

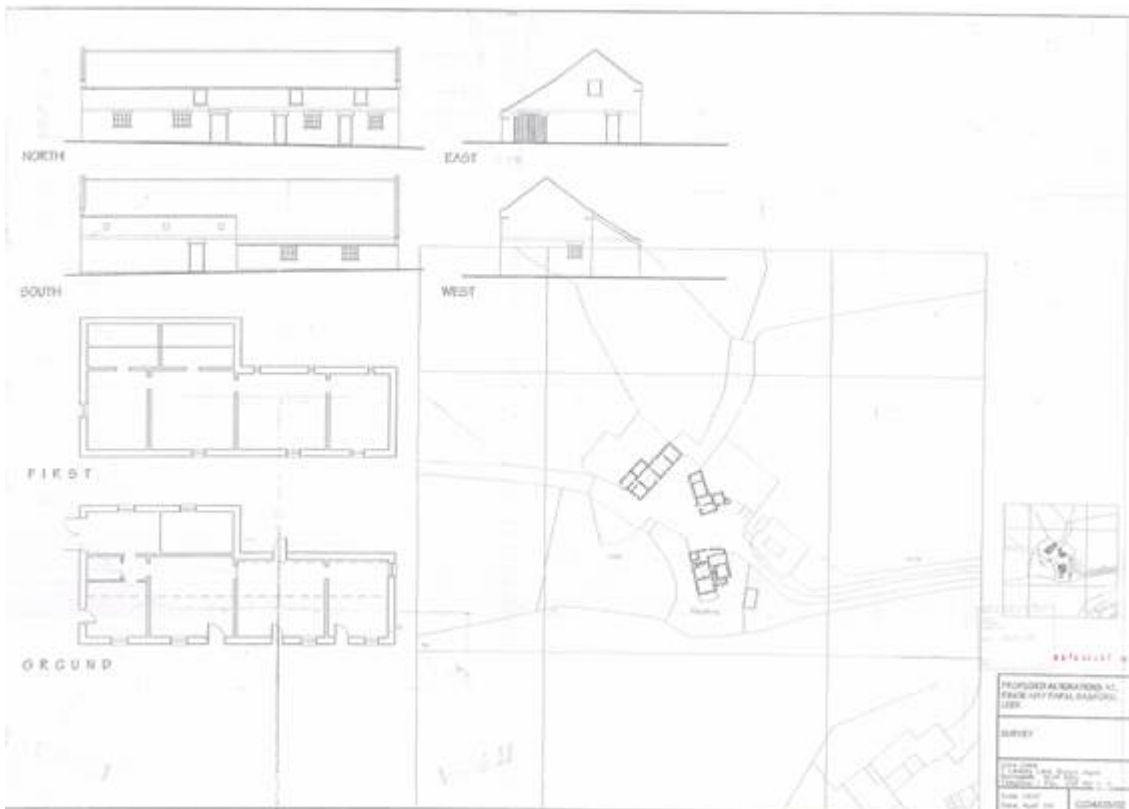
From: Bayliss, Gillian
Sent: 26 July 2021 14:54
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Categories:

The Barn, Ringe Hay

The barn was converted into two holiday cottages in 2005. The barn is a good example of a Moorland's cow shed with hay store on the first floor, with cart store under a cat-slide roof at the rear. It is of simple form with openings reflecting the historic function of the building. The farmstead is identified in the Historic Environment Record as an isolated, dispersed farmstead with its outbuildings laid out along a routeway (referred to as a 'driftway' plan). The farmstead had been established by at least the early 19th century and appears to survive relatively unaltered. The Moorlands is recognised as having a significant collection of early farmsteads, dating to the 19th century, which are largely unaltered. I would regard this farmstead as being a non-designated heritage asset.

A plan of the building prior to conversion is below. Although now converted it remains a good example of its type. Its simple form and retention of original openings are an important part of its significance.



The application proposes the addition of a single storey extension on the gable end sitting in front of the cart entry. Two rooflights are proposed in the extension facing the garden elevation, and a further two rooflights in the main building to serve the dining room.

The application should be assessed against the Council's Design Guidance, specific guidance on Converting Rural Buildings, and the Staffordshire Moorlands Farmstead Assessment Framework. The conversion guidance states that 'Conversions should be within the shell of the building. Extensions will be discouraged; where essential they should be small and unobtrusive and reflect the proportions of the main building' (page 3.4). The guiding principle is that the character of the original building should be retained and conserved for the future, and the building should still

look like a barn when converted – and not like a house. Any alterations should respect the buildings scale, proportions and special features should be retained and any alterations made within the constraints imposed by the building. If an extension is needed then the resultant change to the building's character is likely to be significant.

Firstly we have no floorplan to show the existing layout of the building to be able to assess the current arrangement and why there is a need for the extension. The principle of an extension is therefore contentious given the overriding policy guidance which aims to limit conversions to be within the existing shell of the building.

Secondly, the location of the extension, its appearance and proportion are harmful to form and character – its proportions are low and squat, it masks the distinctive cart entry, and it disrupts the simple form of the building. It has a very domestic appearance which harms agricultural character.

Rooflights are rarely found on barns and should be avoided where possible. The dining room already is served by a window

If the principle of the extension is acceptable then this is the wrong location and design. Harmful to a non-designated heritage asset.

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI

[Senior Conservation Officer](#)

[Staffordshire Moorlands District Council & High Peak Borough Council](#)

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