

APPLICATION NO	PA/2016/1429
APPLICANT	John Halmshaw Partners
DEVELOPMENT	Planning permission for alterations and an extension to an existing cottage, linked to an existing former barn (now domestic storage and garaging) to be converted and altered to form an extension to existing dwelling
LOCATION	Unit 6, Wootton Hall, Vicarage Lane, Wootton, DN39 6SH
PARISH	Wootton
WARD	Ferry
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Wootton Parish Council
POLICIES	

National Planning Policy Framework: Paragraph 38 requires local planning authorities to approach decisions on proposed development in a positive and creative way.

Paragraph 47 states that *“planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”*

Paragraph 130 states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions...”*

Paragraph 189 states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”*

Paragraph 190 required local planning authorities to identify and assess the significance of heritage assets that may be affected by a proposal...taking account of the available evidence and any necessary expertise.

Paragraph 192 states that in determining applications, *“local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) *the desirability of new development making a positive contribution to local character and distinctiveness.*”

Paragraph 193 states that “*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...*”

Paragraph 194 states that “*any harm to, or loss of, the significance of a designated heritage asset...should require clear and convincing justification.*”

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy RD2 (Development in the Open Countryside)

Policy RD9 (Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside)

Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside)

Policy HE5 (Development affecting Listed Buildings)

Policy LC5 (Species Protection)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS17 (Biodiversity)

CONSULTATIONS

Highways: No objections or comments

Ecology: Initially objected as the barn has the potential for bats and nesting birds and no protected species surveys had been submitted with the application. Following the completion of bat and nesting bird surveys the ecologist has removed their objection subject to conditions.

HER (Conservation): No objection subject to conditions.

HER (Archaeology): No objection subject to conditions.

Historic England: It is for the local planning authority to determine if, in this instance, the principle of conversion to residential use is the optimum viable use, as detailed in the National Planning Policy Framework. Historic England recommends that this application be determined in accordance with national and local policy guidance, and on the basis of the council's expert conservation advice.

PARISH COUNCIL

Wootton Parish Council objects to the proposal as it is quite considerable for a small village and the parish councillors have expressed concerns regarding noise and disturbance from use and the possible adverse effect on a listed building.

PUBLICITY

Neighbouring properties have been notified by letter, and site and press notices posted. No comments or objections have been received.

ASSESSMENT

Site

The application site consists of an existing cottage and attached former barn (now domestic storage and garaging) within the grounds of Wootton Hall, a grade II* listed building sited within extensive grounds within the open countryside outside the village of Wootton. These buildings are listed for their group value associated with Wootton Hall. The site is accessed via Vicarage Lane to the south-east. The buildings lie at the eastern end of a complex of buildings clustered around two courtyards and originally built as ancillary buildings associated with Wootton Hall.

Proposal

The buildings in question are currently in use as a cottage and domestic storage and garaging. This application seeks planning permission for alterations and extensions to the existing cottage and for the conversion of the attached former barn building into an extension of this cottage.

The main issues to consider in the determination of this application are whether the conversion of the barn is acceptable and whether the works will have an unacceptable impact on the character of the listed building, or upon protected or priority species.

Principle

The extensions and alterations to the existing cottage are minor in nature and fall within the 20% additional volume allowance set out in policy RD10. As such it is considered that extensions to the cottage are acceptable in principle.

The barn is currently used for domestic storage and garaging and as such the residential use of this building is already established. Furthermore, given the size of the building, it would not lend itself to modern agricultural use. For these reasons it is considered that the conversion of the barn as an extension to the existing cottage is **also** acceptable in principle.

Design and impact on the listed building

The barn and outshut was built in 1796 and was listed for its group value associated with Wootton Hall. Notable features include a stepped and dentilled brick eaves cornice underneath a hipped roof. The building retains a pitching hatch with board door and inserted casement. The rear has an inserted cart entrance with board doors beneath a segmental arch. Whilst the conversion of this building is considered to be acceptable in principle, it is key that the historic significance and fabric is conserved and that alterations are carefully and sympathetically designed.

The proposed external alterations are minor and retain the appearance of the building as a barn next to a lodge building. Therefore, it is considered that the historic appearance of these buildings is preserved. External alterations include the removal of an inappropriate UPVC conservatory which detracts from the site and replacement with a traditionally designed timber conservatory. A small link block adjoins the two buildings and it is considered that, due to its design, size and location, this extension does not detract from the building's character and appearance.

Internally the proposal retains the main original layout and historic fabric of the barn. The main internal additions are a new stair and a small mezzanine floor for a bathroom which have a limited impact on the internal character of the building and can be justified to ensure its continued use. Internally the residential space has been well designed in an open plan format to maintain the open internal barn's character.

In addition to the above, it should be noted that the council's conservation officer has been consulted on this application and has raised no objection to the proposed development subject to conditions.

For the reasons outlined above, it is considered that the proposals are well designed in a sympathetic, sensitive way to conserve the significance of the listed building.

Protected and priority species

The council's ecologist initially raised objections to this application on the grounds that the barn has the potential to house bats and nesting birds and that no survey work had been undertaken to establish whether protected and/or priority species were present.

Following this initial objection by the ecologist, the applicants have subsequently undertaken the requested survey work. The ecologist has confirmed that the methods used and the survey effort deployed are appropriate for the site in question. The surveys did not identify any evidence of bat roosts within the barn and as such there is no requirement for a European Protected Species licence in relation to this building.

On this basis the council's ecologist has removed their initial objection and recommended conditions that will secure suitable biodiversity enhancement. Subject to the recommended conditions it is considered that the proposed development will have no unacceptable impact with regard to protected and priority species.

Other matters

The buildings are sited within the curtilage of Wootton Hall and are isolated from other residential properties, not associated with the Hall. The use of the barn as extended living

accommodation for the cottage will not impact on the amenity of neighbouring residential properties.

Conclusion

For the reasons outlined above, it is considered that the proposed development is well designed and that any impact of the development can be suitably mitigated by the recommended conditions. The development will secure the long-term viability and maintenance of this important heritage asset. Therefore the proposed development is considered to be acceptable and this application should be supported.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 1991/6/E2, 1991/6/E1.1, 1991/6/P3, 1991/6/P4, 1991/6/P6, 1991/6/P8, 1991/6/P9, 1991/6/P10, 1991/6/P11, 1991/6/P12 and DS(6).1.

Reason

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

3.

No above-ground work shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

All new windows and doors shall be constructed in timber and shall be retained as such thereafter.

Reason

To protect the character and appearance of the listed building in accordance with policies HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

5.

No alteration or development shall take place until a mitigation strategy providing for an historic building record and programme of archaeological recording, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation by record of the historic buildings and archaeological features
- (ii) methodologies for the recording of the historic buildings and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of historic building and archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

6.

The mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

7.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

8.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of bat roosting features to be installed;
- (c) details of nesting sites to be installed to support a variety of bird species;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the retention, planting and aftercare of native trees and shrubs of high biodiversity value;
- (g) proposed timings for the above works in relation to the occupation of the building.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

9.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the altered building, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

10.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

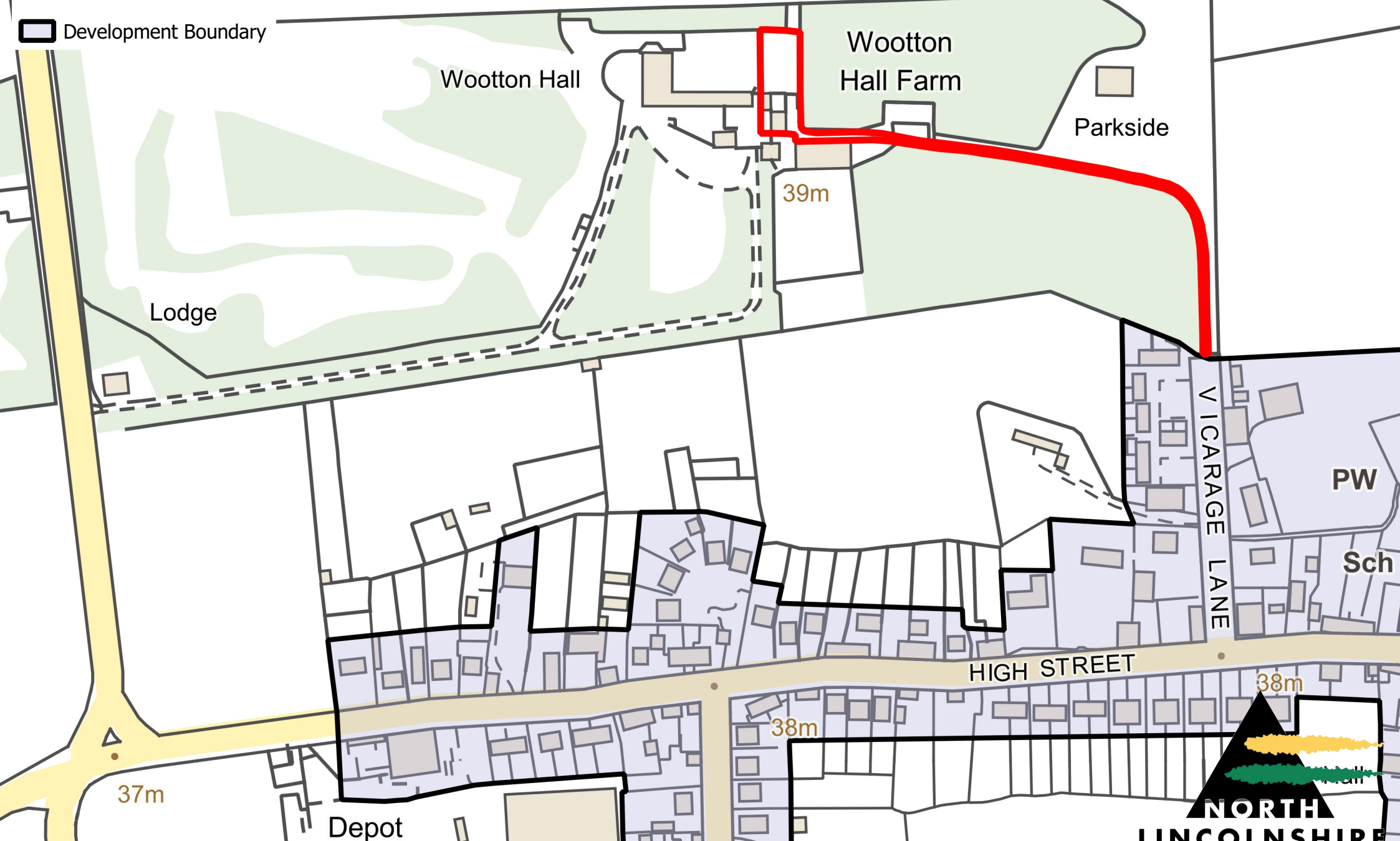
Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

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Development Boundary



PA/2016/1429

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