

<b>APPLICATION NO</b>	<b>PA/2012/1013</b>
<b>APPLICANT</b>	Mr P Pantry
<b>DEVELOPMENT</b>	Listed building consent for demolition of an extension to Snowdrop Cottage and refurbishment of Snowdrop Cottage and outbuilding D to provide ancillary accommodation, conversion of existing outbuildings to form residential accommodation, with two-storey and single-storey extensions, and new brick walls, piers and gates
<b>LOCATION</b>	Snowdrop Cottage, Turbary Road, Haxey
<b>PARISH</b>	<b>HAXEY</b>
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Tanya Coggon
<b>SUMMARY RECOMMENDATION</b>	Grant consent subject to conditions
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Contrary to policy

## **POLICIES**

**National Planning Policy Framework:** Paragraph 55 – isolated homes in the open countryside may be justified where development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

Paragraphs 128, 129, 131, 132, 137 and 140 relate to conserving and enhancing the historic environment. Local planning authorities should take into account the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation. Great weight should be given to the asset's conservation. Proposals that preserve those elements of the setting of heritage assets that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

**North Lincolnshire Local Plan:** Policy HE5 (Development Affecting Listed Buildings)

**North Lincolnshire Core Strategy:** Policy CS6 (Historic Environment)

## **CONSULTATIONS**

**English Heritage:** (Summarised) Is supportive of the principle of the application as it will provide a means of repairing and securing this important heritage asset for future generations. No objections subject to conditions.

**Environment Team (Heritage):** No objections subject to conditions.

## PARISH COUNCIL

No objection.

## PUBLICITY

Adjoining properties have been notified, and site and press notices posted. No responses have been received.

## ASSESSMENT

This proposal is to retain and restore Snowdrop Cottage, which is a former peasant's cottage, to provide ancillary accommodation. Snowdrop Cottage itself is too small to provide sufficient accommodation for residential use. It is a grade II listed building which is falling into serious disrepair and is at risk of being lost forever. The proposal involves the demolition of a rear extension to the cottage, outbuilding D to the front of the cottage will be retained and refurbished to create ancillary accommodation, and the existing outbuildings that wrap around the cottage will be partially converted, rebuilt and extended to provide a new three-bedroomed dwelling.

**The sole determining issue relating to this application is whether the proposal is acceptable in listed building terms.**

In planning policy terms there is no objection to the proposal to retain and restore Snowdrop Cottage and outbuilding D back to its original form. Snowdrop Cottage is of national importance: it is an excellent and unique example of one of the smallest and least altered examples of a peasant worker's cottage. The associated outbuilding is of significance as part of the farmstead group on the site and therefore has had to be retained. The proposal is supported by English Heritage as the works will repair and secure a heritage asset for future generations. This aspect of the proposal, subject to conditions, accords with paragraphs 128, 129, 131, 132, 137 and 140 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE5 of the North Lincolnshire Local Plan.

The proposal involves the erection of a new dwelling on the site through the conversion, extension and rebuilding of the existing outbuildings that wrap around Snowdrop Cottage. The new dwelling will resemble a barn and will seek to recreate the farmstead complex originally on the site. The new dwelling will not affect the setting of Snowdrop Cottage and outbuilding D and will not have an adverse impact on the character and appearance of Snowdrop Cottage. This aspect of the proposal is also supported by English Heritage.

It is accepted that a new dwelling will be created in the open countryside but an additional dwelling will not be created as Snowdrop Cottage and outbuilding D will be used for ancillary accommodation to the proposed dwelling. Advice in paragraphs 55 and 140 in the National Planning Policy Framework allow local planning authorities to assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

In this case Snowdrop Cottage is falling into a poor state of repair and is a building at risk. This proposal will bring the building and outbuilding D back into a viable use for future generations to enjoy. Snowdrop Cottage is one of the few remaining examples of a peasant farmer's cottage. It is extremely important to safeguard this building because of its historic

importance to the rural scene. Planning conditions can be used to protect the building from further deterioration and to ensure that the building is restored to a high standard. The proposal overrides the planning policy objection to a new dwelling being located in the open countryside due to the significant weight that has to be attached to the heritage asset to be restored on the site for future generations. The proposal therefore complies with paragraphs 55, 128, 129, 131, 132, 137 and 140 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE5 of the North Lincolnshire Local Plan.

**RECOMMENDATION      Grant consent subject to the following conditions:**

1.

The works must be begun before the expiration of three years from the date of this consent.

Reason

To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PANTRY/2012/02, PA/2012/1013/01, PA/2012/1013/02, PA/2012/1013/03, PA/2012/1013/04, PA/2012/1013/05 and PA/2012/1013/06.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The development shall be carried out in accordance with the amended details received by the local planning authority on 26 February 2013.

Reason

In order to define the terms of the permission and to ensure that the character and appearance of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

4.

Before development commences on site details of the design of the roof structure to Snowdrop Cottage and outbuilding D shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to define the terms of the permission and to ensure that the character and appearance of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

5.

Before development commences on site a schedule of all materials to be used for the restoration of Snowdrop Cottage and outbuilding D shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to define the terms of the permission and to ensure that the character and appearance of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

6.

Before development commences on site samples of all external materials and the proposed ceiling board materials to be used in for the restoration of Snowdrop Cottage and outbuilding D shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to define the terms of the permission and to ensure that the character and appearance of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

7.

Before development commences on site joinery details for all the external windows and doors to Snowdrop Cottage and outbuilding D shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to define the terms of the permission and to ensure that the character and appearance of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

8.

Before development commences on site details of the conservation treatment of the surviving mud and stud work shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to define the terms of the permission and to ensure that the character and appearance of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

9.

Before development commences on site samples of all external materials for the approved dwelling shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to define the terms of the permission and to ensure that the character and setting of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

10.

Before development commences on site joinery details for all the external windows and doors to the approved dwelling shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

#### Reason

In order to define the terms of the permission and to ensure that the character and setting of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

11.

Before the development commences on site details of the landscaping of the courtyard area and the landscaping in the immediate vicinity of the complex shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

#### Reason

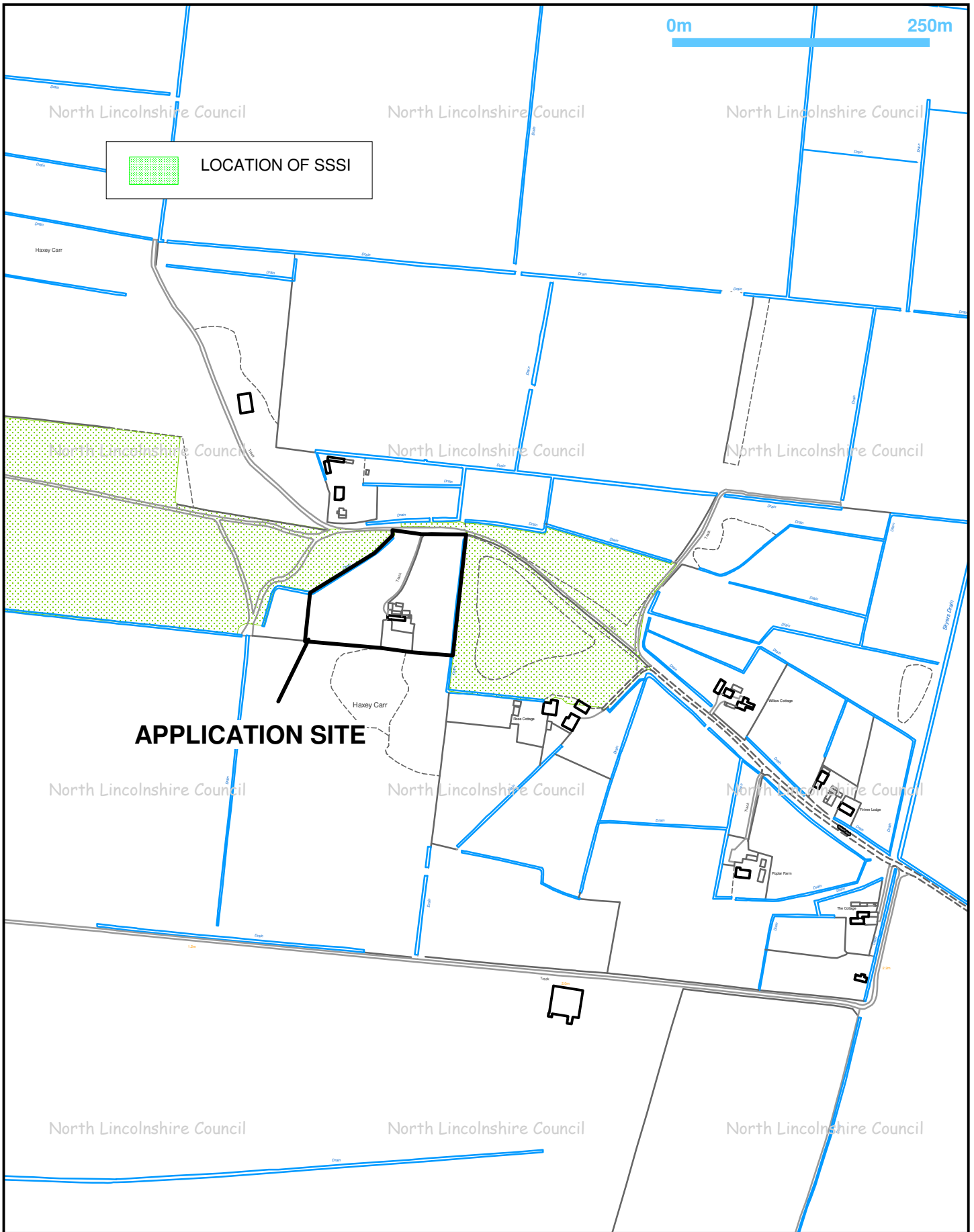
In order to define the terms of the permission and to ensure that the character and setting of the listed building is preserved and enhanced in accordance with policy HE5 of the North Lincolnshire Local Plan.

#### **Reasons for approval**

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would enhance the character of the area and safeguard the historic buildings, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are paragraphs 55, 128, 129, 131, 132, 137 and 140 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE5 of the North Lincolnshire Local Plan.

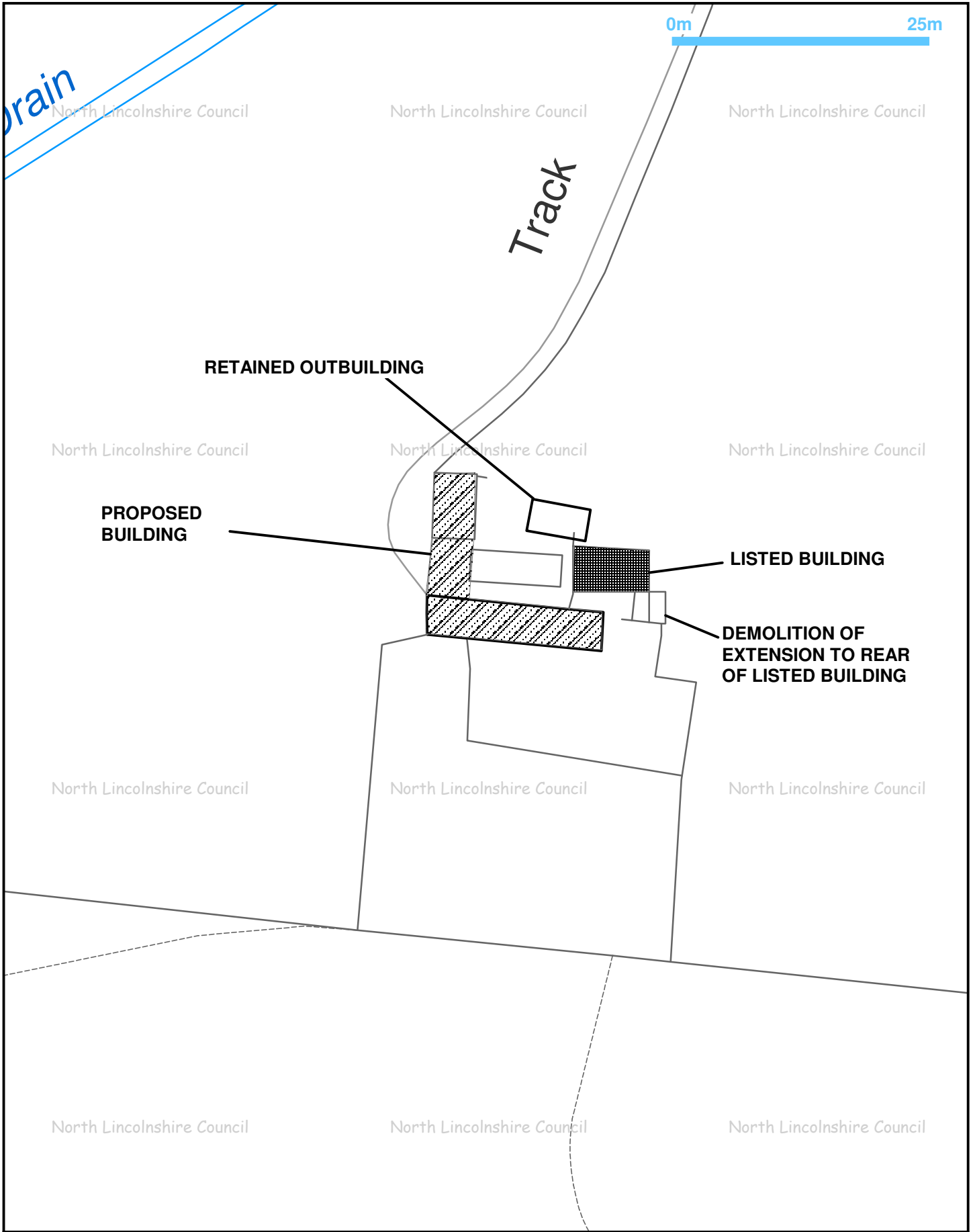
#### **Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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