

**20/00889/COU
NON MAJOR**

Miss F Thompson

**BREWOOD & COVEN
Councillor Wendy J Sutton
Councillor Joyce M Bolton
Councillor Diane M Holmes**

Leper House Whitehouse Lane Codsall Wood WOLVERHAMPTON WV8 1QG

Conversion of the existing listed barns into 2 dwellings and the retention of stabling and stores.

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

1.1.1 The site is the location of an L shaped listed barn forming part of Leper House Farm and is located approximately one mile west of Codsall Wood Village and four miles east of junction two of the M54 motorway. The application site is an irregular shaped plot of land with Whitehouse Lane to the south, Leper Farm Farmhouse to the west and agricultural grass land to the north and east.

1.2 Relevant Planning History

1994, Renovation and alterations, approved, (94/00015/LBC)

2017, Detailed planning application (and Listed Building Consent) for the Change of Use of Leper Farm Barns to three dwellings with associated parking and amenity space (Use Class C3), approved (17/00410/FUL & 17/00411/LBC)

2018, Reinstate window at rear elevation and install oil boiler and oil tank, approved (18/01016/FUL and 18/01017/LBC)

2020, Variation of 17/00410/FUL Condition 2. Parking for Barns B and C to be changed to the frontage of the site, refused (20/00381/VAR)

2. APPLICATION DETAILS

2.1 Proposal Description

2.1.1 Planning permission was granted in 2017 by planning committee for the conversion of the listed barn into three residential dwellings (17/00410/FUL & 17/00411/LBC).

2.1.2 This application proposes to convert the listed barn into two, three bed dwellings (The Cart House and The Hayloft), with the retention of the stabling and stores.

2.1.3 The main differences to the previous approval are the following:

- Retention of stabling in the single storey West projection.
- Relocate the proposed bat loft from the South tip of the South projection into the roof space over the retained stabling.

- The single storey North East corner of building is to be converted into accommodation for the Hayloft.
- 2No. new window openings are proposed.

2.1.4 Site vehicular access is provided off Whitehouse Lane via the existing access for Leper House and also the existing gated entrance to the land proposed as rear gardens, the latter forming 2 parking bays for the 'Cart House' as previously approved. The courtyard is proposed to be retained, with a 3m. strip of hard standing against the barns for access and parking for 'the Hayloft'

2.1.5 Both dwellings will have floor areas and garden areas/depths exceeding the recommended standards.

2.2 Agents Submission

2.2.1 The agent has provided the following documents:

- Design, Access and Heritage Statement;
- Ecological Report
- Structural Drawing
- Schedule of Repairs

3. POLICY CONTEXT

3.1 The property is a grade II listed building and within the Green Belt

3.2 Core Strategy

NP1: The Presumption in Favour of Sustainable Development

CP1: The Spatial Strategy

GB1: Development in the Green Belt

EQ1: Protecting, Enhancing and Expanding Natural Assets

EQ3: Conservation, Preservation and Protection of Heritage Assets

EQ4: Protecting and Enhancing the Character and Appearance of the Landscape

EQ7: Water Quality

EQ9 Protecting Residential Amenity

Core Policy 4: Promoting High Quality Design

EQ11: Wider Design Considerations

EQ12: Landscaping

EV6: Re-Use of Redundant Rural Buildings

EV12: Parking Provision

Appendix 5 Car parking standards

Appendix 6 Space about Dwellings

3.3 National Planning Policy Framework

3.4 Green Belt and Open Countryside Supplementary Planning Document

4. CONSULTATION RESPONSES

Councillors: No comments received, expired 25/11/2020

Parish Council [13/11/2020]: *No objection*

Conservation Officer [18/12/2020]: *Summary*

The building is a Grade II Listed partially timber framed barn to form a residential unit. The barn was listed on 28th March 1985.

"Barn. C17 with later alterations. Timber framed, partly rebuilt in brick; sandstone plinth; corrugated iron roof. 4 framed bays. Irregular framing with tension brace to left; partly covered in corrugated iron sheets. Board doors to left and right." (Historic England)

The building has previously been granted approval for the conversion into residential units. In general terms there are no objections to the principle of the conversion. Details have been provided with regards to the proposed repairs required to the timber frame, having visited the site I can confirm that these are indeed necessary as can be seen from the photographs. There are no objections to the proposed replacement with either re-claimed or kiln dried timber.

Detailed documents relating to the repairs required along with the proposed changes have been submitted, and based upon the information submitted, there are no conservation objections to the proposed works to the building. There are significant areas where invasive repairs will be needed (including replacement of timbers and rebuilding of brickwork). These areas will need works doing whether the building is converted to residential or not in order to ensure that there is not a structural collapse. Therefore, there are no objections to these works being carried out as per the documents submitted.

The materials will be key in ensuring that the development has minimal impact upon the building and the setting of the adjacent listed house. The details will need to be as outlined on drawings 065 & 066. As well as this information full details of bricks, tiles, rainwater goods etc. will be needed. These details could either be submitted prior to the determination of the application or covered by a condition at the time of determination.

Previous comments regarding the proposed windows stated;

"Whilst there are no objections to the proposed sections of the timber windows. It would be preferred to see the use of a slimmer double glazing (i.e. 12mm) as the building is individually listed. Details of this will be needed."

The details have been amended and the glazing changed to the 12mm (4mm glass, 4mm space, 4mm glass) as requested. There are therefore no further conservation objections to this element of the scheme.

County Ecologist [25/11/2020]: *Summary: Assessment of Submitted Documents and Plans*
Section 4.5 of the DAS refers to breathable roofing felt (BRF):

the original advice stills stands, currently the only bat safe roofing membrane is bitumen 1F felt that is a non-woven short fibred construction.

The plans therefore need amending to the use of bitumen 1F felt under any section of roof that will have bat access. The bat survey (page 26) also makes this clear. Otherwise I am satisfied mitigation and enhancement measures for bats are adequate.

The provision of bat and bird boxes is welcome

Conclusions and Recommendations

Further information is required:

Amendment of plans to use of bat suitable bitumen 1F felt under any section of roof that will have bat access.

Informative note:

Swallow cups should probably be sited higher up underneath overhang. Dropping deflector boards may also be desirable.

Environmental Health: No comments received, expired 25/11/2020

Severn Trent [11/11/2020]: *As the proposal has minimal impact on the public sewerage system we have no objections to the proposals and do not require a drainage condition to be applied.*

County Highways [20/11/2020]: There are no objections subject to conditions;

Neighbours: No comments received, expired 25/11/2020

Site Notice and Advert expired 26/11/2020 and 12/12/2020

5. APPRAISAL

5.1 This application has been referred to Planning Committee as it is proposed to demolish and rebuild a significant amount of the existing building, contrary to Core Strategy policy EV6.

5.2 Key Issues

- Principle of Development
- Extent of demolition and rebuilding
- Impact on the Heritage Asset
- Impact on the openness and visual amenity of the Green Belt
- Impact on neighbouring amenity
- Landscaping
- Space about dwelling standards
- Access/Parking
- Protected Species

5.3 Principle of Development

5.3.1 The site is located within the Green Belt. Policy GB1 of the adopted Core Strategy advises that development acceptable within the terms of national planning policy set out in the NPPF will normally be permitted

where the proposed development is for [...] in the case of the re-use of a building, that the proposed use of any building (taking into account the size of any extensions, rebuilding or required alterations), would not harm the openness of the Green Belt or the fulfilment of its purposes.

5.3.2 The implication of this statement is that Policy GB1 requires development proposals to be in accordance with the NPPF to represent "not inappropriate development" in the Green Belt. It also follows that when the Core Strategy is silent in decision making, we should defer to the NPPF.

5.3.3 Paragraph 146 of the NPPF sets out forms of development that are not inappropriate in the Green Belt, and this includes the re-use of buildings provided that the buildings are of permanent and substantial construction.

5.3.4 The listed barns subject of this application is of a permanent and substantial construction and no extensions are proposed. The proposal is compliant with Policy GB1.

5.3.5 In terms of location, the application site is located 2 miles from the village centre of Codsall and is in an isolated position. Paragraph 79 of the NPPF provides a list of exceptions where new isolated homes in the countryside would be acceptable and this application meets the exceptions, e.g. optimal viable use of a heritage asset and the re-use of redundant building to enhance its setting.

5.3.6 The principle of the development is therefore supported, subject to compliance with other local policies.

5.4 Extent of demolition and re-building

5.4.1 Core Strategy policy EV6 states that proposals must demonstrate that the building is in a condition capable of conversion without demolition and rebuilding or substantial reconstruction.

5.4.2 The structural report for the previous application concluded that the buildings are in a very poor structural condition throughout and will require extensive re-construction and remedial works in order to restore them to an acceptable structural state. In addition, it is estimated the reconstruction works are likely to account for approximately 25-30% of the main elevations. A structural drawing and schedule of repairs has been submitted with the application and it is not considered that the building is capable of conversion without substantial reconstruction.

5.4.3 Whilst there is conflict with Policy EV6, allowing the re-construction works would ultimately secure a viable use for the listed building and the preservation of a heritage asset.

5.5 Impact on the Heritage Asset

5.5.1 Chapter 16 of the National Planning Policy Framework and Policy EQ3 of the adopted Core Strategy state that care and consideration must be taken to ensure no harm is caused to the character or appearance of a heritage asset. Heritage assets are buildings, sites, monuments, places, areas or landscapes identified as significant features in the historic environment. Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." The NPPF stipulates 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.

5.5.2 The building is a Grade II Listed partially timber framed barn to form a residential unit. The barn was listed on 28th March 1985.

"Barn. C17 with later alterations. Timber framed, partly rebuilt in brick; sandstone plinth; corrugated iron roof. 4 framed bays. Irregular framing with tension brace to left; partly covered in corrugated iron sheets. Board doors to left and right." (Historic England)

5.5.3 The building has previously been granted approval for the conversion into three residential units and this application does not propose any significant external or internal alterations to the approved scheme. Details have been provided with regards to the proposed repairs required to the timber frame and re-building of brickwork, to the satisfaction of the Conservation Officer. Conditions have been recommended to secure appropriate materials and finishes.

5.5.4 The proposal is compliant with Policy EQ3 of the Local Plan and Chapter 16 of the NPPF.

5.6 Impact on the Openness and Visual amenity of the Green Belt

5.6.1 There will no material impact on the openness of the Green Belt as a result of this development. No extensions to the barn are proposed. A small section of the barns is proposed to be demolished and rebuilt however the size and scale of the replacement will be the same as existing. The proposals are therefore considered to be compliant with policy GB1. The residential curtilages are of a similar size to the approved scheme and permitted development rights will be removed to control future extensions and outbuildings.

5.7 Impact on Residential Amenity

5.7.1 Policy EQ9 of the Local Plan protects the amenity of existing and future occupants.

5.7.2 The barn is located in a relatively isolated location. Leper Farm Farmhouse is located 14m to the west of the barns. Otherwise the nearest properties are over half a mile away, with Gunstone Hall to the south-east and Moors Farm to the south-west. No windows are proposed on the west elevation closest to the farmhouse and therefore there would be no loss of privacy as a result of the conversion. The proposal is compliant with Core Policy EQ9.

5.8 Landscaping

5.8.1 Policy EQ12 provides that appropriate landscaping is provided for developments. The plans indicate that the existing hedgerows and trees will be retained. A landscape condition will be attached to the proposal ensuring a suitable scheme. The proposal is compliant with Policy EQ12

5.9 Space about dwelling standards

5.9.1 There is no infringement with the Council's space about dwelling standards. The floor area for each dwelling exceeds the national space standards.

5.10 Access/Parking

5.10.1 Access, parking and turning areas have been provided to the satisfaction of the Highways Department. Each dwelling has the provision of two parking standards in accordance with the Council's Standards

5.11 Protected Species.

Policy EQ1 provides that developments should not cause significant harm to habitats of nature conservation, including woodlands and hedgerows, together with species that are

protected or under threat. Support will be given to proposals which enhance and increase the number of sites and habitats of nature conservation value, and to meeting the objectives of the Staffordshire Biodiversity Action Plan.

An ecological report has been submitted with the application and the plans/materials have been amended in accordance with the Council's Ecologist comments, i.e. inclusion of bitumen felt for bat access above stables. The proposal is compliant with Policy EQ1.

6. CONCLUSIONS

6.1 The proposed development is acceptable in principle. Adequate parking and amenity space would be provided. The impact on protected species has been considered and appropriate mitigation measures have been included. The proposal complies with some elements of policy EV6 but not others. Overall, it is considered that whilst the building may not be capable of conversion without extensive reconstruction, by allowing the reconstruction, a Listed building will be saved that would otherwise be lost. I therefore recommend approval.

7. RECOMMENDATION - APPROVE Subject to Conditions

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings: 002, 060, 061, 065, 066, 072, 100 Rev A.
3. Notwithstanding details on the approved drawings, the development hereby approved shall be commenced, until details of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
4. Any disturbed work resulting from the approved alterations is to be made good to match the existing building in accordance with details submitted to and approved in writing by the local planning authority.
5. If hitherto unknown evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record together with recommendations for dealing with it in the context of the scheme shall be submitted for written approval by the local planning authority.
6. The permission hereby granted relates to the conversion of the existing buildings and does not grant or imply consent for the demolition or rebuilding of any part of the buildings, other than as specified on the approved plans.
7. Within 1 month of any development commencing on the site a landscape scheme shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall

be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority. The planting shall be retained and maintained for a minimum period of 10 years by the property owner from the notified completion date of the scheme. Any plant failures that occur during the first 5 years of the notified completion date of the scheme shall be replaced with the same species within the next available planting season (after failure).

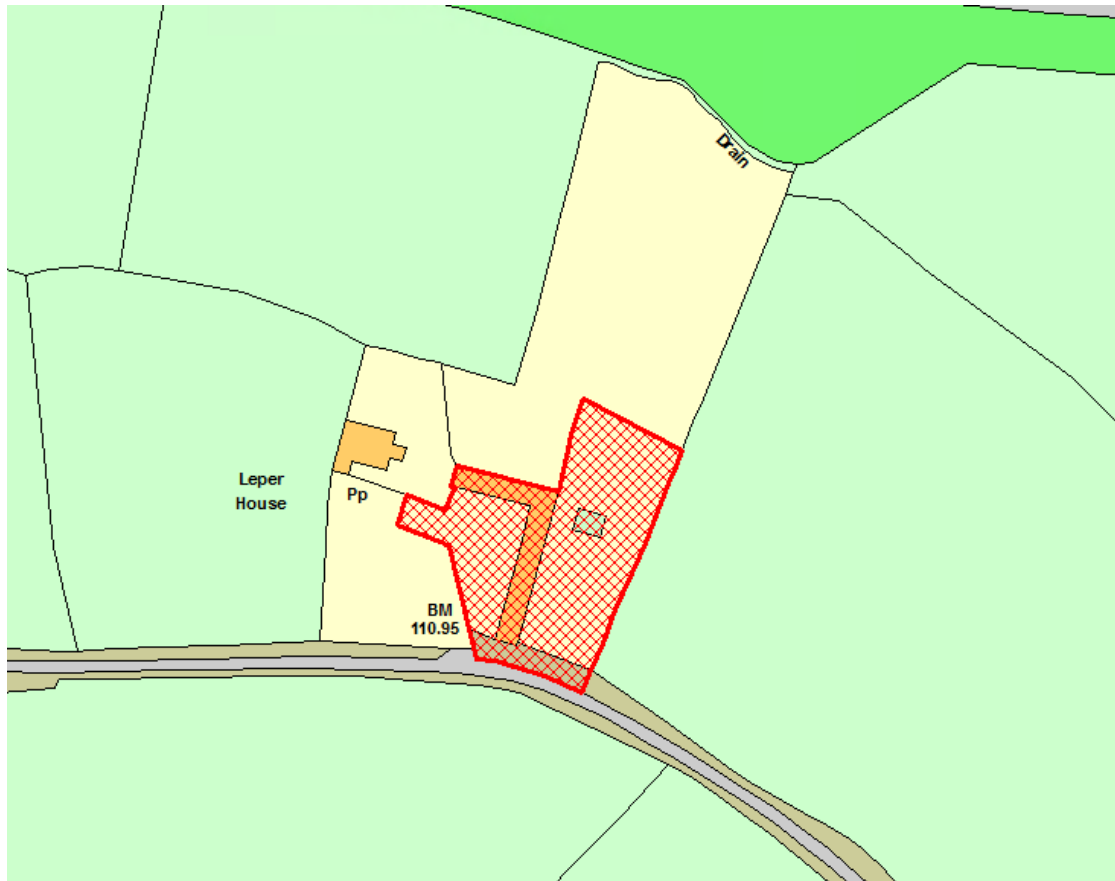
8. No existing trees, shrubs or hedges on the site or its boundaries shall be pruned in any way or cut down for a period of 10 years following completion of the development without the prior consent of the Local Planning Authority. If any the existing planting is removed or dies within 5 years of completion of the development it shall be replaced with the same species (or alternative agreed with the Council) within 12 months of its removal and as close to the original position as possible (or elsewhere in a position agreed with the Council). The existing and any replacement planting shall be maintained for a period of 10 years respectively from completion of the development or time of planting to the satisfaction of the Local Planning Authority.
9. The development hereby permitted shall not be brought into use until the existing access to the site within the limits of the public highway has been reconstructed and completed.
10. The development hereby permitted shall not be brought into use until the access drive and parking areas have been provided in accordance with the approved plans.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To safeguard the visual amenity of the area and the existing building in particular in accordance with policy EQ11 of the adopted Core Strategy.
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5. In order to preserve and record any items of archaeological interest in accordance with policy EQ3 of the adopted Core Strategy.
6. In order to define the permission and to avoid doubt.
7. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
8. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
9. In the interest of highway safety

10. In the interest of highway safety

Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2019.



Leper House, Whitehouse Lane, Codsall Wood, WOLVERHAMPTON WV8 1QG