

APPLICATION NO	PA/2016/1467
APPLICANT	John Halmshaw Partners
DEVELOPMENT	Listed building consent for alterations and an extension to an existing cottage, linked to an existing former barn (now domestic storage and garaging) to be converted and altered to form an extension to existing dwelling
LOCATION	Unit 6, Wootton Hall, Vicarage Lane, Wootton, DN39 6SH
PARISH	Wootton
WARD	Ferry
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Wootton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 states that in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states 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.

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

North Lincolnshire Core Strategy: Policy CS6 (Historic Environment)

CONSULTATIONS

Highways: No objection or comments.

Environment Team (Ecology): A Phase 1 bat and nesting bird survey is required.

HER (Archaeology): No objection subject to conditions.

HER (Conservation): No objection subject to conditions.

Historic England: It is for the local planning authority to determine if, in this instance, the principle of conversion to residential use is the optimum viable use, as detailed in the National Planning Policy Framework. Historic England recommends that this application be determined in accordance with national and local policy guidance, and on the basis of the council's expert conservation advice.

PARISH COUNCIL

Objects to the proposal as it is quite considerable for a small village and the parish councillors have expressed concerns regarding noise and disturbance from use and the possible adverse effect on a listed building.

PUBLICITY

Neighbouring properties have been notified by letter, and site and press notices posted. No comments or objections have been received.

ASSESSMENT

The application site consists of an existing cottage and attached former barn (now domestic storage and garaging) within the grounds of Wootton Hall, a grade II* listed building sited within extensive grounds within the open countryside outside of the village of Wootton. These buildings are listed for their group value associated with Wootton Hall. The site is accessed via Vicarage Lane to the south-east. The buildings lie at the eastern end of a complex of buildings clustered around two courtyards and originally built as ancillary buildings associated with Wootton Hall.

The buildings in question are currently in use as a cottage and domestic storage and garaging. This application seeks listed building consent for alterations and extensions to the existing cottage and for the works associated with the conversion of the attached former barn building into an extension of this cottage.

The main issue to consider in the determination of this application is whether the proposed works will have an unacceptable impact on the character of the listed building.

Principle

National and local policy is supportive of the re-use and development of heritage assets provided that there is no significant adverse impact on the heritage asset and advocates that great weight should be given to the conservation of the asset. Therefore, subject to an acceptable design, it is considered that the proposed development is acceptable in principle.

Design and impact on listed building

The buildings the subject of this application are listed due to their association with the adjacent grade II* listed Wootton Hall. For this reason all new development must be carefully and

sympathetically designed so that the historic significance and fabric is conserved and there is no unacceptable impact on the character or appearance of the building or its setting.

Regarding the barn, it has been altered through time and has been used as a coach house and latterly, in the 1960s, prior to listing, had a new first floor inserted, a common modern addition in such buildings. Modern farming practices now require large buildings to accommodate modern equipment. Because of its size it would not be possible for it to be converted to its original agricultural use. Therefore the conversion to residential is justified to ensure that it has a viable use and that it is maintained and looked after, and contributes to the long-term viability of the site as a whole.

In this instance it is considered that the alterations and extension have been carefully designed to be sympathetic to the listed building. Ultimately, when the development has been completed, the historic significance of the building and its key architectural features will still be present, and the original form and use of the building will still be apparent and readily interpreted.

The external changes to the building are minor and it will still be clearly seen as a barn next to a lodge building. Therefore the historic appearance of the listed barn and adjacent cottage has been maintained. External changes include the removal of an inappropriate UPVC conservatory which detracts from the site and replacement with a traditionally-designed timber conservatory. A small link block adjoins the two buildings which does not detract from the character or appearance of the buildings.

Internally the main original layout and historic fabric has been left intact. The main internal additions are a new stair and a small mezzanine floor for a bathroom which have a limited impact on the internal character of the building and can be justified to ensure its continued use. Internally the residential space has been well designed in an open plan format to maintain the open internal character of the barn.

In addition to the above, it should be noted that the council's Conservation Officer has been consulted on this application and has raised no objection to the proposed development subject to conditions.

Other matters

The council's ecologist has requested that a phase 1 bat and nesting bird survey be submitted prior to the determination of the application. However, as this application relates purely to listed building consent, the only material consideration is the impact of the development on the character and appearance of the listed building. The potential ecological impact of the development will be considered as part of the associated application for planning permission (PA/2016/1429) which is currently pending.

Conclusion

For the reasons outlined above it is considered that the design of the proposed works is acceptable and that they will have no significant adverse effect on the character or setting of the listed building. Furthermore, the proposed development will secure the long-term viability and maintenance of this important heritage asset. Therefore the proposed development is considered to be acceptable and this application should be supported.

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: 1991/6/E2, 1991/6/E1.1, 1991/6/P3, 1991/6/P4, 1991/6/P6, 1991/6/P8, 1991/6/P9, 1991/6/P10, 1991/6/P11, 1991/6/P12 and DS(6).1.

Reason

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

3.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

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

4.

All new windows, doors and the replacement conservatory shall be constructed in timber.

Reason

To protect the character and appearance of the listed building in accordance with policies HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

5.

No alteration or development shall take place until a mitigation strategy providing for an historic building record and programme of archaeological recording, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted to, and approved in writing, by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation by record of the historic buildings and archaeological features
- (ii) methodologies for the recording of the historic buildings and recovery of archaeological remains including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories

- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record Office of the commencement of historic building and archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

6.

The mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

7.

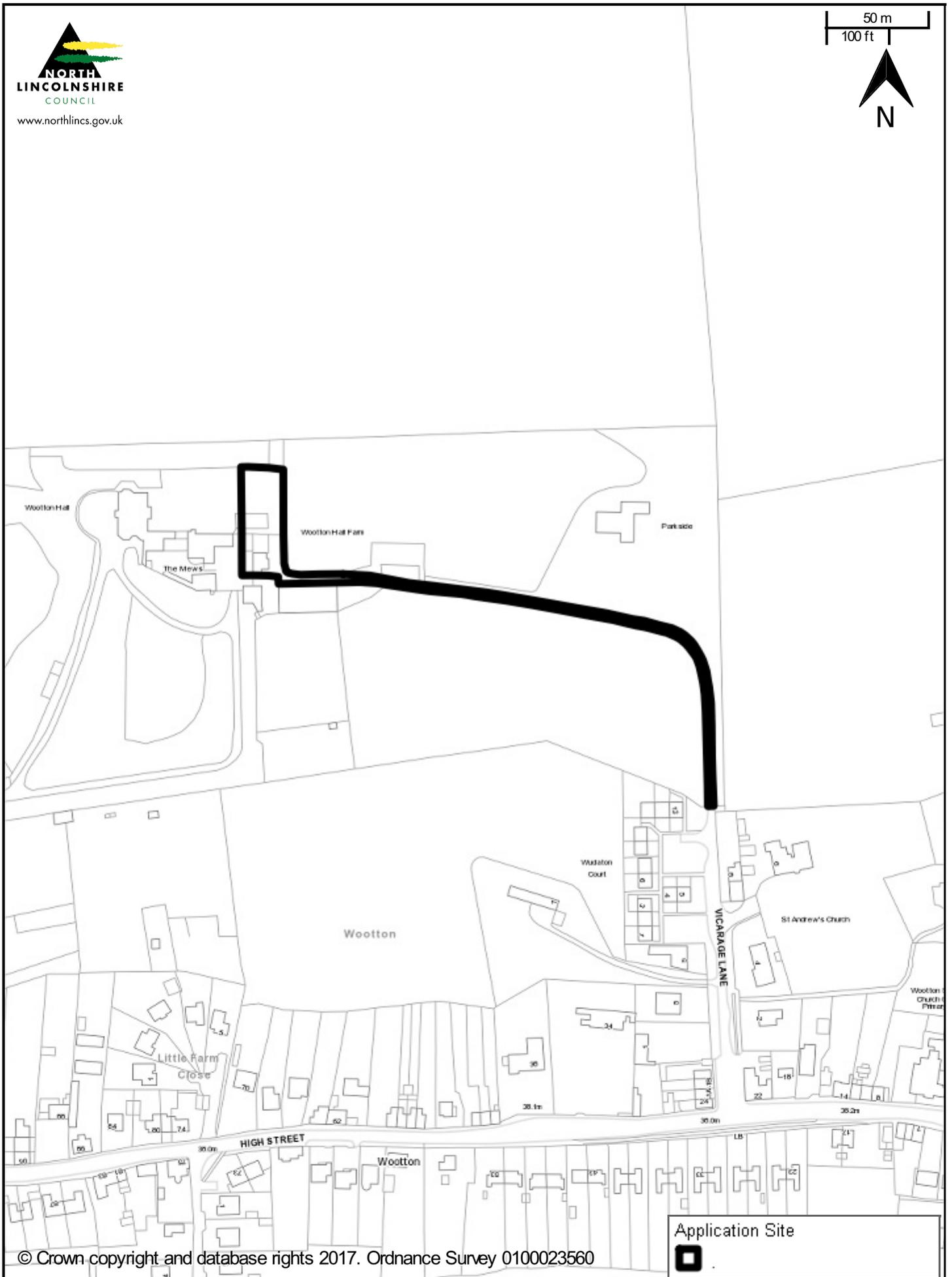
A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

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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