

Item No. 12

SCHEDULE B

APPLICATION NUMBER	SB/09/00126/LB
LOCATION	STOCKWELL FARM, FANCOTT, TODDINGTON, DUNSTABLE, LU5 6HT
PROPOSAL	CONVERSION AND EXTENSION OF BARN TO FORM DWELLING
PARISH	TODDINGTON
WARD & COUNCILLORS	Toddington inc Chalton Cllr J Machin and Cllr T Nicols
CASE OFFICER	Alan Robertson
DATE REGISTERED	23/02/09
EXPIRY DATE	20/04/09
APPLICANT	Mr M Burley
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM TODDINGTON PARISH COUNCIL DUE TO CREATION OF ANOTHER DWELLING IN THE GREEN BELT
RECOMMENDED DECISION	GRANT LISTED BUILDING CONSENT

Site Location:

Stockwell Farm, Fancott is located at the western end of a narrow lane which joins Luton Road some 80m to the south of its junction with The Bridleway. The original farmhouse stands within a land holding of approximately 10ha and which includes three fishing ponds and a field to the south-west of the house in respect of which planning permission has been granted for the construction of further ponds as an extension to the fishery. To the east of the farmhouse, on the north side of the access drive, is a range of former farm barns, part of which is in use as a graphic design studio. On the southern side of the drive, opposite the design studio, is a timber framed barn which is a Listed Building dating from the 16th Century. The building is at present largely unused and although essentially sound is falling into disrepair. The building has a central two storey section with single storey projections to the eastern and western sides. It is of timber frame construction, set on a brick and stone plinth with timber boarding to the sides and a roof of corrugated metal sheeting.

The Application:

Listed Building consent is sought to convert and extend the building to form a two bedroom dwelling. The converted barn would provide a kitchen, lounge/diner, study and utility room on the ground floor with a bedroom and bathroom at first floor level. A second bedroom would be provided within an extension to be built on the western side of the barn on part of the footprint of a previously existing building. Proposed renovation works include the removal and replacement where necessary of existing timber cladding, treatment of timber frame and replacement of timbers only where necessary to maintain the structural integrity of the barn and rebuilding the existing stone and brick plinth wall. Internally the barn would retain its open plan layout with

the main structural timbers revealed. A new roof of slate or possibly thatch would replace the existing corrugated metal sheets.

The proposed extension, measuring 9.8m wide by 4.0m deep, would be of timber frame construction set on a brick plinth wall with timber boarding to the sides and incorporating a slate roof. The extension would be attached to the barn by a glazed link which would provide the main entrance to the dwelling.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS15 Planning and the Historic Environment

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

South Bedfordshire Local Plan Review

BE8 Design Considerations

NE12 The Re-use and Adaption of Rural Buildings

Planning History

SB/TP/95/0452	Permission granted for change of use of barn and stables to graphic design studios.
SB/TP/06/1041 & SB/LB/06/1040	Permission and Listed Building consent refused for conversion and extension of barn to form dwelling, demolition of pale barn and erection of car port.
SB/TP/07/1274 & SB/LB/07/1275	Applications for permission and Listed Building consent for conversion and extension of barn to form office, demolition of pale barn and replacement with car port and studio. Withdrawn.
SB/TP/08/0107 & SB/LB/08/0108	Permission and Listed Building consent granted for conversion and extension of barn to form an office and replacement of outbuilding with wooden barn.

Representations: (Parish & Neighbours)

Toddington Parish Council	Objection for the reason that the proposal would create another dwelling in the Green Belt.
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Neighbours

No representations received.

Consultations/Publicity responses:

Conservation Adviser Comments that the proposed works are almost identical to those which have already been approved for the scheme of conversion to office use and is satisfied that the proposal strikes a reasonable balance between the functional requirements of the proposed new use and the need to protect the special interest of the building. The condition of the barn continues to deteriorate and it is essential that a viable long term use is secured for the building. The proposed residential use is much more likely to secure the future of the building and accordingly recommends approval subject to conditions.

Determining Issues

The main considerations of the application are:

1. Policy.
2. The retention and future maintenance of the Listed Building.

Considerations

1. Policy

The Local Plan policies relevant to the consideration of this proposal are Policies NE12 and BE8. Policy NE12 however deals mainly with the wider issue of the re-use of buildings within the Green Belt and it is the principle of residential use of the building rather than the actual conversion works to which the Parish Council raise objection and this aspect of the development is dealt with in the report on application ref: SB/09/00125/TP. The criteria set out in Policies NE12 and BE8 in relation to the impact on the character of the building and the need to protect it and safeguard its future maintenance are considered to be met and are discussed in more detail below.

2. The retention and future maintenance of the Listed Building

Although the building is structurally sound, its condition is deteriorating to the extent that the Conservation Adviser considers that it would now be included on an updated 'Buildings at Risk' register. It is therefore essential that a viable long-term use is found for the property in order to ensure that its historic character and appearance are protected and its future maintenance is assured. In this connection it is considered that the proposed residential use would secure the future of the building, the proposed works of restoration, alteration and extension being sympathetic to the form and character of the barn and leading to its appearance being considerably enhanced.

Reasons for Granting

The proposed works comply with the relevant criteria set out in Policies NE12 and BE8 of the South Bedfordshire Local Plan Review and will ensure the sympathetic restoration of an important Listed Building and ensure its future maintenance and long-term protection.

RECOMMENDATION

GRANT Listed Building Consent subject to the following conditions:

1. The works 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **Before work begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed extension and building works to the barn shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.**
REASON: To control the appearance of the building.
3. **Before work begins, and notwithstanding the details submitted with the application, the following details shall be submitted to and approved in writing by the Local Planning Authority:-**
 - a detailed survey, including photographs, of the structure of the barn;
 - a schedule and specification of alteration and repair works to the barn;
 - details of new external joinery (including sections, mouldings, relationship with external walls and structural timbers), brick bond, mortar mix and colour, and rainwater goods.**The work shall be carried out only in accordance with the approved details.**
REASON: To ensure that the work is in keeping with the existing building.
4. **No work shall take place until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work shall be undertaken by a competent archaeological organisation approved by the Local Planning Authority.**
REASON: To ensure that remains of archaeological importance likely to be disturbed in the course of the development are adequately recorded.

5. **Before the construction of the extension hereby permitted is commenced, the existing building shown hatched black on the approved Site Layout Plan shall be demolished.**
REASON: To reduce the impact of the development on the openness of the Green Belt.
6. Existing materials shall be used as far as possible and any necessary variations shall first be approved in writing by the Local Planning Authority.
REASON: To ensure that the work is in keeping with the existing building.
7. No existing structural timbers which the barn shall be cut, removed or altered without the prior written approval of the Local Planning Authority.
REASON: To safeguard the historic fabric of the Listed Building.
8. This consent relates only to the details shown on Drawings No's. 15/19.02.2009, 12/19.02.2009, 10/19.02.2009 and 11/19.02.2009 received 23/02/2009 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved drawings and to avoid doubt.

Notes to Applicant

1. In accordance with Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

NE12 - The Re-use and Adaption of Rural Buildings

T10 - Parking in New Developments

2. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

DECISION

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