

DELEGATED REPORT

Application No:	18/01321/LBC	
Proposal:	Full planning application and listed building consent for the conversion and extension of an existing detached outbuilding to create a single (one bedroom) dwelling to meet an identified local need	
Location:	Home Farm Barn, Main Street, Winkburn, Newark On Trent, Nottinghamshire, NG22 8PQ	
Applicant:	The Winkburn Estate - Mr A Davie-Thornhill	
Registered:	12.07.2018	Target Date: 06.09.2018 <i>Extension agreed to 14.09.18</i>

The Site

The application site is located within the village of Winkburn which is a small rural settlement situated approx. 1.6 km to the north of the A617. The Housing Needs Survey that was completed for Winkburn for application ref. 18/00604/FUL concludes that the village is a settlement of 55 residents across approx. 25-30 dwellings. The application site is located to the north of the village within the complex of Home Farmhouse and is bound by residential properties to the SW and SE and agricultural land to the north which goes out on to open countryside.

The site lies to the north of Main Street, Winkburn and is currently occupied by an open fronted cart shed of stone and asbestos roof sheeting construction which is situated to the north east of Home Farmhouse and is used for garaging and storage. Home Farmhouse is Grade II listed (approx. 27 m SW) and the existing cart shed sits within the curtilage of this building. NE of the building is a brewery complex which is housed in a number of buildings that are of modern agricultural appearance, the barrel roofed shed associated with this complex is the closest to the application site and is positioned approx. 15 m further north into the open fields than the northernmost elevation of the application building.

The land is fenced off to the north-east with a post and rail fence from the agricultural land to the north which is separated by a strip of vegetated land approx. 14 m wide. Access is taken from the north-east of the site using the same access road as Hall Farm to the east.

Relevant Planning History

18/01320/FUL- Full planning application and listed building consent for the conversion and extension of an existing detached outbuilding to create a single (one bedroom) dwelling to meet an identified local need – *Pending consideration*

18/00624/FUL - Full planning application for the conversion and extension of an existing detached outbuilding to create a single (one bedroom) dwelling – Withdrawn 11.07.2018

The Proposal

The Planning Application seeks approval for conversion and extension of the existing cart shed into a 1-bedroom dwelling. The existing building has a linear layout of a traditional single storey cart shed. It is proposed to extend the cart shed to the north east, following the line of the existing building and ensuring that the extension is fully concealed from the host building.

The existing cart shed is 12.4 m in length, 6.6 m wide, 5.5 m to the ridge and 2.4 m to the eaves.

The extension proposed is 6.1 m in length, 6.17 m wide, 5.3 m to the ridge and 2.4 m to the eaves. The extension is set in approx. 0.2 m from the side elevations of the existing cart shed and approx. 0.2 m down from the existing ridge.

Fenestration: The openings on the SE elevation of the existing cart-shed are to be retained and glazed, the entrance door to the property is also on the SE elevation within the new extended portion. A set of patio doors are proposed on the SW elevation of the existing cart shed and one window is proposed in the new extension along with a conservation roof light in the SW roof slope of the new extension. The NE elevation is proposed to have two full height windows and the NW elevation facing the listed building is proposed to remain blank.

Materials: Clay pantile roof, red facing brickwork to columns to replicate coach house bays, oak clad walls set back from the column to emphasise traditional bay form, extension to also be oak clad with brick columns. Existing stonework to be repaired and repointed in lime mortar.

The new dwelling would have an open plan living, dining room and kitchen within the existing cart-shed with a doorway through the northern elevation into an entrance cloakroom, bedroom and bathroom.

Landscaping and Boundary Treatment: The existing cart shed is approx. 13 m from the approx. 1 m post and wire fence that separates the site from the agricultural field to the north. There is also an approx. 1 m post and rail fence which is level with the northernmost elevation of the existing cart shed. This is proposed to be repositioned to be in line with the northernmost elevation of the new extension and as such the side elevation of the dwelling would be approx. 7.6 m away from the post and wire fence separating the agricultural land from the dwelling (the post and rail fence will be approx. 21.8 m long E-W). The rear elevation of the dwelling would be approx. 10 m from the western boundary of the site which is an approx. 1 m post and wire fence. The eastern boundary is proposed to remain an approx. 1.7 m panel fence with an opening to the NE for the access to the site. The southern boundary is proposed to remain open.

The residential curtilage for the dwelling will be to the west of the building and the driveway to the east.

Access will be taken from the north-east of the site using the same access road as Hall Farm to the east. The proposed site plan shows the entrance to the dwelling will be block paved with the existing gravel driveway to remain. The gravel drive area to the E would provide parking and turning space.

Trees: There are two trees proposed to be removed in the NE corner of the site to allow complete access to the dwelling. One is proposed to be removed to the south of the dwelling and one on the western corner of the existing cart shed.

Documents submitted as part of the proposal:

- Covering Letter (11.7.18)
- Design & Access Statement (11.7.18)
- Location Plan – 01E - (11.7.18)
- Existing Floor Plans and Elevations - 02B - (11.7.18)
- Proposed Floor Plans and Elevations and Site Plan – 03C - (11.7.18)
- Tree Survey (11.7.18) - ARBORICULTURAL REPORT at: 'North View', Winkburn. Reference: AWA2137 prepared by AWA Tree Consultants dated March 2018
- Structural Survey (11.7.18) – Visual Inspection Report at North View, Winkburn. Reference 18-266 prepared by Martin Osborne Design Services dated April 2018
- Biodiversity Survey & Report (11.7.18) – Preliminary Ecological Appraisal at: North View, Winkburn. Reference: BG18.151 prepared by Brindle & Green Ecological Consultants dated March 2018

Departure/Public Advertisement Procedure

Occupiers of 14 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

Earliest decision date: 16.08.2018

Legal and Planning Policy Framework

The Courts have accepted that Section 54A of the Town and Country Planning Act 1990 does not apply to decisions on applications for Listed Building Consents, since in those cases there is no statutory requirement to have regard to the provisions of the development plan. However, Local Planning Authorities are required to be mindful of their duty under the legal framework in determining such matters, i.e. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to pay special regard to the desirability of preserving the listed building, its setting and any architectural features it may possess. In this context, 'preservation' means to cause no harm.

Other Material Planning Considerations

- National Planning Policy Framework (NPPF), Adopted July 2018

- Planning Practice Guidance (PPG) on-line resource
- NSDC Conversion of Traditional Rural Building SPD
- *Historic England Good Practice Advice Notes (GPA2 and GPA3)*

Consultations

Winkburn Parish Council – No comments received.

NSDC Environmental Health – Contaminated Land – “This application includes the conversion of a farm building to residential use and there lies the potential for this to have been used for a variety of activities. It would depend on what specific activities have been carried out to consider the implications, if any, for contamination of the site.

The applicant/developer will need to have a contingency plan should the construction/conversion phase reveal any contamination, which must be notified to the Pollution Team in Environmental Health at Newark and Sherwood District Council on (01636) 650000.”

NSDC Access & Equalities Officer – “As part of the consideration of access to and use of the building, with particular reference to access and facilities for all people including disabled people, it is recommended that the developer’s attention be drawn to Approved Document M of the Building Regulations which contains useful information in this regard. The requirements of occupants can change as a result of illness, accident such as sports injury for example, disability or ageing giving rise to reduced mobility or increasing sensory loss. In order to meet these changing requirements, homes need to be accessible to residents and visitors’ alike as well as meeting residents’ changing needs, both temporary and longer term. Similarly, inclusive access improves general manoeuvrability for all including access for those with push chairs and baby buggies as well as disabled people etc.

To this end, it is recommended that inclusive access to, into and around the proposal be carefully examined from the edge of the site and any car parking together with provision of suitable accessible facilities and features, and that consideration be given their incorporation as far as is reasonably practicable to ensure that the proposal is equally convenient to access and use. It is recommended that the developer make separate enquiry regarding Building Regulations matters.”

Tree Officer – “The revised proposal is likely to result in the loss of trees T1,T2, T16 and T17 as noted in the submitted tree survey.

Issues over service runs are still unresolved.

There will also be potential adverse impact on the rooting area of T3 from proposed driveway.

My previous recommended conditions for the previous application are therefore still considered relevant:

1. No works or development shall take place until a scheme for protection of the retained

trees/hedgerows has been agreed in writing with the District Planning Authority. This scheme shall include:

- a) A plan showing details and positions of the ground protection areas.
 - b) Details and position of protection barriers.
 - c) Details and position of underground service runs and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
 - d) Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, surfacing).
 - e) Details of working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - f) Details of working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - g) Details of any scaffolding erection within the root protection areas
 - h) Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.
2. All works/development shall be carried out in full accordance with the approved tree/hedgerow protection scheme.
3. Prohibited activities:

The following activities must not be carried out under any circumstances.

- a) No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
- b) No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site,
- c) No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
- d) No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
- e) No soak- aways to be routed within the root protection areas of any retained

tree/hedgerow on or adjacent to the application site.

- f) No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - g) No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - h) No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.
4. No works or development shall take place until the District Planning Authority has approved in writing the full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards.
5. The approved landscaping scheme shall be carried out within 6 months of the first occupation of any building or completion of the development, whichever is soonest, unless otherwise agreed in writing with the District Planning Authority. If within a period of 7 years from the date of planting any tree, shrub, hedgerow or replacement is removed, uprooted, destroyed or dies then another of the same species and size of the original shall be planted at the same place. Variations may only be planted on written consent of the District Planning Authority.

NCC Highways – “This proposal is not expected to have a significant impact on the public highway; therefore, there are no highway objections.”

Nottinghamshire Wildlife Trust – No comments received.

NSDC Conservation – Comments received 21.5.18 relating to the 18/00624/FUL application that was withdrawn and re-submitted in this application: “Many thanks for consulting Conservation on the above proposal.

Legal and policy considerations

Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA. In this context, the objective of preservation is to cause no harm. The courts have said that these statutory requirements operate as a paramount consideration, ‘the first consideration for a decision maker’.

Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 12 of the National Planning Policy Framework (NPPF).

Paragraph 132 of the NPPF, for example, advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 7).

Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3). In addition, 'Historic England Advice Note 2: making changes to heritage assets' advises that it would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of development that might be appropriate. The junction between new development and the historic environment needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting.

Significance of heritage asset(s)

Northview Main Street is located in Winkburn. The structure that forms the basis of this planning application is an ancillary outbuilding associated to Home Farm, a Grade II listed building (list ref 1045503), listed in 1986. The relationship between the ancillary outbuilding and the listed farmhouse requires further determination to assess its designation as a curtilage listed structure, however it is possible that it served the same purpose it does today (for storage / as a car port) as it did at the time of listing. As such it must be considered as possessing high historic value, and the original apertures demonstrate its original use as a cart shed. The original roofing material has been replaced for a modern corrugated sheet roof that makes a negative contribution to the character of the building and the adjacent listed farmhouse. Both the farmhouse and the car shed are in situ on the Ordnance Survey 1875 edition, as are the range of outbuildings relating to the adjacent Hall Farm, which presents a more complete courtyard plan farming arrangement.

Assessment of proposal

Conservation objects to the proposal. The submitted design and access / heritage statement does not include sufficient justification to convert the outbuilding with a number of modern accretions that are overly substantial and would overwhelm the character of the cart shed. This would cause harm to a potentially curtilage listed building (or in the case that this cannot be determined at present, as a non-designated heritage asset) and the setting of the Grade II listed Home Farm. The submission states that there will be the addition of a cart shed for car storage, although the plans indicate this will be a double bay garage. The new built form is not subordinate to the host structure and a series of revisions would need to be carried out for this to be considered an acceptable conversion scheme that is in accordance with NSDC's written policy for the adaptation of agricultural buildings."

NSDC Conservation Comments received 31st August 2018 relating to the application at hand:

"Many thanks for consulting Conservation on the above proposal.

Legal and policy considerations

Listed buildings are designated heritage assets. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess.

In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process. The courts have said that these statutory requirements operate as 'the first consideration for a decision maker'. Planning decisions require balanced judgement, but in that exercise, significant weight must be given to the objective of heritage asset conservation.

Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 16 of the National Planning Policy Framework (NPPF).

Paragraph 193 of the NPPF, for example, states that: 3. 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification.

Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3). In addition, 'Historic England Advice Note 2: making changes to heritage assets' advises that it would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of development that might be appropriate. The junction between new development and the historic environment needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting.

Assessment of proposal

Conservation is satisfied that the issues raised in the previous submission under 18/00624/FUL have been addressed. The extension is now suitably scaled, and will not negatively impact on the heritage asset to warrant a refusal - The benefit of re-roofing the curtilage listed building will outweigh the harm caused by the domestication of its former agricultural use. However it is important to place strict conditions on any subsequent approval to ensure the re-roofing is carried out with appropriate materials, as well as bricks that are in accordance with the original bricks used in the pillars. Furthermore the oak cladding below windows and conservation rooflights will also need to be scrutinised prior to commencement of works and an appropriate lime / mortar mix. At this stage it is not clear what material the windows are to be made from, however this can

be determined at discharge of condition stage.

In this context, it is felt that the proposal will cause no harm to the setting of the Conservation Area or the listed building. The proposal therefore accords with the objective of preservation set out under section 66 and 72, part II of the 1990 Listed Building and Conservation Areas Act, as well as complying with heritage policies and advice contained within the Council's LDF DPDs and section 16 of the NPPF.

As such conservation recommends placing the following conditions on any subsequent approval:

XX

Details of windows/doors to be agreed

Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

XX

Trickle vents

In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

External materials to be agreed - roofs

Works shall not commence until such time as samples (or detailed specifications) of all new roof tiles to be used on the works hereby granted consent, which shall be natural clay non-interlocking pantiles and shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

Brick/stone sample panel to be provided

Works shall not commence until such time as a brick/stone sample panel showing brick/stone, bond, mortar and pointing technique shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

Dentil fillers not to be used

Dentil fillers shall not be used on any pantile roof at the ridge.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

Vent of roof not to be provided via tile vent

Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

Details of treatment of verges & eaves

Works shall not commence until such time as details of the treatment of verges and eaves shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.”

Additional Conservation Comments 10.9.18 – “I think in light of this email [*regarding the bat mitigation and compensation measures*] it would be appropriate to require an additional condition for a schedule of works for the conversion of the building.

As the concrete roof tiles are going to be replaced I do not see any issues with ridge tile access points specifically for bats. However I am not certain at this point why there has to be bitumen roof felt? The conversion of the roof and retention of historic joinery would need to be part of a schedule of works

The integrated bat box 1 meter in length could be potentially harmful to the character of the building, so a condition would need to be included that requires a detailed design proposal for this (ie timber / traditional profile). It might be worth telling the applicant that this will be an important aspect to get right and the conversion would not be supported if this is not achieved appropriately.

Schedule of works to be submitted and agreed:

Prior to the commencement of works, a detailed methodology shall be submitted to and approved in writing by the District Planning Authority. This shall include a full schedule of works which

comprehensively addresses the conversion of the outbuilding to residential use.

Reason: To safeguard the special architectural and historic interest of the listed building.”

Appraisal

Principle of Development

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the ‘Act’) require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA. In this context, the objective of preservation is to cause no harm. The courts have said that these statutory requirements operate as a paramount consideration, ‘the first consideration for a decision maker’.

Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 16 of the revised NPPF released in July 2018. Paragraph 192 advises that in determining application, LPA's should take account of the desirability of sustaining and enhancing the significance of heritage assets as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 of the NPPF, for example, advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The NPPF also makes it clear that protecting and enhancing the historic environment is an environmental objective of achieving sustainable development (paragraph 8.C).

The setting of heritage assets is defined in the Glossary of the NPPF which advises that setting is the surroundings in which an asset is experienced. Paragraph 13 of the Conservation section within the Planning Practice Guidance (PPG) advises that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Paragraph 13 also reminds us that the contribution made by setting does not necessarily rely on direct intervisibility or public access.

Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3). In addition, ‘Historic England Advice Note 2: making changes to heritage assets’ advises that the main issues to consider in proposals for additions to heritage assets, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials,

durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting (paragraph 41).

The building subject to the current application are considered as designated heritage assets and thus their preservation and retention is fully supported in principle. The application has been accompanied by a Structural survey which concludes that overall the building is suitable for conversion. Some structural interventions are recommended but these are considered proportionate to the intended use and would not amount to significant re-building. The application also seeks to extend the cart shed, following the linear plan form, towards the north.

Impact on Heritage

Home Farm approximately 25m to the south of the site is Grade II listed with several local interest buildings close to the site. Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 16 of the National Planning Policy Framework (NPPF). The NPPF advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 8.c).LPAs should also look for opportunities to better reveal the significance of heritage assets when considering development in conservation areas (paragraph 197).

The setting of a heritage asset is defined in Annex 2 of the NPPF. Setting is the surroundings in which an asset is experienced, and its extent is not fixed and may change as the asset and its surroundings evolve. In terms of the setting of the proposal upon heritage buildings, I acknowledge that the proposed design attempts to emulate a traditional style of rural buildings and that the proposed extension is on the side of the building that would have less intervisibility within the wider area. Taking into account these factors I do not consider that the proposal would have an adverse impact upon the nearby designated assets.

In addition, the proposals have been carefully assessed by our specialist conservation officer. As set out in full in the 'Consultations' section above, after a more in depth discussion within this resubmission application the Council's Conservation Officer raises no objection to the application subject to works taking place in accordance with the submitted details and subject to conditions.

Reflecting the initial comments of the Conservation officer made against the withdrawn application the applicant has revised the scheme to retain most of the traditional features of the building including the retention of the open bays on the SE elevation which will now be glazed with some elements of oak cladding inserted into the openings that will be set back from the

column piers to emphasise the traditional bay form.

The extension has been positioned on the NE elevation away from the designated heritage asset and has been set in appx 0.2 m from the side elevations and down 0.2 m from the ridge of the existing cart shed so that the extension would not be visible from the Home Farm complex. The extension has been designed so that it is subservient to the main cart-shed, not exceeding more than half the width of the existing building and set in as stated above. In addition to this the materials chosen include clay pan tiles to the roof, repairs to the existing stone walls, and use of oak cladding to the extensions to ensure the extension can be read as a modern addition to the cart-shed. The column formation has been retained and replicated on the new extension along with the setback oak cladding to ensure the cart-shed can still be read in its traditional form.

The extension has been conceived to have a minimal footprint to achieve the accommodation required which on balance has been assessed to be acceptable to secure the future re-use of this important historic curtilage listed building. Designed to appear as two additional bays to the original cart shed, the width of the extension, eaves and ridge heights have also been designed to remain subservient to the existing building and to allow a clearly legible building history. The existing building is afforded visual separation from the extension by glazed windows which directly abut the existing gable wall.

The existing outbuilding is constructed from local stone with brickwork piers to the front elevation and a profiled asbestos sheet roof covering. It is proposed to re-roof the outbuilding in clay pantiles, which is considered to be a traditional roof covering used for such agricultural buildings. This will significantly improve the appearance of the building to sit within its surroundings and given the stonework will be repaired as necessary and the original crook beams and trusses retained where of a good structural condition the appearance of the building will be significantly enhanced as part of this application.

The extension has been designed to be rural in appearance to blend in with the adjacent farm buildings, comprising of red facing brickwork and a pantile roof. Brickwork columns to reflect the existing cart shed are incorporated on the front elevation with oak clad walls set behind the column line. The proportions of the windows and doors have been designed to remain agricultural in appearance and are considered to be appropriate to the proportions of the existing cart shed.

Fenestration detailing has been kept to a minimum with only one rooflight proposed in the SW elevation and two windows on the rear elevation of the dwelling. The north-east elevation has two full height windows which look out into the open countryside and these will be largely invisible from the public realm. In addition to this the glazing details on the SE elevation have been designed to emulate the traditional features of the building and as such will not unduly impact the character of the building or surrounding area.

The scheme as amended has gone to great lengths to preserve and emulate a traditional style of rural buildings which is relatively well preserved. The traditional features and plan form are being retained and important repairs to the building are proposed to be carried out as part of the conversion. It is also important that the building has a new viable use in order to help conserve the

building long term. The only compromise is the extension of the building to creation additional habitable space. However, I am satisfied that this extension is proportionate, suitably scaled, and will not negatively impact on the heritage asset to warrant a refusal - the benefit of repairs such as the re-roofing of the curtilage listed building outweighs the harm caused by the domestication of its former agricultural use.

There has been an effort to retain the buildings traditional features and the open bays of the cart shed are proposed to be predominately glazed in order to retain the legibility of the traditional building. In my view the scheme has been sensitively designed and I am satisfied that the scheme would not have a harmful impact upon the integrity of the listed building.

However it is important that the finer details are controlled by strict conditions to ensure elements such as the re-roofing is carried out with appropriate materials, as well as bricks that are in accordance with the original bricks used in the pillars. Furthermore the oak cladding below windows and conservation rooflights also need to be scrutinised prior to commencement of works and an appropriate lime / mortar mix. At this stage it is not clear what material the windows are to be made from, however this can also be determined at discharge of condition stage.

In addition to this the detailed Bat Emergence and Re-entry Survey outlines a number of mitigation and compensation measures that are required to be undertaken prior to the commencement of the conversion of this building which are so be controlled via condition to ensure the works that are required do not cause harm to the listed building.

In this context, the proposal is not considered to cause harm to the listed building and would result in the renovation and preservation of the special interest of the listed building. The proposal therefore is in accordance with the objective of preservation set out under sections 16, 66 and 72, part II of the 1990 Listed Building and Conservation Areas Act, and complies with heritage policies and advice contained within the Council's LDF DPDs and section 16 of the NPPF. I therefore recommend that listed building consent is granted.

RECOMMENDATION

That listed building consent is approved subject to the conditions and reasons shown on the attached recommendation sheet.

Conditions

01

The works hereby permitted shall not begin later than three years from the date of this permission.
Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The works hereby permitted shall not be carried out except in complete accordance with the following approved plans reference:

Location Plan – 01E - (11.7.18)

Proposed Floor Plans and Elevations and Site Plan – 03C - (11.7.18)

unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

The works hereby permitted shall be constructed using the materials confirmed in the email received 7th September 2018 from Mr George Machin, agent, namely the use of:

- Roof materials are to be William Blythe BARCO roof tiles

unless otherwise agreed in writing by the local planning authority.

Reason: To preserve the special architectural and historic interest of the listed building.

04

No works shall be commenced until the detailed specification and a brick/stone sample panel showing brick/stone, bond, mortar and pointing technique have been provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To preserve the special architectural and historic interest of the listed building.

05

No works shall be commenced until details (and samples upon request) of the materials identified below have been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Oak Cladding

Windows and Doors including Rooflights

Reason: In order to safeguard the special architectural or historical appearance of the listed building.

06

No works shall be commenced until details of the extent of the re-pointing of the building, have been submitted to and agreed in writing by the local planning authority. The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. The works shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the special architectural and historic interest of the building.

07

No works shall be commenced until details of the mortar to be used for re-pointing (including materials and ratios, colour, texture and pointing finish) shall be submitted to and agreed in writing by the local planning authority. The works shall thereafter be carried out in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the special architectural and historic interest of the building.

08

No works shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

External windows including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars.

Treatment of window and door heads and cills

Oak Cladding below the windows

Verges and eaves

Rainwater goods

Extractor vents

Flues

Meter boxes

Airbricks

Soil and vent pipes

Reason: In order to safeguard the special architectural or historical appearance of the building.

09

In relation to the above condition relating to window details, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason: To preserve the special architectural and historic interest of the listed building.

10

Dentil fillers shall not be used on any pantile roof at the ridge.

Reason: To preserve the special architectural and historic interest of the listed building.

11

Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building.

12

Prior to the commencement of works, a detailed methodology shall be submitted to and approved in writing by the District Planning Authority. This shall include a full schedule of works which comprehensively addresses the conversion of the outbuilding to residential use.

Reason: To safeguard the special architectural and historic interest of the listed building.

Notes to Applicant

01

This Listed Building Consent is granted in strict accordance with the approved plans. It should however be noted that: a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable for enforcement action. b) You or your agent or any other person responsible for implementing this permission should inform the District Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter.

02

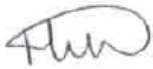

The applicant is advised that the proposed development may require approval under the Building Regulations. Any amendments to the hereby permitted scheme that may be necessary to comply with the Building Regulations must also be approved in writing by the District Planning Authority in order that any planning implications arising from those amendments may be properly considered.

03

All new works unless specified on the approved plans and works of making good, whether internal or external, should be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

04

For the avoidance of doubt this consent should be read in conjunction with Planning Application 18/01320/FUL.

Officer		Manager	
Date	11.9.18	Date	11.9.18

In signing the above I have checked that the conditions and reasons shown within the report match those within the back office UNIFORM system.

DELEGATED REPORT

Application No:	18/01320/FUL	
Proposal:	Full planning application and listed building consent for the conversion and extension of an existing detached outbuilding to create a single (one bedroom) dwelling to meet an identified local need (Re-submission of 18/00624/FUL)	
Location:	Home Farm Barn, Main Street, Winkburn, Newark On Trent, Nottinghamshire, NG22 8PQ	
Applicant:	The Winkburn Estate - Mr A Davie-Thornhill	
Registered:	12.07.2018	Target Date: 06.09.2018 <i>Extension agreed to 14.09.18</i>

The Site

The application site is located within the village of Winkburn which is a small rural settlement situated approx. 1.6 km to the north of the A617. The Housing Needs Survey that was completed for Winkburn for application ref. 18/00604/FUL concludes that the village is a settlement of 55 residents across approx. 25-30 dwellings. The application site is located to the north of the village within the complex of Home Farmhouse and is bound by residential properties to the SW and SE and agricultural land to the north which goes out on to open countryside.

The site lies to the north of Main Street, Winkburn and is currently occupied by an open fronted cart shed of stone and asbestos roof sheeting construction which is situated to the north east of Home Farmhouse and is used for garaging and storage. Home Farmhouse is Grade II listed (approx. 27 m SW) and the existing cart shed sits within the curtilage of this building. NE of the building is a brewery complex which is housed in a number of buildings that are of modern agricultural appearance, the barrel roofed shed associated with this complex is the closest to the application site and is positioned approx. 15 m further north into the open fields than the northernmost elevation of the application building.

The land is fenced off to the north-east with a post and rail fence from the agricultural land to the north which is separated by a strip of vegetated land approx. 14 m wide. Access is taken from the north-east of the site using the same access road as Hall Farm to the east.

Relevant Planning History

18/01321/LBC - Full planning application and listed building consent for the conversion and extension of an existing detached outbuilding to create a single (one bedroom) dwelling to meet an identified local need – *Pending consideration*

18/00624/FUL - Full planning application for the conversion and extension of an existing detached

outbuilding to create a single (one bedroom) dwelling – Withdrawn 11.07.2018

The Proposal

The Planning Application seeks approval for conversion and extension of the existing cart shed into a 1-bedroom dwelling. The existing building has a linear layout of a traditional single storey cart shed. It is proposed to extend the cart shed to the north east, following the line of the existing building and ensuring that the extension is fully concealed from the host building.

The existing cart shed is 12.4 m in length, 6.6 m wide, 5.5 m to the ridge and 2.4 m to the eaves.

The extension proposed is 6.1 m in length, 6.17 m wide, 5.3 m to the ridge and 2.4 m to the eaves. The extension is set in approx. 0.2 m from the side elevations of the existing cart shed and approx. 0.2 m down from the existing ridge.

Fenestration: The openings on the SE elevation of the existing cart-shed are to be retained and glazed, the entrance door to the property is also on the SE elevation within the new extended portion. A set of patio doors are proposed on the SW elevation of the existing cart shed and one window is proposed in the new extension along with a conservation roof light in the SW roof slope of the new extension. The NE elevation is proposed to have two full height windows and the NW elevation facing the listed building is proposed to remain blank.

Materials: Clay pantile roof, red facing brickwork to columns to replicate coach house bays, oak clad walls set back from the column to emphasise traditional bay form, extension to also be oak clad with brick columns. Existing stonework to be repaired and repointed in lime mortar.

The new dwelling would have an open plan living, dining room and kitchen within the existing cart-shed with a doorway through the northern elevation into an entrance cloakroom, bedroom and bathroom.

Landscaping and Boundary Treatment: The existing cart shed is approx. 13 m from the approx. 1 m post and wire fence that separates the site from the agricultural field to the north. There is also an approx. 1 m post and rail fence which is level with the northernmost elevation of the existing cart shed. This is proposed to be repositioned to be in line with the northernmost elevation of the new extension and as such the side elevation of the dwelling would be approx. 7.6 m away from the post and wire fence separating the agricultural land from the dwelling (the post and rail fence will be approx. 21.8 m long E-W). The rear elevation of the dwelling would be approx. 10 m from the western boundary of the site which is an approx. 1 m post and wire fence. The eastern boundary is proposed to remain an approx. 1.7 m panel fence with an opening to the NE for the access to the site. The southern boundary is proposed to remain open.

The residential curtilage for the dwelling will be to the west of the building and the driveway to the east.

Access will be taken from the north-east of the site using the same access road as Hall Farm to the east. The proposed site plan shows the entrance to the dwelling will be block paved with the

existing gravel driveway to remain. The gravel drive area to the E would provide parking and turning space.

Trees: There are two trees proposed to be removed in the NE corner of the site to allow complete access to the dwelling. One is proposed to be removed to the south of the dwelling and one on the western corner of the existing cart shed.

Documents submitted as part of the proposal:

- Covering Letter (11.7.18)
- Design & Access Statement (11.7.18)
- Location Plan – 01E - (11.7.18)
- Existing Floor Plans and Elevations - 02B - (11.7.18)
- Proposed Floor Plans and Elevations and Site Plan – 03C - (11.7.18)
- Tree Survey (11.7.18) - ARBORICULTURAL REPORT at: 'North View', Winkburn. Reference: AWA2137 prepared by AWA Tree Consultants dated March 2018
- Structural Survey (11.7.18) – Visual Inspection Report at North View, Winkburn. Reference 18-266 prepared by Martin Osborne Design Services dated April 2018
- Biodiversity Survey & Report (11.7.18) – Preliminary Ecological Appraisal at: North View, Winkburn. Reference: BG18.151 prepared by Brindle & Green Ecological Consultants dated March 2018
- Protected Species Report (10.09.18) - Bat Emergence and Re-entry Surveys at: North View, Winkburn. Reference: BG18.151.1 prepared by Brindle & Green Ecological Consultants dated August 2018

Departure/Public Advertisement Procedure

Occupiers of 14 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

Earliest Decision Date: 16.08.2018

Planning Policy Framework

The Development Plan

Newark and Sherwood Core Strategy DPD (adopted March 2011)

Spatial Policy 1: Settlement Hierarchy

Spatial Policy 2: Spatial Distribution of Growth

Spatial Policy 3: Rural Areas

Spatial Policy 7: Sustainable Transport
Core Policy 9: Sustainable Design
Core Policy 12: Biodiversity and Green Infrastructure
Core Policy 14: Historic Environment

Allocations & Development Management DPD

Policy DM5 – Design
Policy DM7 – Biodiversity and Green Infrastructure
Policy DM8 – Development in the Open Countryside
Policy DM9 – Protecting and Enhancing the Historic Environment

Other Material Planning Considerations

- National Planning Policy Framework 2018
- Planning Practice Guidance 2014
- NSDC Conversion of Traditional Rural Building SPD
- Historic England Good Practice Advice Notes (GPA2 and GPA3)

Consultations

Winkburn Parish Council – No comments received.

NSDC Environmental Health – Contaminated Land – “This application includes the conversion of a farm building to residential use and there lies the potential for this to have been used for a variety of activities. It would depend on what specific activities have been carried out to consider the implications, if any, for contamination of the site.

The applicant/developer will need to have a contingency plan should the construction/conversion phase reveal any contamination, which must be notified to the Pollution Team in Environmental Health at Newark and Sherwood District Council on (01636) 650000.”

NSDC Access & Equalities Officer – “As part of the consideration of access to and use of the building, with particular reference to access and facilities for all people including disabled people, it is recommended that the developer’s attention be drawn to Approved Document M of the Building Regulations which contains useful information in this regard. The requirements of occupants can change as a result of illness, accident such as sports injury for example, disability or ageing giving rise to reduced mobility or increasing sensory loss. In order to meet these changing requirements, homes need to be accessible to residents and visitors’ alike as well as meeting residents’ changing needs, both temporary and longer term. Similarly, inclusive access improves general manoeuvrability for all including access for those with push chairs and baby buggies as well as disabled people etc.

To this end, it is recommended that inclusive access to, into and around the proposal be carefully examined from the edge of the site and any car parking together with provision of suitable

accessible facilities and features, and that consideration be given their incorporation as far as is reasonably practicable to ensure that the proposal is equally convenient to access and use. It is recommended that the developer make separate enquiry regarding Building Regulations matters.”

Tree Officer – “The revised proposal is likely to result in the loss of trees T1,T2, T16 and T17 as noted in the submitted tree survey.

Issues over service runs are still unresolved.

There will also be potential adverse impact on the rooting area of T3 from proposed driveway.

My previous recommended conditions for the previous application are therefore still considered relevant:

1. No works or development shall take place until a scheme for protection of the retained trees/hedgerows has been agreed in writing with the District Planning Authority. This scheme shall include:
 - a) A plan showing details and positions of the ground protection areas.
 - b) Details and position of protection barriers.
 - c) Details and position of underground service runs and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
 - d) Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, surfacing).
 - e) Details of working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - f) Details of working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - g) Details of any scaffolding erection within the root protection areas
 - h) Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.
2. All works/development shall be carried out in full accordance with the approved tree/hedgerow protection scheme.
3. Prohibited activities:

The following activities must not be carried out under any circumstances.

- a) No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
 - b) No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site,
 - c) No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
 - d) No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
 - e) No soak- aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - f) No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - g) No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - h) No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.
4. No works or development shall take place until the District Planning Authority has approved in writing the full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards.
5. The approved landscaping scheme shall be carried out within 6 months of the first occupation of any building or completion of the development, whichever is soonest, unless otherwise agreed in writing with the District Planning Authority. If within a period of 7 years from the date of planting any tree, shrub, hedgerow or replacement is removed, uprooted, destroyed or dies then another of the same species and size of the original shall be planted at the same place. Variations may only be planted on written consent of the District Planning Authority.

NCC Highways – “This proposal is not expected to have a significant impact on the public highway; therefore, there are no highway objections.”

Nottinghamshire Wildlife Trust – No comments received.

NSDC Conservation – Comments received 21.5.18 relating to the 18/00624/FUL application that was withdrawn and re-submitted in this application: “Many thanks for consulting Conservation on

the above proposal.

Legal and policy considerations

Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA. In this context, the objective of preservation is to cause no harm. The courts have said that these statutory requirements operate as a paramount consideration, 'the first consideration for a decision maker'.

Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 12 of the National Planning Policy Framework (NPPF).

Paragraph 132 of the NPPF, for example, advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 7).

Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3). In addition, 'Historic England Advice Note 2: making changes to heritage assets' advises that it would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of development that might be appropriate. The junction between new development and the historic environment needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting.

Significance of heritage asset(s)

Northview Main Street is located in Winkburn. The structure that forms the basis of this planning application is an ancillary outbuilding associated to Home Farm, a Grade II listed building (list ref 1045503), listed in 1986. The relationship between the ancillary outbuilding and the listed farmhouse requires further determination to assess its designation as a curtilage listed structure, however it is possible that it served the same purpose it does today (for storage / as a car port) as it did at the time of listing. As such it must be considered as possessing high historic value, and the original apertures demonstrate its original use as a cart shed. The original roofing material has been replaced for a modern corrugated sheet roof that makes a negative contribution to the character of the building and the adjacent listed farmhouse. Both the farmhouse and the car shed are in situ on the Ordnance Survey 1875 edition, as are the range of outbuildings relating to the adjacent Hall Farm, which presents a more complete courtyard plan farming arrangement.

Assessment of proposal

Conservation objects to the proposal. The submitted design and access / heritage statement does

not include sufficient justification to convert the outbuilding with a number of modern accretions that are overly substantial and would overwhelm the character of the cart shed. This would cause harm to a potentially curtilage listed building (or in the case that this cannot be determined at present, as a non-designated heritage asset) and the setting of the Grade II listed Home Farm. The submission states that there will be the addition of a cart shed for car storage, although the plans indicate this will be a double bay garage. The new built form is not subordinate to the host structure and a series of revisions would need to be carried out for this to be considered an acceptable conversion scheme that is in accordance with NSDC's written policy for the adaptation of agricultural buildings."

NSDC Conservation Comments received 31st August 2018 relating to the application at hand:

"Many thanks for consulting Conservation on the above proposal.

Legal and policy considerations

Listed buildings are designated heritage assets. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess.

In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process. The courts have said that these statutory requirements operate as 'the first consideration for a decision maker'. Planning decisions require balanced judgement, but in that exercise, significant weight must be given to the objective of heritage asset conservation.

Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 16 of the National Planning Policy Framework (NPPF).

Paragraph 193 of the NPPF, for example, states that: 3. 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification.

Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3). In addition, 'Historic England Advice Note 2: making changes to heritage assets' advises that it would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will

usually suggest the forms of development that might be appropriate. The junction between new development and the historic environment needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting.

Assessment of proposal

Conservation is satisfied that the issues raised in the previous submission under 18/00624/FUL have been addressed. The extension is now suitably scaled, and will not negatively impact on the heritage asset to warrant a refusal - The benefit of re-roofing the curtilage listed building will outweigh the harm caused by the domestication of its former agricultural use. However it is important to place strict conditions on any subsequent approval to ensure the re-roofing is carried out with appropriate materials, as well as bricks that are in accordance with the original bricks used in the pillars. Furthermore the oak cladding below windows and conservation rooflights will also need to be scrutinised prior to commencement of works and an appropriate lime / mortar mix. At this stage it is not clear what material the windows are to be made from, however this can be determined at discharge of condition stage.

In this context, it is felt that the proposal will cause no harm to the setting of the Conservation Area or the listed building. The proposal therefore accords with the objective of preservation set out under section 66 and 72, part II of the 1990 Listed Building and Conservation Areas Act, as well as complying with heritage policies and advice contained within the Council's LDF DPDs and section 16 of the NPPF.

As such conservation recommends placing the following conditions on any subsequent approval:

XX

Details of windows/doors to be agreed

Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

XX

Trickle vents

In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

External materials to be agreed - roofs

Works shall not commence until such time as samples (or detailed specifications) of all new roof tiles to be used on the works hereby granted consent, which shall be natural clay non-interlocking pantiles and shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

Brick/stone sample panel to be provided

Works shall not commence until such time as a brick/stone sample panel showing brick/stone, bond, mortar and pointing technique shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

Dentil fillers not to be used

Dentil fillers shall not be used on any pantile roof at the ridge.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

Vent of roof not to be provided via tile vent

Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building.

XX

Details of treatment of verges & eaves

Works shall not commence until such time as details of the treatment of verges and eaves shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.”

Additional Conservation Comments 10.9.18 – “I think in light of this email [*regarding the bat mitigation and compensation measures*] it would be appropriate to require an additional condition for a schedule of works for the conversion of the building.

As the concrete roof tiles are going to be replaced I do not see any issues with ridge tile access points specifically for bats. However I am not certain at this point why there has to be bitumen roof felt? The conversion of the roof and retention of historic joinery would need to be part of a schedule of works

The integrated bat box 1 meter in length could be potentially harmful to the character of the building, so a condition would need to be included that requires a detailed design proposal for this (ie timber / traditional profile). It might be worth telling the applicant that this will be an important aspect to get right and the conversion would not be supported if this is not achieved appropriately.

Schedule of works to be submitted and agreed:

Prior to the commencement of works, a detailed methodology shall be submitted to and approved in writing by the District Planning Authority. This shall include a full schedule of works which comprehensively addresses the conversion of the outbuilding to residential use.

Reason: To safeguard the special architectural and historic interest of the listed building.”

Appraisal

5 Year Housing Land Supply

The Council's position is that it can demonstrate a 5 year housing supply. Therefore paragraph 14 of the NPPF is not engaged and the policies of the Development Plan are up-to-date for the purpose of decision making.

Principle of Development

The settlement hierarchy for the district is set out in Spatial Policy 1 whilst Spatial Policy 2 deals with the distribution of growth for the district. This identifies that the focus of growth will be in the Sub Regional Centre, followed by the Service Centres and Principal Villages. At the bottom of the hierarchy are 'other villages' which do not have defined built up areas in terms of village boundaries. Consequently given its location in a rural area, the site falls to be assessed against Spatial Policy 3 (Rural Areas) of the Core Strategy.

Under this policy development away from the built up areas of villages, in the countryside, will be strictly controlled and restricted to uses which require a rural setting. The policy goes on to direct the decision maker to an open countryside policy in the Allocations and Development Management DPD, being the extant Policy DM8. This policy is considered up to date for the purposes of decision making and is NPPF compliant.

The scheme proposed here is considered to be beyond the main built up area of the village and given it is bound to the north by open agricultural fields would constitute development on the edge of the settlement within the open countryside. Core Strategy Policy DM8 reflects the NPPF

in containing criteria for considering development in the open countryside, focusing on strictly controlling development to certain types.

The NPPF states that 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.' It goes on to state that 'Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances' and lists some examples.

The application site is located in the open countryside as it is considered to be located outside the closest main-built up area. Spatial Policy 3 states that development away from the main built-up areas of villages, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting such as agriculture and forestry. Policy DM8 of the Allocations and Development Management sets out criteria to deal with such applications. This states that in the interests of sustainability, consideration should be given to the conversion of existing buildings before proposing replacement development. Planning permission will only be granted for conversion to residential use where it can be demonstrated that the architectural or historical merit of the building warrants their preservation and they can be converted without significant re-building, alteration or extension. The latter point is mirrored in the stance of the conversion of rural buildings SPD.

The building subject to this current application is curtilage listed with Home Farmhouse and as such is considered to be a designated heritage asset and thus its preservation and retention is fully supported in principle. The application has been accompanied by a Structural survey which concludes that overall the building is suitable for conversion. Some structural interventions are recommended but these are considered proportionate to the intended use and would not amount to significant re-building. The application also seeks to extend the cart shed, following the linear plan form, towards the north, which conflicts with the parameters of DM8.

I am mindful that the application involves the extension in order to facilitate the conversion of a single storey detached outbuilding, however, given the building is curtilage listed and considered to be of historic and architectural merit it is considered worthy of re-use, demonstrating the historic agricultural use of the site and contributing to the character and appearance of the site and open countryside. As such it is considered beneficial to secure a suitable re-use of the cart-shed as a result of this application.

I note that the description of development states that this dwelling is proposed to meet an 'identified local need' however no evidence has been submitted by the agent to evidence this identified need. However, I have had regard to the comments made in relation to application no. 17/01275/FUL which can not be afforded full weight given that the associated needs survey has not been submitted for the purposes of this application. However, I do note that this application makes reference to 'a requirement/preference for one, two and three bedroom bungalows for households wishing to downsize to smaller accommodation on one level'. This single storey one bedroom dwelling is considered to accord with this identified preference, which, whilst not meeting an "identified need" as stated in the description of development, does meet the preferences of local residents.

As such it is considered that on balance, the extension to the cart shed (the acceptability of which is explored further in the 'Impact on Character of the Area' section below) can be outweighed by the overall enhancement to the site as a result of the application through the upgrading of the building and safeguarding it for the future. The principle of development is therefore considered acceptable in this instance subject to an assessment of site specific criteria set out below.

Impact on Character of the Area

Policy DM5 confirms the requirement for new development to reflect the rich local distinctiveness of the District's landscape and character through scale, form, mass, layout, design, materials and detailing.

Home Farm approximately 25m to the south of the site is Grade II listed with several local interest buildings close to the site. Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 16 of the National Planning Policy Framework (NPPF). The NPPF advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 8.c).LPAs should also look for opportunities to better reveal the significance of heritage assets when considering development in conservation areas (paragraph 197).

The setting of a heritage asset is defined in Annex 2 of the NPPF. Setting is the surroundings in which an asset is experienced, and its extent is not fixed and may change as the asset and its surroundings evolve. In terms of the setting of the proposal upon heritage buildings, I acknowledge that the proposed design attempts to emulate a traditional style of rural buildings. Taking into account these factors I do not consider that the proposal would have an adverse impact upon the nearby designated assets.

In addition the Conversion of Traditional Rural Buildings SPD explains that proposals to convert traditional rural buildings should normally be contained within the confines of the existing building shell. Proposals which rely on substantial alteration or extension in order to make them work will not normally be permitted. Nevertheless, the SPD also advises that cart-sheds are notoriously difficult to convert, mainly because their intrinsic character is invariably lost when their open bays are infilled in order to afford residential privacy. Any alterations to the exterior could destroy the essential character and visual balance of the structure and as such, any screens inserted should be visually lightweight to allow the piers in the open bays to be expressed externally. Reflecting this guidance the proposal seeks to retain the open bays on the SE elevation which will be glazed with some elements of oak cladding inserted into the openings that will be set back from the column piers to emphasise the traditional bay form.

The extension has been positioned on the NE elevation away from the designated heritage asset

and has been set in appx 0.2 m from the side elevations and down 0.2 m from the ridge of the existing cart shed so that the extension would not be visible from the Home Farm complex. The extension has been designed so that it is subservient to the main cart-shed, not exceeding more than half the width of the existing building and set in as stated above. In addition to this the materials chosen include clay pan tiles to the roof, repairs to the existing stone walls, and use of oak cladding to the extensions to ensure the extension can be read as a modern addition to the cart-shed. The column formation has been retained and replicated on the new extension along with the setback oak cladding to ensure the cart-shed can still be read in its traditional form.

The extension has been conceived to have a minimal footprint to achieve the accommodation required, and it could be argued that without the extension to this building the conversion of the building would result in a dwelling that would be too small to provide comfortable habitable accommodation, which on balance has been assessed to be acceptable to secure the future re-use of this important historic curtilage listed building. Designed to appear as two additional bays to the original cart shed, the width of the extension, eaves and ridge heights have also been designed to remain subservient to the existing building and to allow a clearly legible building history. The existing building is afforded visual separation from the extension by glazed windows which directly abut the existing gable wall.

The existing outbuilding is constructed from local stone with brickwork piers to the front elevation and a profiled asbestos sheet roof covering. It is proposed to re-roof the outbuilding in clay pantiles, which is considered to be a traditional roof covering used for such agricultural buildings. This will significantly improve the appearance of the building to sit within its surroundings and given the stonework will be repaired as necessary and the original crook beams and trusses retained where of a good structural condition the appearance of the building will be significantly enhanced as part of this application.

The extension has been designed to be rural in appearance to blend in with the adjacent farm buildings, comprising of red facing brickwork and a pantile roof. Brickwork columns to reflect the existing cart shed are incorporated on the front elevation with oak clad walls set behind the column line. The proportions of the windows and doors have been designed to remain agricultural in appearance and are considered to be appropriate to the proportions of the existing cart shed.

The conservation officer has commented on the proposal and has advised that "The extension is now suitably scaled, and will not negatively impact on the heritage asset to warrant a refusal - The benefit of re-roofing the curtilage listed building will outweigh the harm caused by the domestication of its former agricultural use. However it is important to place strict conditions on any subsequent approval to ensure the re-roofing is carried out with appropriate materials, as well as bricks that are in accordance with the original bricks used in the pillars. Furthermore the oak cladding below windows and conservation rooflights will also need to be scrutinised prior to commencement of works and an appropriate lime / mortar mix. At this stage it is not clear what material the windows are to be made from, however this can be determined at discharge of condition stage.

In this context, it is felt that the proposal will cause no harm to the setting of the Conservation

Area or the listed building. The proposal therefore accords with the objective of preservation set out under section 66 and 72, part II of the 1990 Listed Building and Conservation Areas Act, as well as complying with heritage policies and advice contained within the Council's LDF DPDs and section 16 of the NPPF."

Fenestration detailing has been kept to a minimum with only one rooflight proposed in the SW elevation and two windows on the rear elevation of the dwelling. The north-east elevation has two full height windows which look out into the open countryside and these will be largely invisible from the public realm. In addition to this the glazing details on the SE elevation have been designed to emulate the traditional features of the building and as such will not unduly impact the character of the building or surrounding area.

Turning now to the impact on the character of the countryside I have discussed with the agent the possibility of utilizing the existing access of Home Farm to the south of the proposed dwelling so as to lessen the impact on the countryside and negate the loss of two trees on the NE boundary. The agent has advised that utilizing this access would cause other issues such as the impact on the existing tenant of the neighbouring property (in terms of amenity and general disturbance). The proposed access will be taken through the existing residential access serving The Mews properties to the NE and this will create much less impact on existing occupiers. As a result of this two trees are proposed to be lost and whilst this will impact the appearance of the area, the arboricultural report states that their removal will have a minor loss of visual amenity at the site in the short term. However, the amenity value the trees currently provide can be replaced with new landscape plantings at the site, particularly at the site's north eastern corner. Further discussion relating to the ecological impact of the development can be read below.

In addition I have considered the impact that extending this building towards the north, into the open countryside will have and can conclude that this extension is on the cusp of acceptability for what would normally be allowed in this setting. The extension has been positioned on the northern elevation so as to minimise the impact on the adjacent listed building and to ensure it is largely invisible from the public realm. This is considered to be a benefit from a conservation perspective in terms of impact on the setting of the listed building and as such I weigh this in the balance of extending out further into land that rolls out on to agricultural fields. The post and rail fence currently in situ will be repositioned to follow the side elevation line for the new extension and will be approx. 7.6 m away from the post and wire fence that separates the agricultural land from the dwelling (the post and rail fence will be approx. 21.8 m long E-W). This strip of land that is currently in existence is 14 m wide vegetated strip, I consider that the erosion of this by approx. 6 m would not unduly impact the character of the open countryside. To mitigate any further unrestricted impact on the open countryside I consider it reasonable to restrict the permitted development rights of the new dwelling.

The extension will be read against the backdrop of the existing building and does not exceed the existing built form within the wider area that is further north than the proposed extension. To this end I am satisfied that the natural barrier created by the agricultural land and vegetation barrier to the north, together with the boundary separation, heritage benefit and sympathetic design will mean that the impact of this extension would be minimal and the proposal would not result in an

erosion of the open countryside in accordance with DM8.

Overall subject to conditions, I consider the proposal to be acceptable from a design perspective and would not result in any adverse impact upon visual amenity or the setting of heritage assets in accordance with Spatial Policy 3 and Core Policies 9 and 14 of the Core Strategy in addition to Policies DM5, DM8 and DM9 of the DPD.

Impact on Highways Network

Policy DM5 is explicit in stating that provision should be made for safe and inclusive access to new development whilst Spatial Policy 7 encourages proposals which place an emphasis on non-car modes as a means of access to services and facilities.

In terms of access to services; there are no facilities to cater for daily needs within Winkburn with the closest sustainable settlement to Winkburn being Southwell which is approximately 6km to the south of the village. The village benefits from infrequent transport links (with only the daily service offer by the 330 to Newark). The next closest bus stop being is within the settlement of Hockerton approximately 3.5km away (approximately a 40 minute walk based on 5km/hr).

The closest primary school to the site is Kirklington primary school approximately 5km to the south west and the closest secondary school The Minster School in Southwell approximately 6km. The site would be situated within a location which would have no ready access to local services and little access to the Newark Urban Area, Services Centres or Principal Villages unless private vehicle is employed. This would not be uncommon with other, more sustainable settlements.

There are several villages within a 3km radius that could provide some local services, such as public houses and village halls. As detailed above, it is unlikely that the occupiers of the new dwelling would use public transport, instead employing a private car to travel to amenities which is not encouraged by Spatial Policy 7.

Notwithstanding this, in terms of safety, the Highways Authority have raised no objection to the proposal stating that "This proposal is not expected to have a significant impact on the public highway, therefore, there are no highway objections". The proposed site plan demonstrates that there would be sufficient space for the parking and turning of vehicles on the site and access is to be taken from an existing access route to the highway to the NE.

On the basis of the above, notwithstanding the dependency on the private car, I am of the view that the scheme accords with the identified policies with regards to highway safety in accordance with SP7.

Impact on Residential Amenity

Policy DM5 of the Council's DPD requires new development to respect the amenities of the surrounding land uses to ensure that there is no adverse impact by virtue of overshadowing, overlooking or overbearing issues.

The closest neighbouring dwelling is Home Farm which is approx. 26 m to the SW of the side

elevation of the existing cart-shed and Dilliner Cottage which is also approx. 32 m SW of the building. Other residential properties on The Mews are in excess of 37 m SE from the front elevation of the new dwelling all of which are separated by the extensive tree line that surrounds the application site, particularly along the SW/SE boundaries.

The proposal is mainly to convert an existing building into a residential dwelling with an extension proposed on the NE elevation which is separated from any neighbouring property by the main body of the existing building. Given the positioning of the extension, aforementioned separation distances and boundary treatment I am satisfied that there will be no impact on neighbouring amenity through overshadowing or overbearing in accordance with DM5.

Similarly, turning to overlooking I note that windows are proposed in the NW rear, SE front and NE side elevations. Windows in the NE elevation will look out onto the agricultural fields to the north, to the NW the windows and patio doors will look out onto the private amenity space for the dwelling which will be bound by an approx. 1 m post and wire fence – I note that there is no dwelling at the same positioning as the cart shed to the NW as properties are all positioned some 15+ m SW close to the highway, Main Street. In addition to this, the windows proposed in the SE front elevation will be in excess of 35 m from the nearest dwelling and would be separated by the tree line along the boundary. As such, I am satisfied that the proposal would not have an adverse impact upon neighbouring properties.

Overall, I am of the view that in principle the proposal would not have any adverse impact on the amenity of neighbouring properties. This is in accordance with Policy DM5 and the NPPF.

Impact on Ecology and Trees

Core Policy 12 of the Core Strategy seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. To support the application a Preliminary Ecological Appraisal has been submitted along with an updated Protected Species Report including Bat Emergence and Re-entry Surveys and an Arboricultural Report.

Birds

The vegetation and building on site have been identified as being suitable for use by breeding birds. Given their protection, development must be sympathetic to the value of this habitat and potential impacts on breeding birds, their eggs, nests and young. The recommendation is that any vegetation clearance should take place outside of the breeding period of March-September. The survey also suggests that bird boxes should be installed on the wall of the eastern or northern elevations of the dwelling to cater for birds on site, it is considered appropriate to secure this element via condition.

Bats

The preliminary survey identified that bat droppings were present within the building on site and it was concluded that the building had a high potential for roosting bats requiring the need for three additional presence/absence surveys. The follow up dusk emergence and dawn re-entry bat

surveys confirmed that there were four bat day roosts within the building. Three common pipistrelle day roosts were identified supporting 1 individual on each occasion, and a single brown long-eared roost was identified within the ridge beam supporting a peak count of three individuals. Two of the three common pipistrelle roosts were located on the south western elevation within the stonework, and under the fascia board, and the third roost was identified within the ridge beam in close proximity to the brown long-eared day roost was also located within the centre of the ridge beam on the interior of the building.

The roosts were considered to be day roosts on account of the low numbers of individuals recorded during the survey period of July and August 2018. Furthermore, the roosting feature being used by the bats was considered unlikely to support larger colonies. Foraging activity was considered to be low also – the works proposed would result in the destruction of a known bat roost, as such a Natural England European Protected Species (EPS) development license is required in order to proceed with the development works, this must be secured prior to the commencement of development which will be controlled via condition.

Local Planning Authorities are required to consider the likelihood of a licence being granted when determining a planning application and should have in mind the three tests set out in Regulation 53 of the Habitats Regulations, namely:

- i. The consented operation must be for “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”; and
- ii. There must be “no satisfactory alternative”; and
- iii. The action authorised “will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range

In terms of the first of these tests relating to overriding public interest I am mindful that due to the small scale nature of the proposal the public benefits are limited. However, the proposal does promote the opportunity to utilise a currently vacant listed building thus contributing towards the available housing stock within the district. If the current proposal was resisted there is potential that the building would remain unused and fall into further disrepair, with potential loss of the designated heritage asset.

In order for a European Protected Species Licence to be approved by Natural England it must be demonstrated that proposals will minimise any potential impacts upon roosting bats and that the favourable conservation status of bat species is met. To ensure this is the case a mitigation plan has been created and can be found at Table 1, Page 22 of the Bat Emergence and Re-entry Survey. To support the Natural England Development License & Method Statement the following mitigation works are advised to be included which should take place between April/March or October/November to ensure bats are not disturbed:

1. Installation of temporary bat boxes – 2 no. 2FN Schwegler Bat Boxes to be positioned on nearby scattered trees.

2. Capture exercise during soft stripping of roofing features - Bat roosting features should be soft stripped under the supervision of the Named Ecologist. Should bats be encountered during soft stripping then they will be captured by hand and relocated to pre-installed temporary bat boxes. Temporary bat boxes to remain in place during all building works.
3. Creation of compensatory habitat – a permanent compensatory bat roosting habitat to comprise an integrated bat box on the southern elevation of the building is to be installed along with a panel-style roost which is to be installed into the apex of the roof. A space with an approximate height of 1 metre extending the length of the building is recommended to be created and separated from the residential conversation. Ridge tile access points are to be made on the building on the south-eastern elevation of the ridge allowing access under the ridge to facilitate use of the existing roosting location. The bat mitigation / compensation features are to be installed during construction works, but access points will be restricted until construction has been completed.

The roof will need to be lined with Type 1 Bitumen felt - at approximately two metre intervals along the ridge beam, the bitumen roof felt should have 30 x 100mm slots cut out beside the ridge boards, so that bats can access the underside of the ridge tiles.

As a result of the low conservation significance of the roost a requirement for post construction is not considered necessary.

Given that bats are highly mobile and can change roost sites throughout the year and from season to season, if the demolition of the site does not begin within twelve months of this initial survey it will be necessary to conduct a re-survey to determine if the characteristics of the roosts on site have changed.

Subject to the mitigation and compensation measures being secured by planning condition, it is considered that the favourable conservation status of the bats would be maintained in this instance in accordance with the aims of Core Policy 12.

In addition, the ecology survey gives a number of recommendations relating to birds, bats, newts, badgers and reptiles which can be controlled via condition, as such I am satisfied that the proposal would accord with the aims of CP12 in respect of impact on the ecology of the site.

Trees

Turning now to trees, I note that within the site there are a number of attractive trees and vegetation – these trees are considered to contribute positively to the character of the area and whilst these trees are not protected by tree preservation orders it is important that all development does not adversely impact the surrounding character and remove ecological features unnecessarily and that construction is carried out proactively to protect surrounding trees.

To support the application an Arboricultural Survey has been submitted and reviewed by our Tree Officer – I note that the Tree Impacts and Protection Plan at Appendix 6 shows a different extension design that has since been revised following discussions with the conservation officer –

this plan, whilst different from that considered as part of this application adequately considers the impact the development would have on the trees on site, especially as the extension is proposed on the part of the site that is devoid of trees.

From assessing the new development proposals, 2 trees will require removal as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable. The trees that require removal are the Ash T1 and Beech T2. The survey concludes that both trees are in good overall condition and their removal will have a minor loss of visual amenity at the site in the short term. However, the amenity value the trees currently provide can be replaced with new landscape plantings at the site, particularly at the site's north eastern corner.

In addition to the tree removals required to facilitate the development, the survey recommends to remove the Holly T16 and Elder T18 regardless of development at the site as they are currently situated unsuitably close to the existing barn structure. Section 4.3 of the report discusses the construction techniques that need to be adhered to to ensure the protection of retained trees on site which is considered to be appropriate to attach via condition.

As such, as long as the development is carried out in accordance with the recommendations within the Tree Report dated March 2018 and subject to the conditions suggested by the tree officer, I am of the view that the proposal development and protection measures have consideration to the trees within the site and therefore do not envisage any detrimental implications.

On the basis of the surveys submitted and technical guidance, I am satisfied that the proposal, if all mitigation and compensation methods are adhered to, is unlikely to have any detrimental impact upon ecology or significant impact upon trees.

CIL

The proposed development has been assessed and it is the Council's view that there is adequate proof that (all or part) of the existing building has been in a lawful use for a continuous period of 6 months within the past three years. This floorspace can therefore be counted towards CIL deduction and as such CIL is not payable on the conversion of the outbuilding, however, the additional new floor space created as part of this proposal, which is 37.6 m² is chargeable at £100 per m² given the site is located within the Housing Very High Zone within the district. If the conversion of the building was proposed without an extension there would be no charge on the development, however, there is proposed to be an increase in floor space associated with the creation of a new residential unit and as such a net increase in residential floorspace - therefore the CIL charge on the development is: £4,328.06.

Conclusion

The proposal offers the opportunity to bring a designated heritage asset into a formal residential use through a suitably designed approach. This in itself will aide towards the delivery of housing stock within the district. I am conscious that there are potential issues with the proposal, notably the impact upon the open countryside; however in attaching weight to the heritage benefits of the

proposal and securing the re-use of a curtilage listed asset I am satisfied that these elements would not detract from the acceptability of the proposal. As such I see no justification to resist the proposal and recommended that planning permission is granted subject to the conditions outlined below.

RECOMMENDATION

That full planning permission is approved subject to the conditions and reasons shown below.

Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans reference:

Location Plan – 01E - (11.7.18)

Proposed Floor Plans and Elevations and Site Plan – 03C - (11.7.18)

unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

No development shall be commenced until the detailed specification and a brick/stone sample panel showing brick/stone, bond, mortar and pointing technique have been provided on site for inspection and agreed in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To preserve the special architectural and historic interest of the listed building.

04

The development hereby permitted shall be constructed using the materials confirmed in the email received 7th September 2018 from Mr George Machin, agent, namely the use of:

- Roof materials are to be William Blythe BARCO roof tiles

unless otherwise agreed in writing by the local planning authority.

Reason: To preserve the special architectural and historic interest of the listed building.

05

No development shall be commenced until details (and samples upon request) of the materials identified below have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Oak Cladding

Windows and Doors including Rooflights

Reason: In order to safeguard the special architectural or historical appearance of the listed building.

06

No development shall be commenced until details of the extent of the re-pointing of the building, have been submitted to and agreed in writing by the local planning authority. The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the special architectural and historic interest of the building.

07

No development shall be commenced until details of the mortar to be used for re-pointing (including materials and ratios, colour, texture and pointing finish) shall be submitted to and agreed in writing by the local planning authority. The development shall thereafter be carried out in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the special architectural and historic interest of the building.

08

No development shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. Development shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

External windows including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars.

Treatment of window and door heads and cills

Oak Cladding below the windows

Verges and eaves

Rainwater goods

Extractor vents

Flues

Meter boxes

Airbricks

Soil and vent pipes

Reason: In order to safeguard the special architectural or historical appearance of the building.

09

In relation to the above condition relating to window details, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason: To preserve the special architectural and historic interest of the listed building.

10

Dentil fillers shall not be used on any pantile roof at the ridge.

Reason: To preserve the special architectural and historic interest of the listed building.

11

Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building.

12

No part of the development shall be brought into use until details of all the boundary treatments proposed for the site including types, height, design and materials, have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the occupation of the dwelling and shall then be retained in full for a minimum period of 5 years unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential and visual amenity.

13

No works or development shall take place until a scheme for protection of the retained trees/hedgerows has been agreed in writing with the District Planning Authority. This scheme shall

include:

- a) A plan showing details and positions of the ground protection areas.
- b) Details and position of protection barriers.
- c) Details and position of underground service runs and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
- d) Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, surfacing).
- e) Details of working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f) Details of working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g) Details of any scaffolding erection within the root protection areas
- h) Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

14

All works/development shall be carried out in full accordance with the approved tree/hedgerow protection scheme.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

15

The following activities must not be carried out under any circumstances.

- a) No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
- b) No equipment, signage, fencing etc. shall be attached to or be supported by any retained tree on or adjacent to the application site,
- c) No temporary access within designated root protection areas without the prior written

approval of the District Planning Authority.

- d) No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
- e) No soak-aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f) No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g) No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- h) No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

16

No works or development shall take place until the District Planning Authority has approved in writing the full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards.

Reason: In the interests of visual amenity and biodiversity.

17

The approved landscaping scheme shall be carried out within 6 months of the first occupation of any building or completion of the development, whichever is soonest, unless otherwise agreed in writing with the District Planning Authority. If within a period of 7 years from the date of planting any tree, shrub, hedgerow or replacement is removed, uprooted, destroyed or dies then another of the same species and size of the original shall be planted at the same place. Variations may only be planted on written consent of the District Planning Authority.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

18

The development hereby approved shall be undertaken in strict accordance with the tree protection measures outlined in section 4.3 of the Arboricultural Report at: 'North View', Winkburn. Reference: AWA2137 prepared by AWA Tree Consultants dated March 2018, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

19

No trees, shrubs or hedges within the site which are shown as being retained within the Tree Impacts and Protection Plan within the Arboricultural Report (dated March 2018) and produced by AWA Tree Consultants shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior consent in writing of the local planning authority.

Reason: To ensure the existing trees, shrubs and or hedges are retained and thereafter properly maintained, in the interests of visual amenity and biodiversity.

20

No building works should be undertaken during the bird nesting period (1st March to 31st August inclusive) unless a competent ecologist has undertaken a careful detailed check of the building for active birds' nests immediately before any works to the building is undertaken.

Reason: To ensure that adequate provision is made for the protection of nesting birds on site.

21

The development hereby approved shall be undertaken in strict accordance with Survey Recommendations outlined at Section 7 of the Preliminary Ecological Appraisal at: North View, Winkburn. Reference: BG18.151 prepared by Brindle & Green Ecological Consultants dated March 2018 submitted in support of this application unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that wildlife and habitats are retained are protected, in the interests of nature conservation.

22

No building on site shall be occupied until details of bird nesting box as requested by Section 7 of the Preliminary Ecological Appraisal at: North View, Winkburn. Reference: BG18.151 prepared by Brindle & Green Ecological Consultants dated March 2018 has been submitted to and approved in writing by the local planning authority. The nest box shall then be installed, prior to occupation, in accordance with the approved details and retained thereafter for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of maintain and enhancing biodiversity.

23

The development hereby approved shall be undertaken in strict accordance with Survey Recommendations outlined at Table 1, Section 7 of the Protected Species Report - Bat Emergence and Re-entry Survey at: North View, Winkburn. Reference: BG18.151.1 prepared by Brindle &

Green Ecological Consultants dated August 2018 submitted in support of this application unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that wildlife and habitats are retained are protected, in the interests of nature conservation.

24

No development shall take place until such time as an appropriate Bat Mitigation Strategy (BMS) (that builds upon that already submitted) has been submitted to and approved in writing by the Local Planning Authority. The approved BMS shall be implemented in full prior to any development (including demolition) taking place on site and shall be retained on site for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority. The BMS shall include:

- Details of compensatory bat boxes/roost features to be installed on site and other compensatory features (such as roof voids etc), including their design, quantum and precise positions including the height and timings of installation;
- A methodology of soft demolition of the loft space and weatherboarding
- Details of any external lighting which shall be designed so as not impact the installed bat features or bat foraging around the site.

Reason: In order to afford appropriate protection to bats that occupy the existing building on site in line with Policies DM7, CP12 and the NPPF.

25

Prior to the commencement of development, a detailed methodology shall be submitted to and approved in writing by the District Planning Authority. This shall include a full schedule of works which comprehensively addresses the conversion of the outbuilding to residential use.

Reason: To safeguard the special architectural and historic interest of the listed building.

26

No building on site shall be occupied until details of bat roosting boxes have been submitted to and approved in writing by the local planning authority. The roosting boxes shall then be installed, prior to occupation, in accordance with the approved details and retained thereafter for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of maintain and enhancing biodiversity.

27

Notwithstanding the provisions of the Town and County Planning (General Permitted Development) (England) Order 2015, other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:
Class A - enlargement, improvement or other alteration of a dwellinghouse

Class B - additions etc to the roof of a dwellinghouse

Class C - other alterations to the roof of a dwellinghouse

Class D - porches

Class E - buildings etc incidental to the enjoyment of a dwellinghouse

Class F - hard surfaces incidental to the enjoyment of a dwellinghouse

Class G - chimneys, flues etc on a dwellinghouse

Class H - microwave antenna on a dwellinghouse

Or Schedule 2, Part 2:

Class A - gates, fences, walls etc

Or Schedule 2, Part 14:

Class A - installation or alteration etc of solar equipment on domestic premises

Class B - installation or alteration etc of stand along solar equipment on domestic premises

Class H - installation or alteration etc of wind turbine on domestic premises

Class I - installation or alteration etc of stand-alone wind turbine on domestic premises

Reason: In the interests of visual amenity and in order to preserve the setting of the nearby heritage assets and impact upon the open countryside.

Notes to Applicant

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Community Infrastructure Levy

			A	B	C	
Dev Types (use class)	Proposed floorspace (GIA in Sq. M)	Less Existing (Demolition or Change of Use) (GIA in Sq. M) Includes % splits	Net Area (GIA in Sq. M)	CIL Rate	Indexatio n at date of permissi on	CIL Charge
Residential	37.6		37.6	100	320	£4,328.06
Totals						£4,328.06

02

This application includes the conversion of a farm building to residential use and there lies the potential for this to have been used for a variety of activities. It would depend on what specific activities have been carried out to consider the implications, if any, for contamination of the site.

The applicant/developer will need to have a contingency plan should the construction/conversion phase reveal any contamination, which must be notified to the Pollution Team in Environmental Health at Newark and Sherwood District Council on (01636) 650000.

03

As part of the consideration of access to and use of the building, with particular reference to access and facilities for all people including disabled people, it is recommended that the developer's attention be drawn to Approved Document M of the Building Regulations which contains useful information in this regard. The requirements of occupants can change as a result of illness, accident such as sports injury for example, disability or ageing giving rise to reduced mobility or increasing sensory loss. In order to meet these changing requirements, homes need to be accessible to residents and visitors' alike as well as meeting residents' changing needs, both temporary and longer term. Similarly, inclusive access improves general manoeuvrability for all including access for those with push chairs and baby buggies as well as disabled people etc.

To this end, it is recommended that inclusive access to, into and around the proposal be carefully examined from the edge of the site and any car parking together with provision of suitable accessible facilities and features, and that consideration be given their incorporation as far as is reasonably practicable to ensure that the proposal is equally convenient to access and use. It is recommended that the developer make separate enquiry regarding Building Regulations matters.

04

This application has been the subject of pre-application discussions and has been approved in accordance with that advice. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in

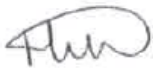

accordance with Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

05

All bat species are protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994. This legislation makes it illegal to intentionally or recklessly kill, injure or disturb any bat, or destroy their breeding places. If bats are disturbed during the proposed works, the legislation requires that work must be suspended and Natural England notified so that appropriate advice can be given to prevent the bats being harmed. Natural England can be contacted on (tel: 0300 060 3900).

06

For the avoidance of doubt this consent should be read in conjunction with Listed Building Consent 18/01321/LBC.

Officer		Manager	
Date	11.9.18	Date	11.9.18

In signing the above I have checked that the conditions and reasons shown within the report match those within the back office UNIFORM system.