

## **Item No. 9**

<b>APPLICATION NUMBER</b>	<b>CB/14/02714/LB</b>
<b>LOCATION</b>	<b>Home Farm, 1 High Street, Wrestlingworth, Sandy, SG19 2EW</b>
<b>PROPOSAL</b>	<b>Listed Building: Conversion of existing barns (with partial demolition) and construction of new dwellings to form 7 new dwellings.</b>
<b>PARISH</b>	Wrestlingworth/Cockayne Hatley
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gurney &amp; Zerny</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>11 July 2014</b>
<b>EXPIRY DATE</b>	<b>05 September 2014</b>
<b>APPLICANT</b>	<b>County Land &amp; Development Ltd.</b>
<b>AGENT</b>	<b>Sherwood Architects Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Call in. Cllr Gurney. This application accompanies application CB/14/02713/Full</b>

**RECOMMENDED DECISION**

**Listed Building - Refusal Recommended**

### **Reason for Recommendation**

The proposal, by virtue of the scale, design and siting of Plots 6 and 7, would cause significant and unacceptable harm to the appearance of the historic setting of the listed buildings. The development is therefore considered to be unacceptable and not in compliance with the National Planning Policy Framework (2012) and Policies DM3 (High Quality Development) and DM13 (Heritage in Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

### **Site Location**

Home Farm was formerly a working farm on the east side of High Street in Wrestlingworth. The existing farm yard area comprises a dovecote barn, singletrey, mostly open fronted barn to the south of the access in to the site a central, square arrangement of one and two-storey barns and a steel framed grain store to the east of the site.

The farm buildings, apart from the grain store, are in generally good condition and are listed by virtue of falling within the historic curtilage of Home Farmhouse (to the south and outside of the application site), which is a Grade II Listed Building. The dovecote has particular historic and aesthetic value and remains intact. The site is edged to the east and south by existing vegetation and shrubs and on the High Street frontage there are four Ash trees.

To the north are modern bungalows and residential properties of mixed character lie opposite.

Much of the site falls within the Settlement Envelope for Wrestlingworth (all but the

southwest corner, including the Dovecote). The site also falls within the Environment Agency Flood Zone 3.

### **The Application:**

Listed Building Consent is sought for the conversion of the existing barns to three dwellings and the erection of four new dwellings together with garaging, amenity areas and parking provision.

Plots 1 and 2 would be semi-detached, new buildings on the frontage of the site with the High Street with garages to the rear.

Plot 3 would be formed from the conversion of an existing farm building which would incorporate the Dovecote together with a glazed link and a detached garage.

Plots 4 and 5 would largely comprise the conversion of the central square of brick built barns together with garages and courtyard amenity space.

Plots 6 and 7 would be detached new-builds at the rear of the site following the demolition of the existing grain store.

The application is submitted in conjunction with an application for Full Planning permission under ref no. CB/14/02713/Full.

### **RELEVANT POLICIES:**

National Planning Policy Framework (2012)

Core Strategy and Development Management Policies (2009)

CS14 High Quality Development  
CS15 Heritage  
DM3 High Quality Development  
DM13 Heritage in Development

### **Supplementary Planning Guidance**

Design Guide

### **Recent Planning History:**

CB/13/03262/FULL Conversion of existing barns (with partial demolition) and construction of new dwellings to form 7 new dwellings.

Withdrawn: 2 December 2013

CB/13/03263/LB Listed Building: Conversion of existing barns (with partial demolition) and construction of new dwellings to form 7 new dwellings.

Withdrawn: 2 December 2013

CB/12/02468/FULL	Erection of double garage, poly tunnel, access gate & parking area  Approved: 19 September 2012
CB/12/02471/FULL	Change of use of grazing land to paddock, erection of stable block and sand school  Approved: 18 September 2012
CB/14/00619/Full	Conversion of existing barns (with partial demolition) and construction of new dwellings to form 7 new dwellings. Refused: 16 April 2014
CB/14/00620/LB	Conversion of existing barns (with partial demolition) and construction of new dwellings to form 7 new dwellings. Refused: 16 April 2014

**Representations:  
(Parish & Neighbours)**

Wrestlingworth Parish Council

The following note, prepared by the Planning Group (councillors Ram and Turner) after discussion of a draft at the Parish Council meeting on 04 August 2014, is the response of the Parish Council to the latest Home Farm planning application - response date by 12 August 2014. This is the third application and the Parish Council view is much as before. Our formal response to the second application should be read in association with this one.

To our knowledge no letters have been received from residents about the latest application.

It appears from written papers submitted with the latest application that its predecessor was rejected for three reasons, identified below. This response updates the Parish position on each of them, on the assumption that they will form the main focus of assessment in the new application.

1. The scale design, and situation of the buildings, will cause significant and unacceptable harm to the appearance of the site' and contravene a number of planning policies. PARISH RESPONSE TO PRESENT APPLICATION. The parish understanding is that only units 6 and 7 were offensive because they do not constitute infill development. We have no problems with the scale design and situation of buildings.

2. There was no flood risk assessment. PARISH RESPONSE TO PRESENT APPLICATION. One has now

been made which we understand from the developer is agreed in principle with the Environment Agency subject to minor additions. We accept this professional judgement.

3. Lack of agreement on affordable housing. PARISH COUNCIL RESPONSE TO PRESENT APPLICATION. Written assurances were given at the time of the second application that £100,000 would be made available for providing this on another site, but there was no legal agreement. We understand the CBC housing officer and the developer are now completing a formal agreement and the Planning Department has confirmed that the applicant has offered £100,000 as a commuted sum towards off site provision of affordable housing. However this has not been formerly agreed by CBC as yet and a S106 Agreement will need to be signed in order to secure the amount. I understand from the Planning Department this might take some time. We cannot approve the application without this agreement being in place.

The overall position of W&CH Parish Council is that we consider this development to be of benefit to Wrestlingworth and that the scheme overall is well designed. However, as pointed out above, our support for it is conditional on a legal agreement being completed to make £100,000 available for off-site affordable housing.

Neighbours

Comments received for CB/14/02717/Full

### **Consultations/Publicity responses**

Conservation  
Design

and The gist of the issues is that the key conservation objective from the re-use of this now redundant farmyard complex of buildings is the securing of the future preservation of this unusual dovecote- a rare survival with almost intact interior of nesting boxes & ledges (each wall approx 13x13 boxes= 169). The exterior & interior are now showing signs of neglect & dilapidation so I am most anxious that it does not deteriorate further  
The negotiations with agent/ applicant have- from my point of view- concentrated very much on finding a scheme that allows the dovecote interior to remain intact, which could well include some enabling element in the calculation of the balance of conversion & new development for the site to make it economically viable & positively encourage in terms of NPPF. The frontage new 2 small dwellings (really reflecting the simple forms of the outbuildings opposite) did not seem to be particularly contentious however there were concerns about the principle of new 2 dwellings at the rear of the site, in place of the large & ungainly modern farm sheds. With previous application they appeared too bulky & obtrusive

for the rear part/ rural edge of the site, with views back from the footpath by the church to the north- but if scaled down to single, or possibly 1 & a half storey, & simple in design- perhaps more like the new frontage houses, this would not seem unreasonable, I feel, in order to save the important dovecote.

Clearly the balance of any new development has to feel right for the site provided you are satisfied that this is not overdoing the new build element- then no objection to the revised proposed conversions (to 3 no. dwellings) & new dwellings (4 no.)- subject to the usual high quality design required in terms of all materials- buildings & paving/ surfacing/ edgings/ kerbs & criteria of the Barns Checklist. Suggest sec. 106 to secure the repair of the dovecote ahead of start of any new development.

## **Determining Issues**

The main considerations of the application are;

### **1. The impact on the listed buildings and their setting**

## **Considerations**

### **1. The impact on the listed buildings and their setting**

The Farmhouse is Grade II Listed building. The surrounding barns, where they have been built before 1947, are also considered to be curtilage listed, protected under the listed farmhouse given their proximity to the building.

The application proposes the conversion of three farm buildings to form three dwellings and the erection of four new dwellings.

Policy CS15 of the Core Strategy aims to protect, conserve and enhance the districts heritage together with Policy DM13. Paragraph 131 of the NPPF states that local planning authorities should (when determining planning applications) take account of the desirability of sustaining and enhancing the significance of a heritage assets and putting them to viable uses consistent with their conservation. The NPPF goes on to say where a proposed development will lead to substantial harm or loss to a heritage asset, the loss or harm should be weighed against the benefit of bringing the site back into use.

The proposed conversion and alterations to the buildings for residential use would clearly alter the appearance of existing historic farm buildings, however the conversion does not involve significant extension or alterations to the barns. Where alterations are required they are considered to be in keeping with the existing buildings and involves the use of sensitive materials and together with a spacious layout.

The alterations to the Listed Buildings are therefore not considered to result in substantial harm to the buildings provided all works are sensitively carried out using high quality materials. The proposal would enhance the heritage asset by bringing the buildings back into a viable use which would visually improve the building themselves and the overall setting.

Plot 6 and 7 are located to the rear of the site, on the very edge of the Settlement Envelope boundary and would occupy the footprint of the existing steel framed agricultural buildings. Their scale, design and siting are considered to be out of character with the setting of the listed buildings. Although externally they are designed to be of a barn style appearance, their scale is considered to be too large and the overall design too domesticated.

The proposed conversion works are considered to enhance the setting of the listed building and curtilage listed barns resulting in an improvement to the site and the setting of the buildings in general, however the proposed new dwellings to the rear of the site are considered to be out of keeping with the remainder of the site by virtue of the scale and design resulting in unacceptable harm to the listed buildings and their setting. The proposal therefore fails to comply with the NPPF and Policies CS15 and DM13 of the Core Strategy.

## **Recommendation**

That Listed Building Consent be refused:

## **RECOMMENDED REASONS**

- 1 The proposal, by virtue of the scale, design and siting of Plots 6 and 7, would cause significant and unacceptable harm to the appearance of the historic setting of the listed buildings. The development is therefore considered to be unacceptable and not in compliance with the National Planning Policy Framework (2012) and Policies DM3 (High Quality Development) and DM13 (Heritage in Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

## **DECISION**

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