

DELEGATED DECISION REPORT

SMD/2022/0369 & SMD/2022/0390(LB C) Valid 14/09/2022	SEXTON FARM DOG LANE IPSTONES EDGE IPSTONES	CONVERSION AND ALTERATION OF AGRICULTURAL SHIPPON TO PROVIDE RESIDENTIAL ANNEX. (FULL - MINOR) & (LISTED BUILDING CONSENT)
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MAIN ISSUES

- Impact on the designated Heritage Asset
- Impact on the Character and Appearance of the Area

The primary duty of the planning authority when considering whether to grant listed building consent for any works is contained in the P(LBCA)A 1990 s.16. They must “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).

This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. 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.

Substantial harm to or loss of a grade II listed building should be exceptional.

DESCRIPTION OF SITE

The application site lies within the rural area and comprises an existing Grade II Listed farmhouse and attached range of part single storey, part two storey former agricultural buildings that have, in the main, been converted to residential use under applications SMD/2013/0429 and SMD/2013/0436 (the approved scheme having not yet been fully implemented). The site occupies a relatively isolated position in relation to surrounding development, with open fields extending to the west, north and east. Dog Lane lies at a higher level to the application site and encloses the southern boundary of the site. The closest neighbouring property is Hillside which lies approximately 66 metres from the southern boundary of the site, and 107 metres from the part of the building proposed for conversion under this application.

The part of the building proposed for conversion to residential use comprises a former agricultural shippon which is attached to the western end of the adjacent farmhouse

(Grade II Listed Building). The application proposes the conversion and alteration of the shippon to a residential annex comprising of a living room, kitchen, bedroom and shower room.

The heritage asset affected and forming the subject of the application is the Grade II listed Sexton Farmhouse, which was first listed on 15/12/1986. The list description, which is a very basic one, is as follows:

“Farmhouse. Early C18, altered late C19. Coursed dressed and squared stone; tiled roof; verge parapet with pitched coping to right; brick end stack to right and massive ridge stack to left of centre. 2-storey, 3-window front; two 2-light block mullioned casements to right and casements to left end; projecting gabled single-storey addition to left of centre contains entrance on left side.”

PROPOSAL

As part of the conversion works it is proposed to modify two existing doors to provide full height windows to provide natural light to the internal accommodation. Those works are part retrospective. The annex is to be occupied by the applicant's father in law and mother-in-law the former of whom requires 24 hour care. The annex will share its vehicular access, parking area, amenity space and service connections with the host dwellinghouse and will remain in the same ownership.

South elevation

Barn store door remains. Above the original/existing stone steps a blocked door would be reinstated as an opening with slim vertical window without disturbing stone lintel.

East elevation

Small conservation rooflight set into existing roof slope. Existing window installations approved under 2013 consents remain and are retained. A barn door detailed on the 2013 consent to be provided in cart opening has already been replaced/installed as full height glazing with central patio door.

West elevation

Small window to be removed and reused on north elevation. New opening created with glazed patio doors in the small section of brick infill.

North elevation

Small high level window opening introduced with relocated casement

Floor layout

Position of existing cow boskin adjusted. New timber staircase with joists trimmed. New internal doors through stone wall between dining and kitchen and between lobby and living room. To provide a galleried mezzanine at first floor above living room-existing queen post truss not disturbed

Planning permission and listed building consent were granted under applications SMD/2013/0429 and SMD/2013/0436 for the renovation of the existing grade II listed farmhouse on the site, along with the rebuilding and conversion of a former agricultural building attached to the farmhouse to residential use, including the section of building that is now proposed for conversion to an annex. That part of the building has been shown to be used for storage under the approved scheme. The above permissions

have since been implemented, but works are yet to be completed insofar as they relate to the part of the building now proposed for conversion.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC2 Historic Environment
DC3 Landscape Character
NE1 Biodiversity
T1 Development and Sustainable Transport

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

13/00358/FUL (13/00359/LBC) Rebuilding and conversion of demolished Grade II listed barn adjoining Grade II listed farmhouse, together with renovation works to dwelling. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 1.11.2022
Neighbour consultation period ends: 1.11.2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Ipstones Parish Council: In favour of the proposal

Staffordshire County Council Highways

No Comment the development does not affect the highway

Historic England

No Comment

OFFICER COMMENTS

Principle of Development

For the purposes of the Staffordshire Moorlands Local Plan the site is outside of the defined 'larger village' area of Ipstones and within an 'other rural area', here Local Plan strategy SS10 applies. The site occupies a location within otherwise 'open'

countryside, it is in a relatively isolated location in the countryside. In these circumstances strategy SS10 of the Local Plan supports housing development in only specific cases, one such case is where an existing rural building can be converted in accordance with Policy H1 which requires the rural building to be suitable and worthy in physical, architectural and character terms for conversion. In this case the building provides an adjoining stone shippon which has already undergone some domestic alteration to provide household store under a previous permission and consent. It is structurally substantial and has heritage significance as part of the Grade II listed building. In these regards the building meets those tests of suitability and worthiness and the proposed annex use for a family member is strategy compliant and non-controversial as a means of providing additional household accommodation within the planning unit.

Design and Impact on Character and Appearance of the Area

The Staffordshire Moorlands Design Guide SPD sets out guidance in respect of the conversion of existing buildings and states that the guiding principle for any conversion should be that the character of the original building and its setting is respected and retained. This means that in most cases the barn should afterwards look like a converted barn, and not like a new house.

The proposed development embraces the above guidance, adopting a sensitive approach to the conversion of the building, which retains its existing external appearance, preserves its internal layout, and avoids the creation of any new openings. The only external alterations proposed to the building are the insertion of two full height windows within existing openings on the southern and eastern elevations of the building. The provision of these full height openings will not require any alterations to the size of the original openings, and the windows are to be recessed into the elevations by 50mm in accordance with the recommendations of the Design Guide SPD.

Owing to the ancillary nature of the proposed development, no alterations to the existing site layout are required, and consequently the development will not give rise to any adverse impact to the wider character and appearance of the surrounding area. The proposed development is therefore in accordance with the requirements of policies SS10, DC1 and DC3 of the Local Plan.

Heritage Impact

The application is accompanied by a Heritage Statement prepared by Philip Heath (Heritage Consultant) which concludes that the value of the buildings lies in its grouping with the house to form a traditional farmstead layout, and the complementary nature of the agricultural elevations, with a limited number of openings to underline its non-domestic status.

In terms of the proposals themselves, the Heritage Statement concludes that good use is made of existing openings, and the few alterations proposed involve the opening up of old openings and the provision of a single rooflight, which will not harm significance. The insertion of the proposed first floor accommodation is not deemed to be contentious as the building has evidently had a first floor previously and the roof structures will be unaffected. The Heritage Statement also notes that subdivision of

the external areas around the building will not be required as the accommodation is to remain tied to the existing dwelling.

The overall conclusion of the Heritage Statement is that the proposals will preserve the special architectural and historic interest of the farmstead as a whole and the small contribution that the application buildings make to it. It might be considered that a small degree of 'less than substantial harm' would arise, this would only be very modest, and would be outweighed by the public benefits of repairing and reusing a vacant and redundant building. The proposed development is considered to accord with the provisions of policy DC2 of the Local Plan and relevant guidance within the NPPF.

Biodiversity

The application is accompanied by a bat and bird survey prepared by Tamworth Property Services. The report confirms that there is no evidence of bats using the building as a place of shelter, and no roosting opportunities either. The report nevertheless notes the presence of existing crevices in the stone walls which are recommended be retained. The survey also notes that there is access under the existing ridge tiles, but these will not be affected by the proposed change of use to an annex as no works are proposed to the roof of the building.

The Bat and Bird Survey recommends that a new bat roosting opportunity be created under the ridge tiles on the northern part of the building in order to secure a net gain to biodiversity. The applicant is agreeable to implementing such mitigation, and in doing so the development will meet the requirements of policy NE1 of the Local Plan and the relevant guidance within the NPPF.

CONCLUSION / PLANNING BALANCE

The Planning Permission and Listed Building Consent should be granted to provide a family or household residential annexe within the planning unit. The sensitive building alterations proposed would be SPD and Local Plan Policy compliant, and they would not harm the historic significance of the Grade II listed building.

OFFICER RECOMMENDATION : APPROVE PLANNING AND LBC

Case Officer: Ben Hurst

Recommendation Date: 9TH November 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council