

DELEGATED DECISION REPORT

**SMD/2024/0519
(FULL) AND
SMD/2024/0513
(LBC)**

**IVY HOUSE FARM
ROWNALL ROAD
WETLEY ROCKS**

Valid 14/01/2025

**APPLICATION FOR
VARIATION OF CONDITION 2
IN RELATION TO
APPLICATION SMD/2017/0701
AND 0702
(FULL - MINOR)**

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The Impact on the character and appearance of a listed building and the setting of listed buildings
- The impact on the overall character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The application site lies about a mile to the north-west of Wetley Rocks village and comprises part of a farm on the west side of Rownall Road, a country lane which provides an access to site via a short hard-surfaced track. The site comprises a traditional stone long barn which is Grade II listed and has been converted into two dwellings, with works appearing to have commenced. Immediately to the north of this is a concrete blockwork and metal-sheet roof stables building. The farm also includes other buildings which are outside of the application site. This includes a Grade II listed stone traditional farmhouse to the east of the stone barn and close to the farm access. To the north of the site lies two large modern portal-framed farm buildings. The farmhouse and buildings appear to be outside of the ownership of the application site but historically would have all been within the same ownership which also includes, further to the south, traditional stone farm buildings including listed barns and the listed Rownall Farmhouse and a row of cottages. To the south of those is a large pond next to the road and a further large modern portal framed farm building. The groups of buildings are surrounded by open land within the same farm ownership except for the open farmland to the east side of Rownall Road. The site is in the Green Belt.

PROPOSAL

This is a full planning application and Listed Building Consent application for alterations undertaken to the Grade II listed long-barn, which differ with previously approved conversion plans. A full planning permission and Listed Building Consent application, submitted in 2017, were approved on 30th June 2022 for the conversion of the long barn into two dwellings, the demolition of two modern agricultural buildings and the erection of a detached garage. The barn conversion appears to be underway and the two modern barns have been demolished but work does not

appear to have started on the garage. However, the following alterations have been made to the barn conversion which were not in accordance with the plans approved in June 2022, as follows:

1. Removal of a first- floor window above the cart door entrance and installation of 2 extra rooflights in its place (north elevation).
2. Installation of a new doorway to the south elevation.

These works are therefore unauthorised and the purpose of the new applications is to gain retrospective approval for the scheme undertaken as altered and to regularise those works.

Condition 2 of the planning permission and Listed Building Consent lists the drawings that the development must be carried out in accordance with. The two new applications are "Variation of Condition" applications which seek to vary the conditions to refer to the new amended drawings submitted and remove the superseded drawings.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 Historic Environment

National Planning Policy Framework (NPPF)(Feb 2025)

Sections 12 (Design), 13 (Green Belt) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0701 and 0702: Retrospective rebuilding of barn, conversion into two dwellings, erection of detached garage and demolition of two agricultural buildings. Full planning permission and LBC granted on 30.6.22.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/02/2025
Neighbour consultation period ends: 25/02/2025
Press Advert: 30.1.25

Public Comments

Two letters of objection have been received from local residents who considers the alterations harm the appearance of the barn and that the additional south-facing door

is harmful to the residential amenities of the dwellings to the south including Rownall farmhouse.

Parish Council Comments

Objection due to confirmed loss of neighbour amenity.

Historic England

We suggest that you seek the views of your specialist conservation and archaeological advisers.

Conservation Officer

The proposed alterations would be very minor in scale and, whilst the proposed extra rooflights would create a slightly more cluttered roofslope, the proposed alterations would not alter the scale of impact to the special interest of the Listed Building. It would, however, be useful if it can be confirmed whether the proposed details of the extra doorway to the south elevation will be timber and match the approved window/door details of the 2017 permission – dwg no. 2015-2033-19 Rev A

In summary, the proposal would not alter the level of impact to the designated heritage asset identified in the previous approval. The proposed amendments to the conversion would still result in ‘less than substantial harm’ to the special interest and significance of the Listed Building. Whilst this would be contrary to s.16 and 66 of the Act, there would be clear and convincing justification for the works as they would help realise the optimal viable use for the building (par.213 and 215 of the NPPF and policy DC2 of the local development framework). Therefore, there are no objections to the proposed variation of approved plans, subject to confirmation that the details of the new door would be timber and would match the window/door details of the rest of the approved development.

OFFICER COMMENTS

The site is in the Green Belt and Policy S10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. The applications are to regularise unauthorised works undertaken as part of the rebuild and conversion of the listed barn. The works comprise a new external door and two rooflights and the removal of a window from the scheme. These works do not have any impact on the openness of the Green Belt.

The unauthorised works are also considered to not significantly harm the character and appearance of the listed barn and any limited degree of harm is considered to be outweighed by the “public benefits” of the scheme. The residential re-use of the barn is considered to be the optimal viable use of the listed building in order to safeguard it.

Both the door and rooflights match the existing external doors and rooflights already provided as approved in terms of style and materials. The new amended drawings

specify that the external doors and windows are timber and Condition 2 requires the development to be carried out in exact accordance with the plans.

The changes to the approved plans would not have any additional impact on the residential amenities of the area. The two rooflights in the north slope instead of the conventional window below them would reduce the scope of overlooking although no residential properties are directly overlooked in any case by the north-facing windows. To the south, there are a number of dwellings but these are at least 50m away and there is much larger glazing covering a cart entrance facing the south, serving an open plan kitchen/dining/living area. The new unauthorised door would not lead to any significant additional scope of overlooking to a harmful extent, in relation to the approved windows provided.

The unauthorised door and rooflights do not lead to any other forms of environmental harm including to the ecological value of the area.

CONCLUSION / PLANNING BALANCE

The unauthorised works that these applications seek to regularise do not impact on the Green Belt, the character and appearance of the listed barn or surrounding area, or residential amenity. I consider the unauthorised works are acceptable and do not conflict with the Local Plan policies or the NPPF. Therefore, full planning permission and Listed Building Consent should be granted to vary Condition 2 of the approvals to include the new amended drawings which show the works and therefore regularise and authorise the changes.

OFFICER RECOMMENDATION : APPROVE PLANNING PERMISSION AND LISTED BUILDING CONSENT

Case Officer: Chris Johnston

Recommendation Date: 11.3.25

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council