

**6 DCNW2004/2886/F - CHANGE OF USE AND
CONVERSION TO RESIDENTIAL USE AT KINTON
BARN, KINTON, LEINTWARDINE, HEREFORDSHIRE**

DCNW2004/2887/L – AT THE SAME

**For: Downton Estate per Mr C F Knock, Tinkers Grove
Cottage, The Deer Park, Eastnor, Nr Ledbury, HR8 1RQ**

Date Received:
4th August 2004

Ward:
Mortimer

Grid Ref:
40968, 74677

Expiry Date:
29th September 2004

Local Member: Councillor Mrs Olwyn Barnett

1. Site Description and Proposal

- 1.1 Kinton Barn is located in an isolated rural location in the small hamlet of Kinton approximately 0.5 Km to the north east of Leintwardine. The site and the surrounding countryside is designated as an Area of Great Landscape Value.
- 1.2 The barn, which is Grade II listed, is located on the east side of an unclassified road, immediately opposite a converted barn forming part of Kinton Farm. It comprises an attractive stone, brick and timber clad barn which occupies a slightly elevated position above the adjacent road level.
- 1.3 There is an existing access into the site which serves the historic barn and a modern steel framed building located at the rear.
- 1.4 Planning permission and Listed Building Consent is sought for the conversion of the building into a four bedroomed dwelling within the two storey part of the barn and associated garaging/storage in the open fronted single storey element.
- 1.5 The roadside elevation would remain unchanged with all external alterations on the courtyard elevation. The proposal would entail the demolition of the existing modern farm building and the creation of a garden curtilage on the less visible eastern side of the building. The applicant has agreed to reduce the extent of the garden area to the north of the building.
- 1.6 The application is accompanied by details of the market testing which has been undertaken and an ecological appraisal.

2. Policies

Central Government Guidance

PPS7 – Sustainable Development in Rural Areas

Hereford and Worcester County Structure Plan

H16A – Housing in Rural Areas
H20 – Housing in Rural Areas Outside the Green Belt
CTC2 – Areas of Great Landscape Value
CTC4 – Nature Conservation
CTC9 – Development Requirements
CTC13 – Conversion of Buildings
CTC14 – Conversion of Buildings

Leominster District Local Plan (Herefordshire)

A1 – Managing the Districts Assets and Resources
A2(D) – Settlement Hierarchy
A5 – Sites Supporting Statutory Protected Species
A7 – Replacement of Habitats
A8 – Improvements to or Creation of Habitats
A9 – Safeguarding the Rural Landscape
A16 – Foul Drainage
A18 – Listed Buildings and their Settings
A24 – Scale and Character of Developments
A60 – Conversion of Rural Buildings Outside Settlements to Residential Use
A70 – Accommodating Traffic from Development

Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
S2 – Development Requirements
S7 – Natural and Historic Heritage
DR1 – Design
DR2 – Land Use and Activity
LA2 – Landscape Character and Areas Least Resilient to Change
NC5 – European and Nationally Protected Species
NC8 – Habitat Creation, Restoration and Enhancement
HBA3 – Change of Use of Listed Building
HBA4 – Setting of Listed Buildings
HBA13 – Re-Use of Rural Buildings for Residential Purpose

Supplementary Planning Guidance

The Re-Use and Adaptation of Traditional Rural Buildings

3. Planning History

NW2003/3416/F and NW2003/3417/L - Alterations and conversion to residential use, glaze openings and make internal partition walls. Withdrawn 11 February 2004.

4. Consultation SummaryStatutory Consultations

4.1 Environment Agency raise no objection.

Internal Council Advice

- 4.2 Head of Engineering and Transportation raises no objection.
- 4.3 Chief Conservation Officer raises no objection with respect to the impact of the conversion on the listed barn subject to conditions relating to external treatments and joinery details. The Council's Ecologist raises no objection in principle subject to the provision of a appropriate Method Statement relating to the proposed mitigation for the bats, newts and nesting birds identified on site

5. Representations

- 5.1 Four letters of objection have been received from:

Mr & Mrs Sudworth, Kinton Farm, Leintwardine.
The Occupier, 15 Church Street, Leintwardine.
Mr Pease-Watkins, The Coopers, High Street, Leintwardine.
Mrs Corfield, 3 Church Street, Leintwardine.

They raise the following concerns:

- Intrusion and privacy associated with use of land to the north of the barn.
- Proposal contrary to Policy A2(D) of the Local Plan, Policies S1, S2, DR2, DR3 and H7 of the Herefordshire Unitary Development (Revised Deposit Draft)
- Retention of a rare, listed traditional barn should carry weight. Its character will be lost forever once converted.
- Has appropriate ecological survey and market testing been carried out?

- 5.2 Leintwardine Parish Council comment as follows:

There would be no objection to the applications provided that the planners are content that they conform to the limitations of development outside the village limits. There should also be steps taken to protect neighbours privacy and ensure the application follows the guidelines for sustainability. Further, that the ecological survey is satisfactory.

- 5.3 Leintwardine History Group comment that there is no question of the conversion being in the interest of social need, it is purely to make money. A wonderful example of a Herefordshire barn will be lost and further change to the character and beauty of this lovely part of the county.
- 5.4 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues for consideration in the determination of this application are as follows:
- a) the principle of converting the barn in to a dwelling;
 - b) the impact of the conversion on the character of the listed barn;
 - c) the impact of the conversion on the character of an Area of Great Landscape Value;
 - d) ecological implications and;
 - e) impact on residential amenity.

The Principle of Conversion

- 6.2 Since the submission of the original applications, which were subsequently withdrawn in February 2004, the barn has been advertised as commercial premises for sale or let in the South Shropshire Journal. It has been advised by the applicant that the result of this marketing exercise has been one enquiry from an individual seeking a barn for conversion to residential use. Having regard to the unsuccessful attempts to secure an alternative commercial use and the isolated location of the barn it is considered highly unlikely that an appropriate commercial re-use will be identified for the building and potentially this would be undesirable given the close relationship of the site to existing residential uses and the limitations of the local road network.
- 6.3 It is considered that the building no longer has a viable agricultural use and since its character and structural integrity are such that it is capable of appropriate conversion, it is suggested that its conversion to residential use represents an acceptable alternative use in this instance.

Impact on the Listed Barn

- 6.4 The conversion design is considered to be a sensitive one, limiting external alterations to the east elevation where existing openings are utilised effectively. The roadside (west) elevation will remain unchanged with no windows introduced, whilst the ventilation holes in the north elevation will be glazed. It is considered that from public vantage points the impact of the conversion will be very limited.
- 6.5 Internally, a galleried landing is proposed which retains the full height space in the central open bay of the barn; either side of which is the main living accommodation, which again reflects the existing bayed arrangement. In this respect all important internal features will be exposed and the intrinsic architectural value of the barn will therefore be preserved.
- 6.6 The conversion design has been the subject of detailed pre-application discussion and is supported by the Chief Conservation Officer.

Impact on the Area of Great Landscape Value

- 6.7 The main issue in this respect is the wider impact of the creation of a dwelling in this sensitive rural location. It has been suggested above that the alterations to the building are limited and restricted to the less visible side of the barn. To this end it is not considered that the physical alterations to building will have a wider detrimental impact. The formation of the garden predominately affects the less visible side of the building and subject to controls over boundary treatments and restrictions on permitted development rights it is not considered that the garden area would have a serious impact on the Area of Great Landscape Value.

Ecology

- 6.8 An ecological appraisal has been carried out and its findings identified evidence of bat, great crested newt and nesting bird activity in and around the building. The findings of the survey are largely endorsed but it has been advised that further work in the form of the submission of a Method Statement relating to proposed mitigation for the impact of the conversion on the identified protected species is required. Accordingly, the recommendation needs to reflect this additional requirement.

- 6.8 The existing pond to the north of the site does not form part of the application site and therefore it has not been considered appropriate to condition its restoration in this case.

Residential Amenity

- 6.9 The impact of the proposed conversion and the formation of the associated garden area are not considered to have a significant impact upon existing properties adjacent to the site but in recognition of the concerns raised, the applicant has agreed to reduce the extent of the garden curtilage to the north of the barn so as to limit its use for maintenance purposes only. This could be agreed by way of an amended site plan, which is referred to in the recommendation below.

RECOMMENDATION

DCNW2004/2886/F

Subject to the receipt of suitably amended plans and additional ecological information, officers names in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers.

- 1 - A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 - A06 (Development in accordance with approved plans) (Amended Site Plan 1303:1206:02 and 04A)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 4 - C04 (Details of window sections, eaves, verges and barge boards)**

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

- 5 - C05 (Details of external joinery finishes)**

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

- 6 - C06 (External finish of flues)**

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

7 - C11 (Specification of guttering and downpipes)

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

8 - E16 (Removal of permitted development rights)

Reason: To preserve the open character of the site and the rural setting of the converted barn.

9 - F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

10 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

11 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

12 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

13 - G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

14 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

15 - The open fronted garaging hereby approved shall be refused for the purposes of parking and other purposes ancillary to the residential use of the barn and shall not be used for any other purpose unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that sufficient covered parking and storage is retained so as to avoid undue pressure for additional ancillary buildings within the curtilage of the listed barn.

16 - Prior to the occupation of the converted barn, the existing modern farm building shown to be removed shall be demolished and permanently removed from the site.

Reason: To enhance the setting of the converted building.

Informatives:

1. N15 Reasons for the grant of Planning Permission.
2. NC02 – Warning against demolition
3. NC01 – Alterations to submitted/approved plans

DCNW2004/2887/L

Subject to the receipt of suitably amended plans and additional ecological information, officers names in the Scheme of Delegation to Officers be authorised to issue Listed Building Consent subject to the following conditions and any additional conditions considered necessary by officers.

1. C01 -Time limit for commencement (Listed Building Consent)

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. A06 - Development in accordance with approved plans (Amended site plan 1303:1206:02 and 04A)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. B01 - Samples of external materials

Reason: To ensure that the materials harmonise with the surroundings.

4. C04- Details of window sections, eaves, verges and barge boards

Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

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Decision:

Notes:

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Background Papers

Internal departmental consultation replies.