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act imposes a statutory duty on the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Paragraph 196 of the Framework adds 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.

Paragraph 189 of the National Planning Policy Framework ("the Framework") requires applicants to describe the significance of any heritage assets affected. This requirement is reflected by saved policy EN23 of the Tendring District Local Plan (2007) and emerging Policy PPL9 of the Tendring District Council Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Both these policies also confirm that development should be of a scale, design and use that respects the listed building and its setting.

The Historic Environment Officer was originally consulted on this application and stated that the proposal is supported in principle, however the following items require resolving within the application which were discussed previously in a phone call with the architect. While these items remain outstanding the scheme has the potential to result in less than substantial harm to the significance of the listed building which would make paragraph 196 relevant here:

- There is still a requirement for the applicant to demonstrate that the barn's optimum viable use as storage (its current and historic use) is no longer viable, and that conversion to a dwelling is the appropriate change of use here in accordance with paragraph 196 of the NPPF.
- Several windows are proposed that are larger and more domestic in form than the existing openings to the barn, particularly the two windows to the east gable elevation. The

enlargements would result in an unnecessary loss of historic fabric. New window and door openings in too many numbers would result in an over-domestication of the barn which would be detrimental to the agrarian architectural interest of the listed building. Removal of windows W15, W28, W29, and the reduction in height of the windows of the midstrey to the existing height of the barn doors should reduce this detrimental impact.

- To further mitigate against this potential for over-domestication, the barn doors to the southern elevation shown as existing should be retained, pinning them at right angles or concertinaing them may overcome the challenge of limited space to pin back the doors at either side of the midstrey opening.
- Regarding the remaining windows and doors, the proposed framing is overly domestic. The proposed slender framed window proposed at W13 similar to the utilitarian windows featured on the building and pictured below are preferable to the thicker framed windows and doors that would result in a more domestic appearance.

Were the above minor items to be resolved within the application, the team would be supportive of the proposals subject to the following conditions:

- Prior to the installation of conservation rooflights, a drawing showing the typical sectional profiles of the rooflight and sections showing its positioning in the roof shall be submitted to and approved by the Local Planning Authority and permanently maintained as such.
- Rainwater goods shall be black painted or powder-coated metal and permanently maintained as such
- Prior to the commencement of above ground works, drawings showing barn doors and hatches to be retained and reinstated shall be submitted to and approved by the Local Planning Authority and permanently maintained as such.
- Prior to the commencement of landscaping and boundaries, a plan showing boundary treatment to the south of the pool, landscaping to courtyard and surrounding the barns shall be submitted to and approved by the Local Planning Authority and permanently maintained as such.

Following the comments from the Historic Environment Officer, amended plans were provided by the agent and the officer was re-consulted. The Officer stated that this letter should be read in addendum to my letter dated 23<sup>rd</sup> December 2020.

Following the submission of amendments, the officer is unopposed to the applications in accordance with the amended drawings; 445 106 C Proposed Plans, 445 107 C Proposed Elevations, and 445 108 B Timber Frame Repairs, subject to a condition being imposed to ensure that details of the proposed windows and doors including rooflights are submitted to the local planning authority.

Therefore, there is not considered to be significant harm identified to harm the setting of the Listed Building, and the proposals are therefore acceptable against this criteria.

#### Other Considerations

Ardleigh Parish Council wishes to undertake a site visit before commenting fully on this application.

No letters of representation have been received.

#### **6. Recommendation**

Approval - Listed Building Consent

#### **7. Conditions / Reasons for Refusal**

1. The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing No. 445.108 Revision B – Proposed Internal Elevations and Timber Frame Repairs
- Drawing No. 445.107 Revision C – Proposed Elevations
- Drawing No. 445.106 Revision C – Proposed Plans
- Structural Survey – Project Ref – SS20104 dated 29/05/2020
- Envirosearch Survey scanned 14 Sept 2020

Reason - For the avoidance of doubt and in the interests of proper planning.

3. Prior to above ground works, drawings to a scale of not less than 1: 20 fully detailing the new windows, roof lights, doors and their surrounds shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include materials, cross sections for glazing bars, sills, heads (as applicable), method of opening and method of glazing. The approved works shall be installed/carried out in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

## **8. Informatives**

### **Positive and Proactive Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	<b>YES</b>	<b>NO</b>
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	<b>YES</b>	<b>NO</b>