CASE OFFICER'S REPORT

Application Reference:	PL/2023/09155
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	15 December 2023
Case officer:	Jane Sanger

Site Address:	The Barn, 2 Church Street, Market Lavington, Devizes, Wilts, SN10 4DT
Proposal:	Conversion of portion of existing attached store/workshop into boot room, with shower room behind and form internal door opening into existing kitchen. External alterations to change existing door into window into the kitchen. Installation of new timber personnel door into existing barn door and new drainage trenching into existing concrete floor. Installation of new insulated studwork wall. Internal changes to doors.
Recommendation:	Approve with Conditions

POLICIES

The National Planning Policy Framework (NPPF) 2023:
Chapter 4 – Decision Making
Chapter 9 – Promoting Sustainable Transport
Chapter 11 – Making Effective Use of Land
Chapter 12 – Achieving Well Designed Places
Chapter 16 – Conserving and Enhancing the Historic Environment

The Wiltshire Core Strategy, Adopted January 2015:
Core Policy 57 – Ensuring High Quality Design & Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment
Core Policy 60 - Sustainable Transport
Core Policy 61 - Transport and Development

Planning Practice Guidance (PPG).

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Wiltshire Local Transport Plan 2016-2026: Car Parking Strategy (March 2015).

Market Lavington Neighbourhood Development Plan 2018 – 2026 – MADE – May 2021

CONSULTATION RESPONSES

Market Lavington Council – no objections for the first and second consultation periods.

Conservation Officer – original and second comments required more information. Third set of revisions were considered to be acceptable.

REPRESENTATIONS

No third party representations received.

KEY ISSUES:

- Relevant planning history.
- Impact upon neighbour amenity.
- Impact upon highway safety.
- Impact upon the significance of the heritage assets.

ASSESSMENT

The application site relates to The Barn, 2 Church St, Market Lavington. It is a red/clay brick built, two-storey barn, under a clay pantiled roof. There are conservation rooflights in the east and west facing roofslopes, together with gable roof dormers in the front, eastern roof plane. The barn occupies a linear footprint, with the southern end, presenting a more subservient, pitched roof extension comprising a 1.5 bay, open fronted carport. The windows and doors are constructed from natural oak. There is a further, more subservient wing at the northern end of the building comprising a store area, accessed via large, timber doors, stained in black, in the front, eastern elevation. There is an extension attached to the rear, western elevation of the building, which is outside of the red line boundary of the application site. The vehicular access to the barn is shared with the adjacent listed building, to its eastern front and the single width driveway extends along the length of the frontage of the dwelling, adjacent to the eastern elevation. There are timber gates separating the northern end of the barn with private amenity space and the southern end of the barn, with the access to the highway.

The barn is curtilage listed and was historically associated with the former public house, the volunteer Arms, opposite its front, eastern elevation, which is grade II listed and now in use as a domestic dwelling. The application site lies within the conservation area boundary for Market Lavington.
The proposals:

The applications originally proposed the creation of a shower room and boot room, which required the part conversion of the existing store area, at the eastern end of the existing outbuilding. The proposals further included the removal of the oak door into the existing Kitchen in the eastern, front elevation, and bricking up the bottom half of the door aperture to form a second window lighting the Kitchen. A new door opening is proposed opening into the new Boot Room, also in the same front elevation. This will use the existing oak door removed from the kitchen. The wall in between the new Boot Room and the existing Store will be constructed as new insulated studwork wall. Internal changes to doors are proposed.

The submission has been revised to include a proposed section drawing through the new boot room and shower room. This shows how the void space at first floor level will remain as part of the workshop volume (i.e. the boot room flat ceiling will be insulated). A further revision requested by the applicant shows an insulated, internal door between the Boot room and store/workshop in the new internal partition wall, referred to above. Additionally, a revised Heritage Statement has been submitted which addresses the

points raised by the conservation officer, highlighted in blue text. Further included are additional photographs showing the attached store/workshop as requested by the conservation officer.

Further revisions requested by the conservation officer included in points 1 and 2 below;
1) New boot room external door omitted;
2) Left hand non-historic barn door fixed shut and adapted to include new personnel door, forming the access to the boot room..
3) New foul drainage routes in ground floor shown. Note the existing floor in the store is concrete so the new drainage routes will not affect any historic floor fabric.

The applications have formed part of two further re consultation periods, one additional, formal one comprising all parties and a further informal consultation with the conservation officer, where it was confirmed that the revised proposals were acceptable.

Relevant Planning History:

K/18805 – (site address at the time; The Volunteer Arms, Church St) Conversion of outbuildings to 2 no. 2 bedroom cottages – Approved with conditions – 07.05.1992.

K/18800/L – Conversion of outbuildigns to 2 No. Cottages – 07.05.1992.

K/3001/L - The erection of a new front and garden wall including gates – Approved with conditions – 20.10.2000.

K/32000 – The erection of a new front and garden wall including gates – Approved with conditions – 20.10.1995.

K/50009/LBC - Conversion of outbuildings to separate dwelling. - Approved with conditions – 15.06.2004.

K/50010/LBC – Works to the outbuilding to convert to games room and study – Approved with conditions – 15.06.2004.

K/50008/F - Conversion of outbuilding to separate dwelling – Approved with conditions – 16.06.2004.

K/51185/VAR - Variation of condition 3 of planning permission K/50008/F to allow three rooflights in the west elevation – Approved with conditions – 03.12.2004.

K/51186/LBC - Insertion of 3 rooflights to the west elevation of barn conversion – Approved with conditions – 03.12.2004.

K/50084/F - Alterations to outbuilding - Approved with conditions – 25.06.2004.

14/11409/LBC – (site address at the time; Annexe of 2 Church Street) - Internal refurbishment of Barn Annex to No2 Church Street including new external and refurbished external doors and new dormer window – Approved with conditions – 21.01.2015.

14/11304/FUL – New dormer window – Approved with conditions – 21.01.2018.

Impact upon neighbour amenity:

Due to the nature of the proposals relating to the reconfiguration of existing internal space, with no additional footprint beyond the existing front building line and changes to doors and fenestration, the proposals will have no impact whatsoever upon the amenity of the neighbouring occupiers in terms of overlooking; overshadowing; and overbearing impact.

Impact upon highway safety.

The existing property has two bedrooms and a carport scaling at approximately 4.4m wide by 4.8m long. capable of housing one car. There is a long block paved driveway which extends the length of the barn and just beyond, at approximately 25.5m, which is between 3m and 3.35m wide. Therefore, the addition of a boot room displacing part of the existing store, will not have any impact upon highway safety in terms of the site being capable of providing off street car parking, therefore complying with The Wiltshire Local Transport Plan 2016-2026: Car Parking Strategy (March 2015).

Impact upon the heritage assets:

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that special regard be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs
201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Core Strategy Policy C58 related to Ensuring the Conservation of the historic environment. And states that designated heritage assets and their settings will be conserved.

The conservation officer's comments on the first submission include:

"The site is a curtilage listed outbuilding associated with 2 Church Street a Grade II listed building. The site is also located within Market Lavington Conservation Area. The building is a red brick mid-19th century property".

"The proposal seeks the conversion of a portion of an existing attached store/workshop into boot room and forming an opening into existing kitchen. External alterations would include changing an existing door into a window and providing a new door opening to the store/workshop".

The key issues are; “Impact on significance of curtilage listed building, impact on setting of listed building; impact on character and appearance of conservation area”.

Information considered/provided: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, whilst the applications are accompanied by a “Design, Access and Heritage Statement” the documents provide limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, they fail to meet the requirements of the NPPF.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting: The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric, form, and architectural expression/detailing which have aesthetic and architectural interest, and which contribute to the character of the conservation area.

The linear range of barns, including the outbuilding, are clearly shown on the First Edition OS map and the outbuilding to which this application relates appears largely unaltered.

“Assessment: The original proposals seek to create a utility room/boot room within part of the existing outbuilding. The Heritage Statement provides little information on the outbuilding and makes no assessment of the age of the fabric affected or how the proposal would impact on the interior form of the building. Indeed, photos are provided of the existing converted building, but none are shown of the building affected by the proposal. I am also concerned regarding the proposed treatment of the interior walls of the outbuilding and new pipe runs, no details have been submitted”.

“Details are also required as to how the proposed boot room would relate to the void above at first floor and the remaining area of the interior of the outbuilding, including any internal features”.

Summary & conclusion: The NPPF confirms 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 (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

As such further information is requested before a proper assessment can be made of this proposal.

The conservation refers to her second comments, following on from the submission of an amended plan and a revised Heritage Statement.

“The proposals seek to create a utility room/boot room within part of the existing outbuilding. Details have now been provided as to how the space would relate to the void above. Whilst in principle there is no overall objection to the creation of the boot room and shower room with the existing outbuilding, I have concerns

about the erosion of the original character of the outbuilding which is becoming too domestic in appearance. This is primarily due to the cumulative impact of incremental changes to the building. Further domestication of the outbuilding would in my opinion be detrimental to the significance of this curtilage listed building and its contribution to the character and appearance of the conservation area".

"As such, I would suggest that the external alterations to the outbuilding are omitted, namely that the existing door be kept and the proposed door to the boot room omitted. This would then retain the current appearance of the outbuilding in its current form whilst providing the necessary accommodation for the applicants. As requested previously, details are requested for the proposed treatment of the interior walls of the outbuilding and new pipe runs".

The conservation officer third set of comments refer to the submission of revised plans to show the new boots room external door omitted, together with the left hand, barn door fixed shut and adapted to include a new personnel door, forming the access to the boot room.

The conservation officer confirms, "I agree the details for the personnel door located within the barn doors. In conservation terms, I am now happy with the proposed amendments, subject to a condition requiring the submission of details for any extracts, flues and vents.

In view of the above, the revised proposals are not considered to cause any harm to the significance of the curtilage listed building, the setting of the listed building and now comply with the legislation and policy CP58.

The revised proposals will be of an appropriate design and will use traditional materials commensurate with the curtilage listed building. Therefore, the proposals are considered to be acceptable and will not cause any harm to the character and appearance of the conservation area.

Conditions will include; the new window to be constructed from oak in the front elevation serving the boot room, will be left to weather naturally and/or treated with a clear preservative; and the single personnel door in the existing barn door, in line with the approved drawing will be constructed from timber and stained in the same colour as the existing barn doors.

RECOMMENDATION: Approve with conditions.

Conditions: (2)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following

approved plans and documents:

Application Form
Design & Access Statement Questionnaire
1:1250 – Location Plan
Drawing No.
2CS-S1 – House As Existing
All received on 20.10.2023.

Revised Heritage Statement Rev A – Dated 7 December 2023
Received on 08.12.2023.

Drawing No.
2CS-P1 Rev B – House As Proposed
Received on 06.02.2024.

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

Informatives: (1)

3 The applicant's attention is drawn to the conditions on the counterpart listed building consent approval under reference PL/2023/09907.