

Application Number:	P/LBC/2024/04880
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Wilkins Farm Bozley Hill Cann SP7 0BH
Proposal:	Retain work to the roof and the structural steel beam in the cellar.
Applicant name:	Dorset Council
Case Officer:	Lucie Bruce
Ward Member(s):	Cllr Somper

1.0 Reason application is going to committee

The subject property owned by Dorset Council.

2.0 Summary of recommendation:

GRANT listed building consent subject to conditions as set out in section 18 of this report.

3.0 Reason for the recommendation

- This is a retrospective application to regularise works done many years ago
- There is not considered to be any significant harm to the listed building

4.0 Key planning issues

Issue	Conclusion
Scale, design, impact on character and appearance	No harm on the character and appearance of the listed building. The roof is like-for-like and the beam is an internal structural work.
Impact on the living conditions of the occupants and neighbouring properties	Improved conditions as work is considered needed.
Impact on landscape or heritage assets	No harm to the architectural significance of the heritage asset
Biodiversity	No impact on protected species as the work has already been completed.

5.0 Description of Site

- The farm is situated in Cann, along Bozley Hill (the A350)
- The farm comprises a main farmhouse, Grade II listed, linked to the side to the Old Bakery and to a rear historic outbuilding, likely the stables.

- The site comprises several outbuildings, some very modern and of various scales and shapes.
- The farm is not in use anymore and the farmhouse is unoccupied
- The Farmhouse is thought to date from late C18th, it is of two storeys with walls of squared and coursed greensand rubble and a symmetrical three-bay south front. It used to have sash windows in the lower story and casements above but the windows and porch are modern, consent was granted for their replacement with timber casements.
- The site is not in a conservation area nor in a National Landscape (AONB).
- The overall site comprises fields and several trees

6.0 Description of Development

- Retain work to the roof: replacement of slates, installation of a plastic sheeting between battens and rafters
- Retain the structural steel beam in the cellar.

7.0 Relevant Planning History

2/2013/0754/PLNG - Decision: GRA - Decision Date: 20/08/2013

Install 8 No. replacement windows and replacement porch.

P/PAP/2023/00590 - Decision: RES - Decision Date: 11/10/2023

To construct an extension to the north west elevation and garaging with offices above

P/PAP/2023/00689 - Decision: RES - Decision Date: 12/12/2023

Modernize and bring up to current regulations Grade II Listed Wilkins Farm house Cann. 6 attachment

P/PAP/2023/00693 - Decision: WIT - Decision Date: 15/11/2023

Modernise and bring utilities up to current building reg Grade II Listed Wilkins Farmhouse Cann.

8.0 List of Constraints

WILKINS FARMHOUSE listed building grade G2. HE Reference: 1110318 - Distance: 0

Grade: II Listed Building: WILKINS FARMHOUSE List Entry: 1110318.0; - Distance: 0

Right of Way: Footpath N59/19; - Distance: 0

Groundwater – Susceptibility to flooding; NULL; NULL; - Distance: 0

Existing ecological network (Polygons) - Distance: 0
 Higher Potential ecological network - Distance: 0
 Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0
 Risk of Surface Water Flooding Extent 1 in 30 - Distance: 0
 Risk of Surface Water Flooding Extent 1 in 100 - Distance: 0
 Risk of Surface Water Flooding Extent 1 in 1000 - Distance: 0
 Surface water flooding - 1 in 100 year event plus 20% allowance - Distance: 0
 Surface water flooding - 1 in 100 year event plus 40% allowance - Distance: 0

Grade II listed building (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

- WILKINS FARMHOUSE, BOZLEY HILL 1110318

9.0 Consultations

Consultees

1. W - Beacon Ward – no response
2. P - Cann PC – no response
3. DC - Asset & Property- Abigail Brooks – no response

Representations received

No comments received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

10.0 Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 16 includes a general duty to 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 when considering whether to grant listed building consent.

11.0 Relevant Policies

Development Plan

North Dorset Local Plan, Policy 5 Historic Environment

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

Emerging Neighbourhood Plans

Melbury Abbas and Cann Neighbourhood Plan

National Planning Policy Framework

in particular section 16, paras. 195-214, includes that '*great weight*' should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199).

Paragraph 200 states that: "*any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification*".

National Planning Practice Guidance

Other material considerations

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

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

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 Public Sector Equalities Duty.

The work will have no harm on persons with protected characteristics.

14.0 Financial benefits

N/A

15.0 Environmental Implications

Presence of bats dropping in the attic but considered to be recent and date from after the work to the roof was done. As such, it was considered that a Preliminary Roost Appraisal was not necessary.

16.0 Planning Assessment

Policy 5 of the Local Plan states that any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation. For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance.

- Retain work to the roof: replacement of slates, installation of a plastic sheeting between battens and rafters

The roof structure was replaced in the mid C20, and replaced with the current structure. The roof has more recently been repaired (extensively to the eastern half) and re-covered. The plastic sheeting between the battens and rafters dates this re-covering as later than the 1970's and it is probable that it was done around 2012. Mineral wool was also added.

The roof covering is of natural slates fixed with galvanised nails. There is no evident provision for ventilation.

The proposal is to retain the work done to the roof. It is not considered to harm the character of the listed building.

An informative is suggested that for any further work a bat survey will be required due to the presence of bat droppings in the roof space.

- Retain the structural steel beam in the cellar.

A structural beam was installed in the cellar, supporting the ceiling and above floor. Since this is evident structural work to support the structure of the building, there is no objection to retain it.

The proposal would result in no harm to the historic significance of the building and would comply with the requirements of Policy 5 of the Local Plan and the relevant sections of the NPPF.

17.0 Conclusion

The proposal would not lead to harm to the historic fabric, character or setting of the listed building.

18.0 Recommendation

Grant listed building consent subject to the following conditions:

- 1.The works hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan
24/051/SK01 Proposed Elevation Plans
Proposed floor plan

Reason: To preserve the architectural and historical qualities of the building.

Informative Notes:

- 1.Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The application was acceptable as submitted and no further assistance was required.

2. Bat droppings have been found in the room space, a survey is required prior to any further works being undertaken.

Further information about the law and bats may be found on the following website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>