

Planning Committee: 30 January 2018

Item Number: 10

Application No: [W 17 / 2127 LB](#)

Registration Date: 07/11/17

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall **Expiry Date:** 02/01/18

Case Officer: Lucy Hammond
01926 456534 lucy.hammond@warwickdc.gov.uk

Kites Nest Farm, Kites Nest Lane, Beausale, Warwick, CV35 7PB
Proposed conversion of barns and outbuildings to provide three dwellings FOR
Medwell Hyde Property Solutions

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

That listed building consent be APPROVED subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

Listed building consent is sought to convert three existing barns into dwellings (providing three dwellings in total) with all internal works necessary to facilitate their use for residential purposes. The same works to convert the buildings together with the additional associated works (car parking and landscaping) are also the subject of an associated planning application which is on the same agenda for consideration by Members.

THE SITE AND ITS LOCATION

The application site occupies an open countryside location, in the West Midlands Green Belt, approximately mid-way between Beausale (1.5km to the north) and Hatton (1.8km to the south). Access is taken off Kites Nest Lane and leads into a courtyard style layout of existing barns. There are four barns in total which sit to the north side of the host dwelling (Kites Nest Farm) however only three of the barns (annotated 1-3 respectively on the submitted drawings) form the subject of this application, with Barn 4 located within the curtilage of the main dwelling and thus outside the application site edged red.

Kites Nest Farm is a Grade II listed building and the barns are consequently curtilage listed.

Other than the host dwelling there are no other neighbouring properties nearby and there are no other site specific constraints relevant to this application.

PLANNING HISTORY

The previous listed building applications associated with the site are summarised below. There are other planning applications (summarised in the associated committee report for the planning permission) which are not of direct relevance to this listed building consent.

W/15/0239/LB - New access and drive - Granted

W/13/0943/LB - Conversion of barns and outbuildings to provide three dwellings - Granted

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)

SUMMARY OF REPRESENTATIONS

Beusale, Haseley, Honiley & Wroxall Parish Council: Objection for the following reasons:

- The application is overdevelopment of the site
- Overdevelopment of the barns would impact on the integrity of the main dwelling
- There is insufficient parking on the site
- The lane by Kites Nest Farm is narrow and would not support additional traffic

WCC Ecology: No objection subject to conditions and advisory notes

WCC Archaeology: No objection subject to condition

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- the principle of development
- the impact on heritage assets

The Principle of the Development

Policy HE1 of the Local Plan expects development proposals to have appropriate regard to the significance of designated heritage assets. Where any potential harm may be caused, the degree of harm must be weighed against any public benefits of the proposal.

The proposed works affect both the fabric and setting of the curtilage listed barns as well as the setting of the adjacent host dwelling which is Grade II

listed. Such works are considered acceptable in principle subject to their impact on the listed buildings and their setting being acceptable and not arising in any material harm. This is considered in the following section of this report.

Impact on Heritage Assets

The proposed works to convert the barn involve minimal changes to the external appearance of the buildings. Amended plans have been sought through the course of the application to reduce the extent of new openings and other external works; the intention being to retain the original form, character and appearance of the barns so far as possible. The amended plans now present a scheme which works with all existing apertures and retains the character of the agricultural buildings. The conservation officer is also of the view that the scheme is acceptable and would result in no harm to the setting of the main listed dwelling or the curtilage listed barns.

Subject to conditions requiring samples of the materials to be used as well as large scale details of the windows and joinery, officers are satisfied that the works would not result in any harm to the special architectural or historic interest, integrity or setting of the listed buildings. Therefore, the proposals are considered to be in accordance with Policy HE1 of the Local Plan.

Other Matters

The comments of the Parish Council are noted and the majority of their concerns have been clarified by the case officer. They confirmed their wish to maintain their objection despite the clarification provided.

The comments of the County Ecologist and Archaeologist are noted however the recommended conditions in these respects cannot be imposed on a listed building consent application. It is noted however that these conditions would be imposed on the planning permission, should it be granted, which would ensure these matters are dealt with appropriately.

SUMMARY/CONCLUSION

The principle of the proposed works, to convert the barns into three dwellings is considered acceptable in heritage terms, subject to there being no material harm to the special architectural or historic interest, integrity or setting of the listed building. Through the submission of revised plans dealing with the fenestration and detailing of each barn the proposals overall, are considered to be acceptable. Accordingly it is recommended that listed building consent be approved.

- 1 The works hereby permitted shall begin not later than three years from the date of this consent. **REASON:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The works hereby approved shall be carried out strictly in accordance with the details shown on the site location plan submitted on 7 November 2017 and approved drawings 5066/11 D, 5066/12 A,

5066/18 B and 5066/19 A and specification contained therein, submitted on 15 January 2018. **REASON** : For the avoidance of doubt and to secure a satisfactory form of works for these curtilage listed buildings in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

- 3 Other than site clearance and preparation works no works shall commence on the construction of the works hereby approved until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details. **REASON:** To ensure a satisfactory standard of works and external appearance for these curtilage listed buildings in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

- 4 No works shall be carried out on the site which is the subject of this consent until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **REASON:** To ensure a high standard of design and appearance for these curtilage listed buildings, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.
