

Planning Committee: 10 September 2019

Item Number: 11

Application No: [W 19 / 1009](#)

Registration Date: 17/06/19

Expiry Date: 12/08/19

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall

Case Officer: George Whitehouse

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**The Barn, Camp Hill Farm, Kites Nest Lane, Beausale, Warwick, CV35
7BF**

Proposed 2no. rooflights in the front elevation, 1no. rooflight in the rear elevation, 2 french doors to the front and alterations to the front main entrance.
FOR Mr G Meadwell

This application is being presented to Committee as the Parish Council supports the application and it is recommended for refusal.

RECOMMENDATION

It is recommended planning committee refuse this development for the reasons set out in this report

DETAILS OF THE DEVELOPMENT

Planning permission is sought for 2no. rooflights in the front elevation, 1no. rooflights in the rear elevation, 2 French doors to the front and alterations to the front main entrance.

THE SITE AND ITS LOCATION

The application property is a Grade II listed barn in Beausale, Warwick. The barn dates from the 17th century, constructed with a box timber frame with braces, infilled with brick, completed with Victorian additions and converted into residential use in 1984. The barn is sited with the main 17th-century farmhouse to the north, and sits within a collection of farm buildings including a granary. The property is also immediately adjacent to but not part of a scheduled multivariate iron-age hill fort. The property has modern timber windows, doors, railings, and a mix of modern metal and uPVC guttering.

PLANNING HISTORY

W/16/1358/LB: Removal of internal plastered block work walls forming utility room; installation of new green oak beams and column to support walls above; provision of black, cast iron external ventilation grille cover; external repairs to remove cement mortar abutting exposed timber frame and red brick infill panels and use of Conserv pre-mix/ready to use NHL 3.5. GTD

W/16/0175/LB: Decoration of external joinery. GTD

W/17/0231: Erection of timber framed poultry protection pen/enclosed run and timber framed & aluminium clad green house. GTD

W/17/0259: Decoration of external joinery. GTD

W/17/1567 & 1577/LB: Replacement of a first floor window in the west elevation. GTD

W/17/1891: Application for the variation of condition 2 (plan numbers) to allow for the re-location of the poultry protection pen/enclosed run that was previously approved under planning ref W/17/0231. GTD

W/18/0229/LB: Internal alterations to form new en-suite shower room. GTD

W/18/0859/LB: Additional repairs to timber frame. Replacing missing rails: GTD

W/18/0863: Variation of Condition 4 of Listed Building Consent ref: W/16/1358/LB. GTD

W/18/1334/LB: Painting external door from the existing brown to a bronze red.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley & Wroxall Parish Council: Support

ASSESSMENT

Design and impact on the listed building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving a listed

building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Warwick District Local Plan Policy HE1 states that consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity, or setting and states that permission will not be granted to alter or extend a listed building where those works will adversely affect its special architectural or historic interest, integrity, or setting.

While individually some of the proposed alterations may be relatively small in their nature they represent a further deterioration and domestication of the listed barn over and above what has already been approved in the past. The barn benefits from 12 rooflights already and the proposed rooflights add further symmetry and regularity to the fenestration at roof level, detracting from the simple agricultural appearance of the listed building. The new roof lights and the insertion of a number of French doors reflects an increasingly domesticated and residential appearance that is at odds with the listed building's original agricultural setting and historical function. Furthermore, whilst some alterations to the fenestration to the gabled entrance may be acceptable, the design that has been submitted for this shows extensive areas of glazing right up to the apex of the gable, which is not a traditional arrangement for a listed barn.

For these reasons it is considered that the proposals would cause unacceptable harm to the character and appearance of the Listed Building. Whilst this harm would be significant, it would be classified as "less than substantial harm" under paragraph 196 of the NPPF. However, there are no public benefits to outweigh this harm. Therefore it is considered the proposals conflict with the NPPF and local plan policy HE1.

REFUSAL REASONS

- 1 Policy HE1 of the Warwick District Local Plan 2011-2029 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting.

The proposals would give the barn a more domesticated and residential appearance. This would be at odds with the simple agricultural character of the barn. Therefore the proposals would cause unacceptable harm to the character and appearance of the listed building.

The proposal is thereby considered to be contrary to the aforementioned policy.
