

**1.0 Application Number – [WD/D/19/002137](#)**

**Site address: ROSE COTTAGE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY**

**Proposal: Conversion of agricultural building to 1No. dwelling with associated internal and external alterations**

**Applicant name:** Marble Green Property Ltd

**Case Officer:** Mr J Lytton-Trevers

**Ward Member:** Cllr Mary Penfold

**REASON APPLICATION IS GOING TO COMMITTEE:** At request of Head of Planning.

**2.0 Summary of Recommendation:** APPROVE subject to conditions

**3.0 Reason for the recommendation:**

- This is a disused and curtilage listed barn which can be converted into a single dwelling without detriment to the special interest or loss of historic fabric.

**4.0 Table of key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Special interest and historic fabric	The conversion would safeguard the special interest of the listed building and not lead to loss of historic fabric. No harm would result in terms of the impact on the significance of the designated heritage asset.

**5.0 Description of Site**

The main house is listed as follows, which confers a curtilage listing upon Rose barn, which consequently is not included in the description.

GV II\* Hamlet House & Garden House

House, with attached maltings and outbuildings. House C17, enlarged in C18, maltings and outbuildings early C19. House has rubble stone walls, slate roof with

stone eaves courses and coped gables, plastered end stacks. 2 storeys. Early C19 ashlar stone porch with coped gable and 4-centred arched doorway with C20 glazed door. Inner door has 4-centred arch in square frame and C18 panelled door. Datestone over - T and XXK 1688. Ground floor has 3 stone-mullioned windows with hoodmoulds and casements with horizontal glazing bars. First floor has 4 similar windows without hoodmoulds. Added rear range, C18, forming double-pile plan with parallel ridges. Internally, Parlour, at left end, has deep chamfered ceiling beams with added C18 mouldings. Hall, in centre (now one room with Parlour) has moulded intersecting beams. Kitchen, at right end, has original rear door, in 4-centred arch. C18 cut string stair with spandril brackets, turned balusters and wreathed handrail. Maltings, attached to house on right, has date stone 1816. This has rubble stone walls and thatched roof. 3 storeys. On ground floor, flush door at left end, 2 casements with horizontal glazing bars and one shuttered window. On first floor, a pair of loft doors, one casement with horizontal glazing bars and 2 shuttered windows. On second floor, 3 casements, one with lead lights, one with centre-bar, and one shuttered. Interior survives largely intact. Original plastered floor, kiln, steeping vat and grain hoppers. Attached to maltings at rear, a single-storey dairy, probably early C19. Rubble stone walls and slate roof. Ledged door and one casement with glazing bars. Attached to this at rear a 2-storeyed outbuilding, of rubble stone with slate roof. Ledged door. 2 casements on each floor, those on first floor With cast iron glazing. Stone steps to first floor on end gable wall. A good group. (RCHM Monument 33 Dorset. Vol. I)

## 6.0 Description of Development

This scheme follows a recent refusal for the conversion of four barns and outbuildings at the former farmstead of Hamlet. The proposal is the conversion of Rose Cottage building into an independent dwelling.

## 7.0 Relevant Planning History

<b>Application No.</b>	<b>Application Description</b>	<b>Address</b>	<b>Decision</b>
WD/D/19/000083	A Certificate of Lawfulness for an Existing Use as domestic storage	Rose barn CLU	<b>Approved</b>
WD/D/19/002136	Conversion of building	Rose barn FULL	<b>Accompanying application</b>
WD/D/19/002127	Change of use and conversion of agricultural buildings to 1 No. dwelling with	Stone Barn FULL	<b>Accompanying application</b>

	associated internal and external alterations		
WD/D/19/002128	Conversion of agricultural buildings to 1 No. dwelling with associated internal and external alterations	Stone barn LBC	<b>Accompanying application</b>
WD/D/19/000833	Conversion of 4 buildings	Garden, Stone, Rose and Stable FULL	<b>Refused</b>
WD/D/19/000834	Conversion of 4 buildings	Garden, Stone, Rose and Stable LBC	<b>Refused</b>

## 8.0 List of Constraints

Listed Building

## 9.0 Consultations

Yetminster & Ryme Intrinsic Parish Council: Objection

Access, parking and turning are limited;

Access is where the road is narrow, and the visibility splay will potentially be restricted by vehicles parking outside the 3 roadside cottages to the north of the entrance;

Increase in surface water flood risk;

Unrelated to settlement;

Alternative uses are viable to residential such as local rented or tourist accommodation);

Piecemeal proposals could further undermine the potential for the other buildings.

Chetnole and Stockwood Parish Council: Objection

Detrimental to the setting of Hamlet House, a listed building;

Within a flood risk zone;

Not within a defined Development Boundary;

Not designed to meet local need, rural workers accommodation or tourist accommodation;

Loss of amenity for Hamlet House through overshadowing, noise and overlooking;

Access is narrow and close to a bend.

Conservation Officer - No objection subject to further information

Historic England - Comments:

The long-term future of the remaining buildings and land within the applicant's ownership should be clarified as part of the application. This has not been included as part of the current application.

## **10.0 Representations**

7 object: 14 Support

Objections:

Access is narrow and sight lines restricted;

Will increase flood risk from River Wriddle;

Insufficient parking which is limited in the road;

The garden has a 10 year covenant that restricts any change of use to the agricultural orchard;

Any change of the orchard would affect the outlook for the cottages that back onto it;

Sub-division of the yard not appropriate;

No detail of heating oil tanks, etc.

Support:

Would preserve and re-use an historic building;

## **11.0 Relevant Policies**

**West Dorset and Weymouth & Portland Local Plan (2015)**

ENV 4. HERITAGE ASSETS

**National Planning Policy Framework (2019):**

16. Conserving and enhancing the historic environment

## **12.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

### **13.0 Public Sector Equalities Duty (standard text)**

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

Arrangements would be made to ensure people with disabilities or mobility impairments are accommodated in order to comply with Building Regulations.

### **14.0 Financial benefits**

Jobs would be created during the construction stage.  
Occupants would make use of local services.  
The dwelling would generate council tax.

### **15.0 Climate Implications**

The dwelling would be designed to meet current building regulations which would help reduce the carbon footprint of the ongoing heating and running of the building.

### **16.0 Planning Assessment**

#### **Special interest and historic fabric**

Its conversion to residential use is considered to be possible, subject to acceptable details of layout so that the special interest of the historic farmstead is not compromised as a result.

The site has been severed into two ownerships after its recent sale. The four barns/outbuildings and stables, a modern agricultural barn and adjoining land into one, and the house and thatched malthouse into another. The split has

unfortunately led to a serious fracture into the historic intimacy of the site, worsened by the close relationship of the buildings, shared driveway and intertwined historic association of the site. The listed barns and stable are simple stone vernacular agrarian buildings, virtually unaltered since being built, with limited openings. The stables have been converted on the first floor into simple residential accommodation, which it is understood was tied to the main house for staff in the past. The ground floor however remains as stables. The site is significant as the principal house and its adjoining buildings are listed at Grade II\* and the other buildings are of interest, listed primarily for their group value in this historic context.

The proposal now reflects the original layouts proposed previously with the support of additional information on amenity space, parking and consideration of alternative uses. A red site boundary line has been drawn to indicate that the front boundary within the farm yard would be drawn close to Rose Cottage (southern side), but no details of how this boundary will be delineated on the ground have been provided. It is accepted that this frontage could be left open and that the former orchard would not impinge on the group if its use continued for a similar purpose.

The scheme is simplistic at this stage, and in view of the historic significance of the site, it would be helpful for the drawings to indicate the proposed finishes, windows, doors etc and the approach to restoration and conservation of historic fabric. This would need to be provided in a Methodology, and further detailed drawings of all fenestration would be required. The infilled frontage of what appears to originally have been a cart shed and tacked on greenhouse are not historic and the removal and replacement with new masonry considered to be an honest alteration. Internally there are few surviving features and new divisions would be minimal with the original function of the building still legible.

It is fully understood that the buildings do not have a future within modern methods of farming. The former owners appear to not have used the buildings for some years, other than for ancillary storage. The buildings are not at risk and are in a reasonably good state of repair. Sensitive residential conversion of listed buildings is usually considered when all other potential uses have been explored, but it is not a given, and each case is unique based on its location and the details of the case.

The surveyor's report (received after the application was submitted) suggests there are no viable alternative uses for the building. It has clearly not been advertised for any other uses, which as previously advised does not have to be the most profitable use. Dorset is rich in artisans looking for a workspace or exhibition space, but their incomes may be low.

The submission is silent on the impact on the setting of Hamlet House itself and the rest of the farmstead. It may be that this is considered to be negligible, but it

is expected, in view of the sensitivities of the site and the existing and proposed residential uses, how the conversion of this building will impact on this historic group.

Whilst there is support for this conversion in principle, further information was required relating to the following matters:

The impact of this conversion on the setting of the historic farmstead group.  
Details of all proposed hard landscaping and soft landscaping and boundaries, walls and fences.

Methodology relating to the careful restoration and sympathetic repair of the listed buildings which would have been expected. In response to these issues the applicant states that there would be no impacts on the group, no changes to the physical boundaries on the site and that the applicant would accept the methodology is agreed by condition. Whilst no physical changes to boundaries are shown between the building and others, it would be necessary to remove all permitted development rights for any development whatsoever to avoid domestic development including new hard surfacing and boundary treatments. Details of new walling, roofing and windows would also be needed as none are currently shown.

No harm would result in terms of the impact on the significance of the designated heritage asset. This conclusion has been reached having regard to: (1) section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the significance of heritage assets.

## **17.0 Conclusion**

The conversion would safeguard the special interest of the listed building and not lead to loss of historic fabric.

## **18.0 RECOMMENDATION Grant, subject to conditions.**

### **CONDITIONS:**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Site Plan - Drawing Number PL-1302-100B received on 22/08/2019

Floor plans & Elevations - Drawing Number S-1302-02C received on 22/08/2019

Floor plans & Elevations - Drawing Number PL-1302-101A received on 22/08/2019

REASON: For the avoidance of doubt and in the interests of proper planning.

2 The work to which it relates must be begun no later than the expiration of three years beginning with the date on which the consent is granted.

REASON: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

3 No development for the insertion of new doors and windows shall commence until a schedule and detailed sections (scale 1:10) of all new windows in the development has been submitted to and approved in writing by the Local Planning Authority. All windows shall be constructed of timber and shall be painted, but the schedule shall include additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included). Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To safeguard the special interest of the heritage asset.

4 No development above ground level shall be commenced until details and samples of all new external facing materials for the walls and roof shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To safeguard the special interest of the heritage asset.

5 No development above ground level shall commence until a scheme showing precise details of all vents, flues, meter boxes and letter boxes shall be submitted to and approved in writing by the Local planning Authority. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter.

REASON: To safeguard the special interest of the heritage asset.

6 No development for the removal of the front wall shall commence until precise details of the steps to be taken and works to be carried out to secure the safety and stability of that part of the building to be retained, shall be submitted to, and agreed in writing by the Local Planning Authority. The approved steps shall remain in place for the full duration

until completion of the works hereby approved.

REASON: To protect and safeguard the fabric of the building.

- 7 All new and replacement rainwater goods shall be painted cast metal of half round profile of a form to be agreed in writing by the Local Planning Authority before installation.

REASON: To safeguard the significance of the heritage asset.

- 8 All existing historic fabric (lath or reed and plaster ceilings, lime wall plasters, beams, joists, floor boards, roof structure, staircases, doors, windows, panelling, mouldings, fireplaces and flagstones) shall be retained in-situ.

REASON: To safeguard historic fabric and the significance of the heritage asset.

- 9 Before works for the conversion above ground level commence, a methodology relating to the careful restoration and sympathetic repair of the fabric of the building shall be submitted to and approved by the Local Planning Authority. The methodology shall state the method, materials and measures for restoration and repair. The conversion shall be carried out in accordance with the approved methodology.

REASON: To safeguard historic fabric.