

From: [Bayliss, Gillian](#)
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Bluebell Barn, Oakamoor

The property is a converted stone/brick field barn located in the Oakamoor Conservation Area. The building is prominent in the area, visible from Church Bank and when viewed from Churnet View Road it is read as part of a cluster of buildings on the hillside next to the Listed former police station and Holy Trinity Church. The barn is a simple, rectangular stable with hay store above and the conversion allowed the construction of an extension on the eastern gable following its linear form. The building contributes to the character and appearance of the Conservation Area and forms part of the setting of nearby Listed Buildings.

The Council's adopted guidance on the conversion of rural buildings requires conversions to work within the shell of the existing building and extensions discouraged. This property has already received a sizeable extension but it has allowed the agricultural character of the building to be retained and it compliments the form and proportions of the original barn.

The application seeks a further extension to the barn which will be large in relation to the size and proportions of the original barn and introduce a side extension which will disrupt the linear form. The size of the extension will be more than half of the footprint of the original barn and of a width that is greater than the original gable. It will dominate the property, will conceal historic stone walling and breach the eaves. The design, proportion and siting fail to relate to the agricultural character of the building and will be visually harmful. The extension will be visible from Church Bank.

The application has been reported to Conservation Liaison Panel who objected to the scheme.

Harmful to the character and appearance of the Oakamoor Conservation Area and setting of adjoining Listed Buildings (less than substantial).

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