

<b>APPLICATION NUMBER</b>		22/00770/LBALT	
<b>SITE ADDRESS:</b>		1 High Street, Bonsall	
<b>DESCRIPTION OF DEVELOPMENT</b>		Internal and external alterations in association with conversion of barn to dwellinghouse	
<b>CASE OFFICER</b>	Mr. G. A. Griffiths	<b>APPLICANT</b>	Mr Mark Whitfield
<b>PARISH</b>	Bonsall	<b>AGENT</b>	James Boon Architects
<b>WARD MEMBER</b>	Cllr. M. Buckler	<b>DETERMINATION TARGET</b>	26 <sup>th</sup> August 2022
<b>REASON FOR DETERMINATION BY COMMITTEE</b>	Requested by former Ward Member	<b>REASON FOR SITE VISIT (IF APPLICABLE)</b>	Requested by former Ward Member and to assess the impact of the proposals on the character and appearance of the listed building and being linked to Planning Application 22/00769/FUL.

## MATERIAL PLANNING ISSUES

- Introduction
- Principle of development
- Impact on heritage assets

## RECOMMENDATION

That listed building consent be granted subject to conditions

## INTRODUCTION

This application is being re-presented to the Planning Committee further to the deferral of the decision at the Committee meeting of 8<sup>th</sup> November 2023, with respect to this application being considered in association with planning application 22/00769/FUL. The reason for deferral was as follows:

*During debate Councillor Garry Purdy moved to defer the application until a flood risk assessment had been carried out and clarification on parking at the top of the shared access un-adopted lane at the rear of the property and the surface material to be used for the track had been given. This was seconded by Councillor Sue Burfoot..*

The applicant has now presented further information with regard to the above matters, which are to be considered with regard to planning application 22/00769/FUL elsewhere on this Agenda. In addition, further comments from local residents are also detailed below.

### 1. THE SITE AND SURROUNDINGS

- 1.1 The existing barn is a long range of farm buildings that are Grade II listed. The building is on the listed buildings at risk register and appears to have not been used for some time. The property dates from the late C17, or early C18, and is constructed of coursed stone rubble. The building is sited gable onto the road, with a narrow track to the south leading to the rear of the building along its frontage.
- 1.2 The site is within the built up area of Bonsall, surrounded by residential properties and open fields to the west. The site is also within the Bonsall Conservation Area.





## 2. DETAILS OF THE APPLICATION

- 2.1 Listed building consent for internal and external works to the listed building as part of a change the use and conversion of the existing vacant barn to a dwelling which is subject to consideration with planning application 22/00779/FUL. The works will involve the internal subdivision of the building and works to restore the building and repair / reopen windows, restore chimneys and internal floors.

## 3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 National Planning Policy Framework  
3.2 National Planning Practice Guidance

## 4. RELEVANT PLANNING HISTORY

- 4.1 22/00769/FUL Conversion and change of use of barn to 1no. dwellinghouse and erection of outbuilding comprising of stables and carport - to be determined

- 4.2 15/00329/LBALT Alterations to listed building – Conversion of barn to dwelling, including internal and external alterations – Permitted with conditions.
- 4.3 15/00311/FUL Change of use and conversion of barn to dwelling – Permitted with conditions

## 5. CONSULTATION RESPONSES

### 5.1 Parish Council

- this is a grand design which is not in keeping with the surrounding area and which does not respect or understand the heritage of Bonsall
- objections raised with respect to the planning application

### 5.2 Design and Conservation Officer (Derbyshire Dales District Council)

- comments on matters of detail with respect to the listed building proposed to be converted.

### 5.3 Development Control Archaeologist (Derbyshire County Council)

- No 1, High Street, Bonsall (aka The Range) is recorded in the Derbyshire HER as a Grade II listed building (MDR3116) and it sits within the Bonsall Conservation Area
- the Heritage Statement that accompanies the application is correct in stating that the building as it stands has a late medieval origin in the 16<sup>th</sup> century and is clearly a building with a partial history legible in its walls
- the building itself lies gable end on to Bonsall High Street fronting onto a path/track like access at the south and in many ways this spatial arrangement may point to an earlier medieval antecedent
- clearly rehabilitation of this building will involve work to its historic fabric and the proposed ground floor treatment to mitigate radon will impact any intact archaeological deposits at floor and sub floor level within the building
- proposed re-grading of external land adjacent to the west for the proposed new stable and the provision of services in the roadway and any regrading of the roadway will impact on any buried archaeological deposits associated with the building
- regarding the roadway, revisiting the correspondence of 2015 its ownership and the responsibilities for maintenance seem to be obscure though it may have formed a common lane to common grazing land and enclosures (possibly a pinfold) to the west
- although the Heritage Statement does not deal with below ground archaeology, other than to say a cobbled surface was found when excavating a trail pit next to The Range, or specifically what the likely impacts of the work will be, believe have enough information to recommend that a tiered and integrated approach to this site is required, its aim to produce an integrated understanding of the buildings origins and development
- the required archaeological works could be obtained by attaching a condition to any planning consent
- any prospective or appointed archaeological contractor should contact this office prior to producing any WSI and the WSI should be developed in full consultation with this office.

### 5.4 Councillor G. Purdy

- note objections of Bonsall Parish Council but if building is not brought back into use then a significant heritage asset will be lost to the village

- suggest application warrants a site visit in view of the significance of the site and the objections raised.

## **6. REPRESENTATIONS RECEIVED**

6.1 Representations have been received from the owners/occupiers of five neighbouring properties. A summary of the representations as they are considered to relate to this listed building consent application are set out as follows:

- plans for the barn and its grounds involve development which isn't faithful to its original appearance
- isn't a sympathetic restoration of a listed structure but a wholesale gutting of it
- concerns that the building's conversion is a static change to the appearance and structure of what is a listed building
- the loss of garden/green space in favour of car parking would compromise the open aspect onto fields that the barn and its neighbours currently enjoy

Three further letters of representation have been received further the deferral of the planning application at the 8<sup>th</sup> November 2022 Planning Committee meeting which relate largely to planning application matters and are reported in the Officer's report with respect to planning application 22/00769/FUL.

## **7. OFFICER APPRAISAL**

7.1 This application is essentially a resubmission of that granted listed building consent in 2015 (ref: 15/00329/LBALT) as the time for implementation of that consent has expired and there are differences to the works proposed to be undertaken. Due to its un-used nature and condition, the building has been on the District Council's Buildings at Risk Register for over 25 years.

7.2 It is considered that the proposed works will seek to sympathetically restore a vacant listed building and bring it back into use. The majority of the proposals for the external elevations/roof etc. also reflect those which were approved in 2015. In that regard, these proposed works were considered and assessed in 2015 and deemed to be acceptable alterations/changes. The key amendments from the 2015 approvals are commented upon as follows.

7.3 In 2015, approval was given to re-instate two chimney stacks to the building which were to be of stone construction. In the current application, they are to be of 'handmade red brick' construction. In an historic photo the stacks appear to be dark, most probably representing a dark red brick construction. Their re-instatement, in a handmade red brick, is therefore considered to be acceptable but a condition will be required on any approval relating to approval of the brick, stack heights and plan-form/shape and pots.

7.4 The roof has been covered with corrugated concrete tiles. The proposal is to remove these and cover the roof in Staffordshire Blue clay tiles (as approved in 2015). This is considered to be acceptable. The submitted statement identifies that the applicant is attempting to source Derbyshire stone slates to cover the roof and, if they can be sourced, would use these. The use of Derbyshire stone slates (graduated) would be deemed acceptable and a condition would need to be attached to any grant of planning permission relating to the choice of roof covering material.

7.5 The property was proposed to have wood-burning stoves, with two metal flue pipes projecting through the roof. The inclusion of two adjacent pipes was considered to be

unfortunate and to appear slightly industrial in their nature. To this end, the proposals have been amended to 1 no. log burner flu in the chimney.

- 7.6 On the main, south elevation the proposals are very similar to those approved in 2015. The exceptions are that a second floor window is not to have mullions re-instated, a plain boarded door to a ground floor doorway is now proposed to have a glazed/framed door, a ground floor window is proposed to be re-instated to its former three-light pattern and the large ground floor opening (garage) is proposed to have set back glazing with a bi-fold timber boarded doors to the frontage. The proposed alterations are considered to be acceptable. In addition, the new window frames are proposed to be slim framed, timber double-glazed. A condition would need to be imposed requiring proposed constructional details for each window.
- 7.7 It is proposed to install 3 no. conservation rooflights on the north facing roofslope; no rooflights were approved in 2015. Nevertheless, it is considered, on this particular roof slope and it being partially concealed by adjacent property, that the area of the roof slope could accommodate some rooflights. Subject to the rooflights being recessed/flush fitting, it is considered that their introduction to this particular roof plane would be acceptable. All current plastic guttering/downpipes are to be replaced with cast-iron (black) rainwater goods. This is considered to be acceptable subject to the guttering being affixed using traditional rise and fall brackets.
- 7.8 On the east gable end, it was proposed to remove the current 'concrete faced frame' to the doorway and replace it with 'gritstone frame'. It is considered that the concrete framing, whilst being an anomalous material, is perhaps contemporary with the formation of the gable end door. In this regard, it was advised that this should be retained and repaired, as it is considered that to replace this with a stone surround to the door would be a confusing architectural inclusion, as the doorway is undoubtedly a much later addition/insertion and a stone surround would convey an unwarranted and inappropriate architectural change/treatment. To this end, the applicant has revised the proposals to repair the eastern first floor entrance door surround.
- 7.9 New 'black wrought iron handrails' are proposed to be installed to the steps to the gable end doorway. These are considered acceptable subject to a condition on the constructional detailing and fixing. Subject to the above comments, and compliance, etc. with any conditions imposed, it is considered that the proposed external and internal works to the listed building are acceptable alterations.
- 7.10 Given the above, proposed works are considered to be acceptable subject to conditions requiring details to be submitted for approval.

## **8. RECOMMENDATION**

That listed building consent be granted subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

This is a statutory period which is specified in Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Prior to any works being undertaken to the roof, samples of the roofing materials for the dwelling shall be submitted to the Local Planning Authority for written approval. The works shall be completed in accordance with the approved samples.

Reason:

To safeguard the special historic and architectural character and appearance of the listed building to comply with government guidance contained in the National Planning Policy Framework and National Planning Practice Guidance.

3. Prior to the commencement of works to the window/door surrounds, a sample of the proposed new stone, including surface tooling, shall be submitted to the Local Planning Authority for written approval. The new stone shall match the existing in geological type/origin/source, colour and grain. The works shall be completed in accordance with the agreed details.

Reason:

To safeguard the special historic and architectural character and appearance of the listed building to comply with government guidance contained in the National Planning Policy Framework and National Planning Practice Guidance.

4. Prior to the works to repair the building being undertaken, the exact extent of stonework replacement on an individual window-by-window/door-by-door basis shall be submitted in drawn form (1:10 elevations) to the Local Planning Authority for written approval. This shall also indicate the proposed stone profile/shape (1:2) of each different stone element. The works shall be completed in accordance with the approved details.

Reason:

To safeguard the special historic and architectural character and appearance of the listed building to comply with government guidance contained in the National Planning Policy Framework and National Planning Practice Guidance.

5. All new window frames and doors shall be constructed in strict accordance with details to be submitted to and approved in writing by the Local Planning Authority. The proposed finish paint colour (manufacturer/ref. no.) for all external joinery work (doors/windows, etc.) shall also be submitted to the Local Planning Authority for written approval prior to decoration. The works shall be carried out in accordance with the approved details and the paint colour retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the special historic and architectural character and appearance of the listed building to comply with government guidance contained in the National Planning Policy Framework and National Planning Practice Guidance.

6. Prior to the any works being undertaken to the 2 no. new chimneystacks, full constructional details, including dimensions for their proposed width, depth and height, shall be submitted to the Local Planning Authority for written approval. Details of the bricks, capping and pots (along with samples if required) shall also be submitted for approval. The works shall be completed in accordance with the approved details.

Reason:

To safeguard the special historic and architectural character and appearance of the listed building to comply with government guidance contained in the National Planning Policy Framework and National Planning Practice Guidance.

7. Prior to the occupation of the dwelling, details of the following shall be submitted to and approved in writing by the Local Planning Authority:
- the rooflight details;
  - the profile, material, fixings etc. of the proposed metal rainwater goods; and
  - the black, wrought iron handrails'

The works shall be carried out in accordance with the agreed details prior to the occupation of the dwelling.

Reason:

To safeguard the special historic and architectural character and appearance of the listed building to comply with government guidance contained in the National Planning Policy Framework and National Planning Practice Guidance.

#### **NOTES TO APPLICANT:**

1. The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant which has resulted in revised proposals which overcame initial problems with the application relating to points of detail being addressed.
2. This decision notice relates to the following documents:

Site location Plan received on 1<sup>st</sup> July 2022

Drawing Nos. SK002A, SK003A and SK004, 1919 - (08)06, 07, 15, 16 and 17 received on 1<sup>st</sup> July 2022

Amended Drawing Nos. 1919-(08) 11 Rev. B, (08) 12 Rev. B, (08) 13 Rev. A and (08) 14 Rev. A received on 6<sup>th</sup> October 2022

Design and Access Statement received on 1<sup>st</sup> July 2022

Amended Drawing No. 1919-(08) 23 Rev. D received on 17<sup>th</sup> April 2023.