

Planning Committee:

Item Number: 12

Application No: W 13 / 1005 LB

Town/Parish Council: Rowington

Registration Date: 18/07/13

Case Officer: Penny Butler

Expiry Date: 12/09/13

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The Gate House, High Cross Lane, Rowington, Warwick, CV35 7BA

Conversion of barn to annex, home office and guest/staff facilities FOR Mrs Allen

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

RECOMMENDATION

Planning Committee are recommended to grant Listed Building consent subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal is for the conversion and change of use of a barn to a dwelling. The proposed insertion of glazing and doors will mainly re-use existing openings, but some new windows are proposed along with new roof lights. Internal alterations would consist of the insertion of a staircase and dividing walls. A small poor quality lean to extension would be demolished on the west elevation. The plans have been amended to reduce the number of windows and roof lights. Substantial parking is available surrounding the barn within the existing yard area.

The design and access statement submitted with the application states that the reasons for the application are to find a viable use for the building so it can be preserved, that there is a need for accessible annex accommodation for an elderly relative who could not be accommodated in the main house due to the stairs, and to provide facilities for workers on the estate and for possible placements for children who visit the estate with learning difficulties. The applicant is willing to accept an ancillary use condition is required.

THE SITE AND ITS LOCATION

The application property is a 19th Century barn that is of brick construction with a tiled roof, consisting of a two storey threshing barn with a later single storey stable wing to the side. The barn lies within the farm yard of the Gate House, a Grade II Listed house, therefore the barn is listed due to being within its original curtilage. The barn is separated from the house by a further detached two storey barn. Only the roof of the barn is visible from the road due to its distance from

the road and the tall front boundary wall. The site is on the edge of Shrewley Common village, close to the M40. The Durham Ox public house and a dwelling are opposite. Access to the site is via a recently approved gated entrance which also gives access to surrounding agricultural land. To the north is Gate House Farm, which is in the same ownership. The Gate House has a large modern timber barn sited adjacent to the northern side of the barn. To the front of the barn and house is a paddock. The site lies within the Green Belt.

PLANNING HISTORY

In 2011 permission was granted for the rebuilding of a cart shed in a field to the south. In 2010 permission was granted for entrance gates and boundary walls, and a detached garage block.

RELEVANT POLICIES

- National Planning Policy Framework
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: Object on the following grounds:

- Proposal does not appear to fully comply with Policies RAP5, RAP7 and RAP8
- Query if the change of use of this listed building satisfies Green Belt policy. There appears to be some confusion over the proposed use : ancillary residential use/ office use/ housing for rural workers/ accommodation for temporary workers. There is no evidence of need for overnight workers accommodation, temporary or otherwise, on a land holding of c.9ha partly covered by woodland.
- Support the implementation of a pre-commencement programme of archaeological work
- If approved the use and occupation of the building should be controlled by a robust planning condition

WCC Archaeology: No objection subject to a condition requiring a programme of archaeological works.

ASSESSMENT

The issue relevant to the consideration of this Listed Building consent application is the impact on the heritage asset.

The conversion scheme retains existing architectural features including the internal timber framing, window and door openings, and decorative ventilation holes. The new windows and doors proposed are appropriate in design and siting and will not have any adverse impact on the overall character of the buildings. It

is considered that the conversion scheme would not harm the rural character of the surroundings or the historic and architectural character of the Listed Buildings. The proposed use would not lead to any harm to the buildings and would secure their future maintenance. There is no curtilage proposed for the converted building therefore there would be no change to the layout of the site and no harm the setting of the buildings.

It is considered that the proposed scheme would comply with Policies DP1, DAP4 and RAP7, and the Barn Conversions SPG, by protecting the character and appearance of the countryside, incorporating existing special qualities and features, and respecting local architectural distinctiveness. The development would result in less than substantial harm to the Listed Building and it is considered that the public benefit of the scheme, by providing a viable use and therefore future protection of the building, would outweigh any harm. On this basis the scheme would comply with paragraph 134 of the NPPF.

CONDITIONS

- 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 development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) (3060-2A), and specification contained therein, submitted on 5 September 2013. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. **REASON:** To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the Districts historical development in accordance with Policy DAP4 and DP3 of the Warwick District Local Plan 1996-2011.
- 4 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, timber windows (including a section showing the window reveal, heads and cill details), metal roof lights, eaves, verges and metal rainwater goods at a scale of 1:5 have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON :** To ensure a high standard of design and appearance for this Listed Building, and to ensure that the rural character and appearance of the barns is

protected, to satisfy Policies DAP4 and RAP7 of the Warwick District Local Plan 1996-2011.

- 5 All rainwater goods and flue pipes for the development hereby permitted shall be black painted metal. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to ensure that the rural character and appearance of the barns is protected, to satisfy Policies DAP4 and RAP7 of the Warwick District Local Plan 1996-2011.
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