

**20/00890/LBC  
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

Policy EQ3: Conservation, Preservation and Protection of Heritage Assets

3.3 National Planning Policy Framework

Part 16: Conserving and Enhancing the Historic Environment

## **4. CONSULTATION RESPONSES**

4.1 Comments received

**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.*

*Conditions:*

*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.*

*Any disturbed work resulting from the approved alterations and/or extensions 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.*

*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.*

**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 the full application 20/00889/FUL is contrary to Core Strategy policy EV6.

## **5.2 Principle of development/Impact on the Heritage Asset**

5.2.1 The principle of the alterations and extensions to listed buildings is acceptable provided that evidence is submitted to confirm the proposal does not adversely affect the special archaeological, architectural, historic or artistic interest of the asset.

5.2.2 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.

5.2.3 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)

5.2.4 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.

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

## **6. CONCLUSIONS**

6.1 The application has demonstrated that the proposal will not result in a loss of the heritage fabric. Allowing the extensive re-construction works would ultimately secure a viable use for the listed building and the preservation of a heritage asset.

6.2 The proposal is compliant with Policies EQ3 and Chapter 12 of the NPPF and I therefore recommend the application for 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.

#### 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.
4. To safeguard the visual amenity of the area and the existing building in particular in accordance with policy EQ11 of the adopted Core Strategy.
5. In order to preserve and record any items of archaeological interest in accordance with policy EQ3 of the adopted Core Strategy.

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.



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