Planning Committee: 18 June 2019 **Item Number:** 6

Application No: W 19 / 0485

Registration Date: 25/03/19
Town/Parish Council: Sherbourne **Expiry Date:** 20/05/19
Case Officer: Rebecca Compton
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5 Sherbourne Court, Vicarage Lane, Sherbourne, Warwick, CV35 8AW
Installation of new windows and doors, replacement of existing French doors and installation of 4no. rooflights to the south, east and west elevations. FOR Mr J Smith

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This application is being presented to Committee as it is recommended for approval and an objection from the Parish Council has been received.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposal seeks planning permission for external alterations to a converted barn which include replacing a garage door opening with a single domestic door, blocking up a window on the east elevation and widening a window on the same elevation. It also includes the installation of replacement patio doors, the installation of 4 rooflights to the front and rear elevations and the formation of a new door opening on the east elevation.

THE SITE AND ITS LOCATION

The application property is a converted barn that is now used as a dwelling and forms part of a complex of converted agricultural buildings. The building runs adjacent to Vicarage Lane, Sherbourne and is located within the Sherbourne Conservation Area. The property does not benefit from permitted developments which were removed as part of the original conversion.

PLANNING HISTORY

W/80/1459 - Conversion of farm buildings to form 4 dwellings - Granted

W/83/0601 - Conversion of existing barns into 3 dwellings - Granted

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)

- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)
- BE4 - Converting Rural Buildings (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Joint Parish Council: Object on the grounds that the proposed door on the Vicarage Lane elevation would be harmful to the character and appearance of the converted barn.

Public Response: 2 letters of objection have been received from neighbouring properties with concerns that the proposal would be harmful to the character and appearance of the former barn.

WCC Ecology: Recommend that a pre-determinitve bat survey is carried out.

ASSESSMENT

The impact on the rural character and appearance of the barn conversion

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

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. Paragraph 195 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Warwick District Local Plan states that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or if criteria listed within the policy have been satisfied. Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

Whilst the building has already been converted, it is important to consider the proposal within the context of Policy BE4 of the Warwick District Local Plan 2011-2029 which sets out a number of criteria for the conversion of existing rural buildings within the District and the policy specifically refers to the need for the proposed use to be accommodated without extensive rebuilding or alteration

to the external appearance of the building, and for the appearance and setting of the building following conversion to protect and where possible, enhance the character and appearance of the countryside. The explanation to the policy states that where proposals include extending rural buildings as part of their conversion, these will not be approved unless it can be demonstrated that the extension is essential for the retention of the building.

The Agricultural Buildings and Conversion Supplementary Planning Guidance states that barns are an important and valuable feature of the rural landscape. The introduction of inappropriate design elements can be highly destructive to the character, historic fabric and setting of a former barn or agricultural complex.

With regards to the installation of the 4 roof lights, barn roofs are characterised by their unbroken lines and total lack of any openings. Roof lights need to be handled carefully; modest in size, flush with roof pitch and restricted to the absolute minimum. The existing barn conversion was completed in the 1980's. On the adjacent barn conversion large roof lights have been used, however, the ones proposed as part of this application are modest in size and flush with the roof pitch. As the building is located within the Conservation Area, conservation style roof lights will be secured by a suitably worded condition.

The proposal also includes the removal of the existing garage door, partially blocking up the opening with matching brick and replacement with a solid timber door. Other alterations include the blocking up of one window on the front elevation, widening of an existing window and replacing the existing UPVC patio doors with timber.
These alterations are considered acceptable and will not harm the significance and integrity of the former barn. The proposals are considered sympathetic to the character and appearance of the building.

The proposal also seeks permission for a front door on the Vicarage Lane elevation. The Parish Council have raised concerns that a door in this location would harm the character and appearance of the former barns and their context. Historic plans from the original permission have confirmed that door openings existed along the Vicarage Lane elevation and were subsequently blocked up as part of the conversion works. It is therefore considered that door openings along this elevation would not be harmful to the historic significance of the barn as openings along this elevation formed part of the original appearance of the barn. It should also be noted that the Conservation Officer has raised no objection to the scheme. The door will be conditioned to be solid timber.

The proposal also seeks to change the colour of the windows from dark brown to grey. The surrounding barn conversions have been finished with dark brown windows which is sympathetic to the character and appearance of the former barns. Therefore, it is considered necessary to impose a condition requiring all doors and windows to be painted dark brown to be more in keeping with the other barn conversions in this area and to be more sympathetic to the character of the barn.

The proposals are considered to respect the character of the former agricultural building and the surrounding Conservation Area.

Ecology

Taking a precautionary approach, the County Ecologist has recommended that a preliminary bat survey is required prior to the determination of the application. This request has been considered, however, a site visit from the case officer confirmed that the existing dwelling is well sealed with other dwellings in close proximity.

On this basis, it is considered that the likelihood of bats is relatively low and a bat note advising the applicant of their responsibility in relation to protected species would be more reasonable and appropriate in this case. It is considered reasonable and appropriate to add a bat note to any permission granted.

Conclusion

The proposal comprises of a number of alterations to a former barn that are not considered to harm the character and appearance of the building and the wider Conservation Area. The proposal is therefore considered to comply with Local Plan Policy HE1, BE4, NPPF and the Council's adopted Barn Conversion guidance.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON**: To comply with Section 91 of the Town and Country Planning 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) 5 Sherbourne Court - Proposed elevations, and specification contained therein, submitted on 20th May 2019. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON**: To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.

4 All window and door frames shall be constructed in timber and shall be painted brown. **REASON**: To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE2 of the Warwick District Local Plan 2011-2029.