

APPLICATION NO PA/2011/1493

APPLICANT Mr L Peach

DEVELOPMENT Listed building consent for the conversion of three farm buildings into two dwellings (resubmission of PA/2011/0082 dated 27/06/2011)

LOCATION Barns at Horsegate Farm, North End, Goxhill

PARISH GOXHILL

WARD Ferry

CASE OFFICER Mark Simmonds

SUMMARY RECOMMENDATION **Grant consent subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Officer discretion

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

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

North Lincolnshire Core Strategy: Policy CS6 (Historic Environment) requires all new development to respect, conserve and enhance North Lincolnshire's historic environment including historic buildings, listed buildings, parks and gardens, ancient monuments and archaeological remains.

Policy HE9 (Archaeological Evaluation)

CONSULTATIONS

Highways: Do not wish to restrict the grant of planning permission.

Historic Environment Officer: Comments.

PARISH COUNCIL

No response received.

PUBLICITY

The application has been advertised by site and press notices, and neighbours have been notified by letter. Objections have been received on the following grounds:

- concerns due to the scale of the proposed development; were hoping changes would be sympathetic and aesthetically pleasing and thus only cause minimal disruption

- felt the recommendations by the council to scale the development down were more appropriate
- the proposed parking for four cars would be in direct view from main living areas
- until recently no vehicles had accessed the barns for at least four and a half years
- taking down the old coal shed would make the access better but replacing it with a large window facing the objector's house is unacceptable
- a main concern is drainage; refer to flooding in 2007, nothing has been clarified as to what is going to happen to improve the drains; do not want their property to be more at risk of flooding, already in a vulnerable position; additional water from two new households will put extra strain on an old and struggling system
- the flooding in 2007 was from excessive rainfall, whereas the flood risk assessment concentrates on the risk from the River Humber
- were advised that the land earmarked for the second property was protected under policy LC11 – how can the plans for doubling the size of the barn, and the garden land, be allowed? The council were quite vociferous in their objection to the extension of a garden at a site on Howe Lane
- plan number 4 shows three roof windows – these will look directly into the objector's property, including into bedroom windows, a major infringement on privacy
- the main exit for the property opens directly onto the objector's land – this would be trespassing
- the rear barn is single-storey, the new proposals should be assessed on the current situation
- disruption and loss of privacy while works take place, builders would need to access neighbours' land

ASSESSMENT

This application seeks permission for the conversion of redundant farm buildings to two dwellings, including the erection of extensions and other alterations to facilitate the development.

The main issue in determining this application is whether the proposed conversion would be acceptable in terms of its impact on the listed building, including its setting, and whether its character, appearance and the integrity of its fabric would all be properly protected by the proposed works.

It should be noted that the issues raised by objectors are not material to the determination of this application; the issues raised are discussed in the accompanying planning application on this agenda – PA/2011/1489.

The application site comprises redundant farm buildings and a rough grassed area which would have formed part of the original farmyard. The frontage building is listed and is a very high quality barn with a clay pantile roof and tumbling gables. The retention of this building,

by way of conversion to residential, would be very beneficial to the character and appearance of this part of the settlement. The barns to the rear are smaller and in a less well kept condition.

The proposals involve converting the barns to two dwellings, with the rear barn being substantially extended to create a dwelling. The site is well within the development boundary for Goxhill where the principle of residential development is established. The proposals are therefore subject to assessment against normal planning considerations.

The barn and outbuildings are historical, likely to date from the mid-1800s, and the farmstead appears on the OS 25" mapping dating from 1886-88.

Barn complexes of this type are considered to be important and valuable evidence of the practices of rural settlements, and many have already been lost or converted. This complex is of local, and possibly regional, significance.

The proposed works will alter the fabric of the listed building, however the conversion would retain the buildings in the long-term, safeguard them, and retain their heritage contribution to the area.

Therefore, subject to conditions, including recording the historic buildings in their present condition, the application is recommended for approval.

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: 1016-002, 1016-100A, 1016-080B, 1016-090B and 1016-055B.

Reason

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

3.

No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the local planning authority to include all bricks, joinery products, roof coverings, rainwater goods and external finishes, and only the approved materials shall be used.

Reason

In order to retain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

4.

All guttering on the site shall be cast-iron, painted matt black at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1 and HE5 of the North Lincolnshire Local Plan and policy CS6 of the North Lincolnshire Core Strategy.

5.

Before development commences on site, details of the paintwork/staining to the windows and external doors shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1 and HE5 of the North Lincolnshire Local Plan and policy CS6 of the North Lincolnshire Core Strategy.

6.

Unless otherwise agreed in writing by the local planning authority, all windows, screens, glazed entrance structures and external doors shall be constructed from timber at all times. Before development commences on site, joinery details of the windows and external doors shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1 and HE5 of the North Lincolnshire Local Plan and policy CS6 of the North Lincolnshire Core Strategy.

7.

No development shall take place until the applicant, or their agents or successors in title, has produced an historic building record of the farm buildings in accordance with a written specification, including a timetable for the recording and for its submission, which has been submitted to and approved in writing by the local planning authority. The record shall be carried out in accordance with the approved details and timings unless otherwise agreed in writing by the local planning authority.

Reason

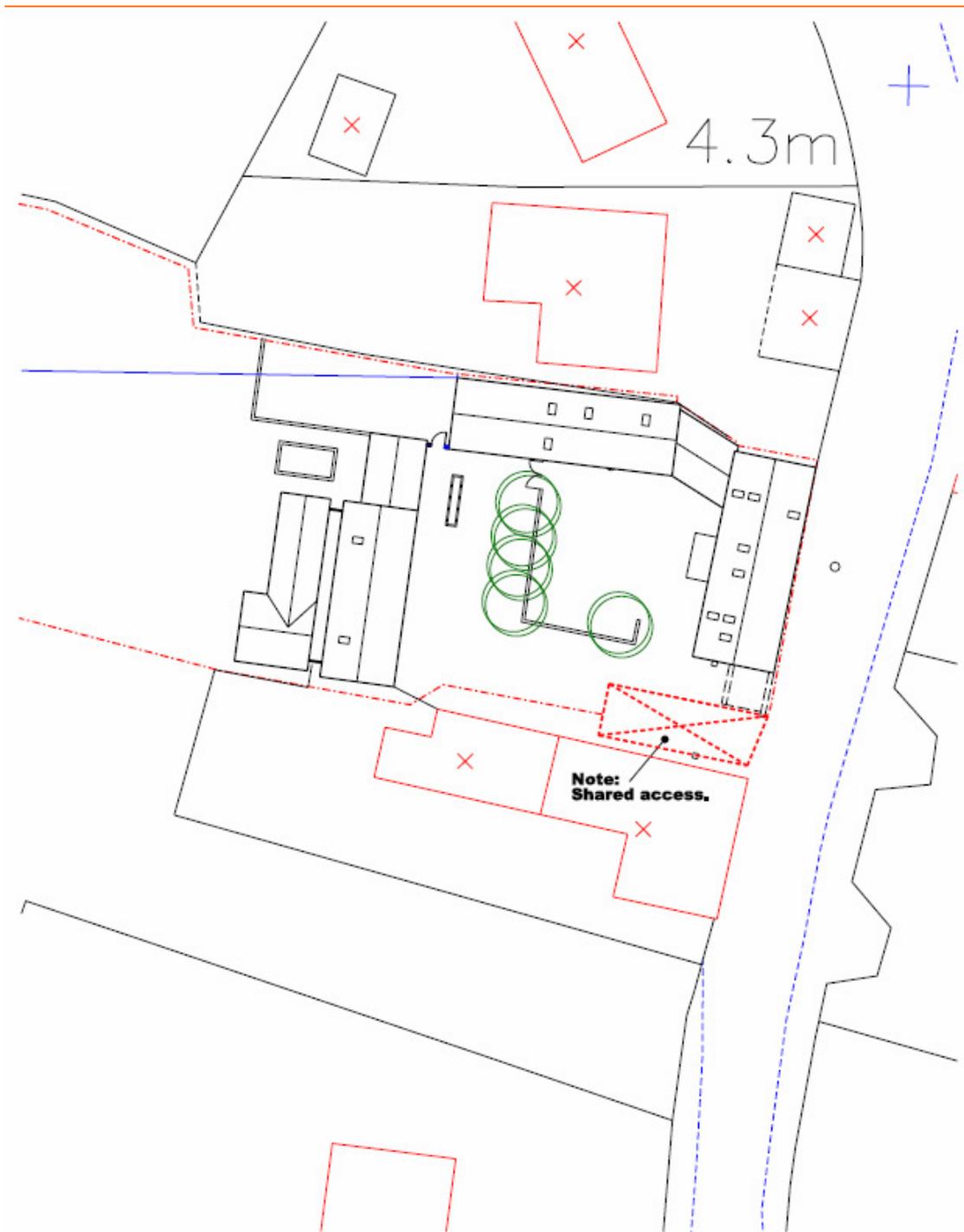
To comply with policy HE9 of the North Lincolnshire Local Plan as the farm buildings are of local architectural significance.

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 be in accordance with the development plan and would protect and preserve the listed building as a historic asset, would protect its setting and fabric and would be acceptable in all other planning considerations.

North Lincolnshire Local Plan: HE5, HE9

North Lincolnshire Core Strategy: CS6



PA/2011/1489 and PA/2011/1493 – PROPOSED LAYOUT
NOT TO SCALE