

1.0 Application Number – [WD/D/19/002128](#)

Site address: STONE BARN HOUSE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY

Proposal: Conversion of agricultural buildings to 1 No. 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 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

| Issue | Conclusion |
|--------------------------------------|---|
| 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

GV II Stone

Barn. Probably early C19. Rubble stone walls, tiled roof. Opposed cart entrances - that on south with plain segmental arch; that on north with similar arch in a lean-to cart porch. Included for group value.

6.0 Description of Development

This application follows the recent refusal for the conversion of four barns and outbuildings at Hamlet. A revised scheme seeks to convert the Grade II listed Threshing Barn into a dwelling.

7.0 Relevant Planning History

| Application No. | Application Description | Building/type | Decision |
|------------------------|--|--|---------------------------------|
| WD/D/19/002137 | Conversion of building | Rose barn LBC | Accompanying application |
| WD/D/19/002136 | Change of use and conversion of agricultural building to 1 No. dwelling | Rose barn FULL | Accompanying application |
| WD/D/19/002127 | Conversion of agricultural buildings to 1 No. dwelling with associated internal and external alterations | Stone barn LBC | Accompanying application |
| WD/D/19/000833 | Conversion of 4 buildings | Garden, Stone, Rose and Stable FULL | Refused |
| WD/D/19/000834 | Conversion of 4 buildings | Garden, Stone, Rose and Stable LBC | Refused |

8.0 List of Constraints

Listed Building

9.0 Consultations

Yetminster & Ryme Intrinsic Parish Council Objection

Access, visitor parking and turning are unsuitable. The shared access is at a point where the road is narrow, the visibility splay restricted by vehicles parking in the road;

Flood and surface water risk;

Hamlet is outside Chetnole and lacks facilities;
Alternative uses have not been properly explored including a workshop, local rented or tourist accommodation;
No explanation as to how all of the alternatives have been assessed and why they are not possible;
Piecemeal nature of severing off both the Stone Barn and Rose barn.

Chetnole and Stockwood Parish Council: Objection
Detrimental to the setting of listed building;
Within a flood risk zone;
Chetnole has no Defined Development Boundary;
Harm to amenity of Hamlet House through overshadowing, overlooking and noise;
Would detract from the setting;
The road is narrow and close to a bend and there would be a considerable increase in vehicle movements.

Conservation Officer - No objection subject to further information on method of insertion of floor, landscaping, methodology and details of windows etc.

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: 13 Support

Objections:

Access is narrow and sight lines restricted;
Will increase flood risk from River Wriggle and surface water flooding;
Insufficient parking which is limited in the road;
Limited access for emergency vehicles;
Sub-division of the yard inappropriate;
No detail of heating oil tanks, etc;
Reference to the orchard covenant (although it is not part of this proposal);
Illogical floor levels, layout of rooms, distance to parking and cutting through walls.

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, amenity space and access, so that 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.

This stone built barn has a slate roof and is relatively simple in plan with opposing full height doors to the north and south, where the wheat would have been bought in by cart before being threshed and stored or ground. The barn, like others in the group is no longer used for farming purposes and is empty. The impact of the residential conversion of this building has to be considered within the setting of this group and the potential impact on the significance of the heritage assets.

The proposals represent an improved conversion of the building, which pays more respect to the simple form and bulk of the barn, retaining larger open spaces within, a full height entrance hall and living area, and simple detailing. There is limited loss of historic fabric by new openings and existing openings are utilised throughout. However, there is need for more detail of the following:

all fenestration and joinery, including the staircase;
a section to show the insertion of the first floor, and the ground floor and first floor screens and their construction; A Methodology on the approach to repairs, areas of breaking through and how the making good will be carried out, reinstatement of historic details, repointing and the treatment of all surfaces, floors, walls and the roof, including proposed insulation.

The single proposed bedroom window for the second bedroom is low and would lead to a very dark bedroom.

The proposed conversion of the shed into a home office/studio seems ambitious. Whilst it may be possible, the building might be better served as a storage space for garden tools and bikes etc as this is not indicated on the plans.

There is no landscape plan provided. This should demonstrate how the soft and hard surfaces will be treated and planted up and how the boundaries, gates or fences (if any) will be laid out. As the site is sensitive as a former farmyard and for its group value, this aspect is important to determine the subdivision of the site, and to limit the impact on the setting of the listed buildings and the Hamlet farm group.

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. Details of new doors and windows would also be needed as none are currently shown and large scale sections to show the mezzanine area and how it relates to the walls, floor and roof – to show if steel posts are to be used how they are secured to walls – brackets, dowls into pointing etc. Whether there is any interference with historic floors in order to install the concrete pads for them, whether there is any impact on historic tie beams in terms of fixing partitions or head height clearance, these details are needed as it would be unacceptable to insert joists into walls etc and this would be secured by condition.

There are no details for the Garden barn. This formed part of the previous application and it was understood it was to be linked to this site as an ancillary building. If this is to be excluded and retained separately, it is important to understand how this will work and be used, in relation to the Stone Barn and Rose barn. The Surveyors report emphasises the need to re-use historic buildings to give them a purpose and to be viable, yet there is nothing provided on this building at this time. As it is a Grade II* listed building, and forms part of this historic group, it is important and not unreasonable to request information about proposals for this building, and what if anything is planned for it at this stage.

It is noted that some repairs are currently underway on site. A large area of the southern wall of the Stone Barn has been repointed. In view of the extent of this work, ie. not just a small patch repair, but a large area of repointing, this item of work should also be included within this application. Details of the mix and approach towards repointing can be included in the Methodology listed earlier.

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. No harm would result in terms of the impact on the significance of the designated heritage asset.

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 & Block Plan - Drawing Number PL-1302-200B received on 29/08/2019
Existing Elevations - Drawing Number S-1302-05C received on 29/08/2019
Floor plans & Elevations - Drawing Number PL-1302-201B received on 29/08/2019
Floor Level - Drawing Number PL-1302-202A received on 29/08/2019
Garden Office Proposed Floor plans & Elevations - Drawing Number PL-1302-203A received on 29/08/2019

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.

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 conversion internally 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 (beams, roof structure, doors, windows, 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 including any repointing, insertion of the mezzanine, stairs, floors, screens construction, breaking through and making good and internal walls. The conversion shall be carried out in accordance with the approved methodology.

REASON: To safeguard historic fabric.