

MEETING:	PLANNING COMMITTEE
DATE:	4 MARCH 2015
TITLE OF REPORT:	P143500/FH - PROPOSED SUN ROOM EXTENSION AT TWIN KILNS, YARKHILL COURT BARNS, WATERY LANE, YARKHILL, HEREFORD, HR1 3TD For: Mr & Mrs Nenadich per Mr Angell, Simon Angell Architectural Consultant, Wayside Cottage, Ashford Carbonell, Ludlow, Shropshire SY8 4BX
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=143500&search=143500
Reason Application submitted to Committee - Member Application	

Date Received: 21 November 2014 **Ward: Frome**

Grid Ref: 360805,242696

Expiry Date: 20 January 2015

Local Member: Councillor P M Morgan

1. Site Description and Proposal

- 1.1 Twin Kilns is part of the Yarkhill Court Barns conversion scheme which received its last permission for conversion in 2003. These buildings are located in an open countryside location outside of any designated settlement identified in the Unitary Development Plan. Though the complex of Yarkhill Court and its many barns is not statutorily listed, the site represents a traditional well preserved farm complex for the Herefordshire area and is considered of heritage value and locally important. These qualities enabled their conversion to residential units. To the south of the application site is the grade II listed Church of St John the Baptist.
- 1.2 The proposal is a sun room extension constructed on a brick plinth, oak frame with a part slate and glazed roof. It is located on the southern elevation and will link the kitchen (former barn) and sitting room (former Hop Kiln).

2. Policies

- 2.1 National Planning Policy Framework (NPPF)

The following sections are of particular relevance:

- | | | |
|--------------|---|---|
| Introduction | - | Achieving Sustainable Development |
| Section 7 | - | Requiring Good Design |
| Section 12 | - | Conserving and Enhancing the Historic Environment |

2.2 Herefordshire Unitary Development Plan (UDP)

S1	-	Sustainable Development
S2	-	Development Requirements
DR1	-	Design
DR2	-	Land-use and Activity
H18	-	Alterations and Extensions
HBA4	-	Setting of Listed Buildings
HBA8	-	Locally Important Buildings
HBA12	-	Re-use and Adaptation of Rural Buildings
HBA13	-	Re-use and Adaptation of Rural Buildings for Residential Purposes

2.3 Herefordshire Core Strategy:

The pre-submission consultation on the Draft Local Plan – Core Strategy closed on 3 July. At the time of writing an Independent Inspector is in the process of examining the Core Strategy in order to determine its soundness. The majority of the Core Strategy policies were subject to objection and, as the examination in public is not yet complete, can be afforded only limited weight for the purposes of decision making.

SS1 – Presumption in favour of Sustainable Development
RA5 – Re-use of Rural Buildings
LD5 – Historic Environment and Heritage Assets
SD1 – Sustainable design and energy efficiency

2.4 Re-use and adaptation of rural buildings Supplementary Planning Document, 2004

2.5 Neighbourhood Plan

Yarkhill Parish Council are not producing a Neighbourhood Plan

2.5 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan>

3. Planning History

- 3.1 N100890/FH – Replacement door canopy – Approved 17TH January 2011
- DCNE2005/1692/F – Erection of a porch – Refused 27th June 2005
- DCNE2003/1851/F – Conversion of redundant agricultural buildings to two number dwellings and associated works – Approved 7th October 2005

4. Consultation Summary

4.1 Conservation Manager (Historic Buildings)

Twin Kilns is part of the Yarkhill Court Barns conversion scheme which received its last consent for conversion in 2003. Though the complex of Yarkhill Court and its many barns is not statutorily listed, the site represents a traditional farm complex for the Herefordshire area.

To the south of the application site is the grade II listed Church of St John the Baptist, however due to the mature landscaping between the two buildings and the hedgerows in the vicinity, it is not considered that the setting of the church would be harmed by the submitted scheme.

The UDP heritage policies HBA12 and HBA13 underpin the fundamental aim of allowing barn conversion schemes, which is to protect the heritage, character and appearance of agricultural

Further information on the subject of this report is available from Mr C Brace on 01432 261947

buildings by providing them with a new use. The new use must respect that agricultural character and the SPG of 2004, giving guidance on the initial and subsequent works considered appropriate, is clear that the original building will be considered finite.

With this principle in mind the proposed scheme to extend the living accommodation of Twin Kilns, by the addition of a new sun room and the removal of a large section of existing wall, is considered to be contrary to Policy HBA12 and the SPG on the Re-use of Rural Buildings 2004.

The actual design of the sun room may be appropriate for a building originally constructed as a dwelling but is considered wholly out of character with the agricultural origins of the former hop kilns and barns. The proposed loss of a large section of the kitchen's east wall would compromise the internal cellular character of the agricultural building in this location. Large open plan spaces are of course found in many farm buildings but it does not follow that cellular spaces can be joined together to form open plan areas. This would be contrary to the character of the particular space and fundamental aims of allowing the original conversion.

The sun room addition would provide a link between the sitting room and the kitchen. However there is an open area noted on the plans which appears unsatisfactory in terms of usability and has the potential to be a very dark and damp space. It is not clear what purpose this space is intended to serve.

The sun room has a stove located in the southern corner and whilst there is no "in principle" objection to the stove the length, visibility and intrusiveness of the flue is considered to be detrimental to the character and appearance of the former hop kilns and the agricultural barns. It may be possible for the flue to rise internal to the building and then only be externally visible just above the roof. If this is possible then the flue should be of a dark colour externally and may then be considered acceptable.

Overall it is considered that the proposal does not comply with Policy HBA12 or the SPG of 2004 relating to the conversion of rural buildings. It is recommended that the scheme be refused.

5. Representations

- 5.1 Yarkhill Parish Council raise no objection
- 5.2 A petition signed by eight local residents has been received supporting the application.
- 5.3 The consultation responses can be viewed on the Council's website by using the following link:-
<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

- 6.1 The conversion of agricultural buildings to residential use is relatively commonplace, however the overall aim of any proposals should be to retain the agricultural character of the historic building. In the case of residential conversions, proposals should therefore focus on reducing domestic paraphernalia and the various hallmarks of such a use. Various policies within the UDP seek to protect the character of listed buildings, agricultural buildings in particular, and to avoid the loss of character and special interest through piecemeal alterations and the increased domestication of rural properties (these include policies HBA1, HBA3, HBA4, HBA8 HBA12 and HBA13).

- 6.2 Government planning guidance, aims and objectives are contained in National Planning Policy Framework. In requiring good design, NPPF paragraph 58 requires proposals to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and in paragraph 61 states although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 6.3 Paragraphs 131 – 135 of the NPPF set out what should be considered in determining planning applications affecting built heritage assets. It states local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 6.4 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm should require clear and convincing justification.
- 6.5 The UDP heritage policies HBA12 and HBA13 underpin the fundamental aim of allowing barn conversion schemes, which is to retain buildings of sufficient heritage interest and value with a new viable use whilst protecting the heritage, character and appearance of those same agricultural buildings. The new use must respect that agricultural character and the SPG of 2004, giving guidance on the initial and subsequent works considered appropriate, is clear that the original building will be considered finite.
- 6.6 There are three scenarios that justify a departure from the Council's adopted, well publicised and enforced position regarding not permitting extension to residential units formed from the conversion of historic rural buildings. These are:
- The original permission did not remove permitted development rights
 - The original conversion is so poor that the finite rationale for policy HBA13 and position in the SPG is already lost
 - The proposal is of such exceptional design and/or architectural quality
- 6.7 It is considered none of those exceptions apply in this instance. Permitted Development Rights were removed from the original planning permission, the resultant conversion is sympathetic to the character and appearance of the kilns which individually and as part of a wider group conversion, are still clearly readable to their original and historic form and function, and the proposal is not of any architectural or design merit.
- 6.8 The actual design of the sun room may be appropriate for a building originally constructed as a dwelling but is considered wholly out of character with and detrimental to the agricultural origins of the former hop kilns and barns. The proposed sun room is an overtly domestically designed extension that has no singular regard to the character or appearance of the kilns or the context.

- 6.9 The proposed loss of a large section of the kitchen's east wall would compromise the internal cellular character of the agricultural building in this location. Large open plan spaces are of course found in many farm buildings but it does not follow that cellular spaces can be joined together to form open plan areas. This would be contrary to the character of the particular space and fundamental aims of allowing the original conversion. This feature is intrinsic to that of a kiln and its loss renders the purpose of converting such buildings to retain cultural and built heritage redundant.
- 6.10 The sun room addition would provide a link between the sitting room and the kitchen. However there is an open area noted on the plans which appears unsatisfactory in terms of usability and has the potential to be a very dark and damp space. It is not clear what purpose this space is intended to serve.
- 6.11 The sun room has a stove located in the southern corner and whilst there is no "in principle" objection to the stove, the length, visibility and intrusiveness of the flue is considered to be detrimental to the character and appearance of the former hop kilns and the agricultural barns. Again, this demonstrates a lack of proper assessment and consideration of this heritage asset and its treatment as a 'regular' or standard dwelling.
- 6.12 In reference to the planning history on this building, planning permission granted under reference N100890/FH noted extensions to barn conversions are normally resisted and contrary to planning policy. The planning assessment went on and referenced that planning permission was previously refused on this building for a large porch extension under reference DCNE2005/1692/F. However, the original planning permission and conversion did include a small canopy. As such application reference N100890/FH was assessed and considered to be acceptable because the proposal was a one for one replacement. Furthermore that proposal was considered not to exacerbate or be detrimental to the character and appearance of the barns in terms of design or appearance or conflict with policy HBA12 and HBA13. It is considered this permission neither sets a precedent or implies further extensions are acceptable.
- 6.13 It should be noted extensions to barn conversions and the Council's position has been tested many times at appeal. Inspectors whilst often noting an extension would not harm the surrounding area in which they are located, do agree with the Council's long standing policy position and rationale that such extensions '*would have a materially detrimental effect on the character and appearance of the building*' and '*this would conflict with the UDP which accords with the NPPF insofar as it expects new development to reflect local character and history and reinforce local distinctiveness*'.
- 6.14 Overall it is considered that the proposal does not comply with policies DR1, HBA8, HBA12 and HBA13 or the SPG of 2004 relating to the conversion of rural buildings and the relevant design and heritage aims and objectives of the National Planning Policy Framework. It is recommended that the scheme be refused.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. The proposal results in unacceptable harm to the character and appearance of a heritage asset, introducing a feature not in keeping with its original character, age, design, appearance, style or detailing and furthermore undermines the historic and intrinsically important layout of the building contrary to Herefordshire Unitary Development Plan policies DR1, HBA8 HBA12 and HBA13, Herefordshire Council's Re use and adaptation of rural buildings Supplementary Planning Guidance 2004 and the design and heritage aims and objectives of the National Planning Policy**

Framework.

Informative:

1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations and identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which have been clearly identified within the reason(s) for the refusal, approval has not been possible.**

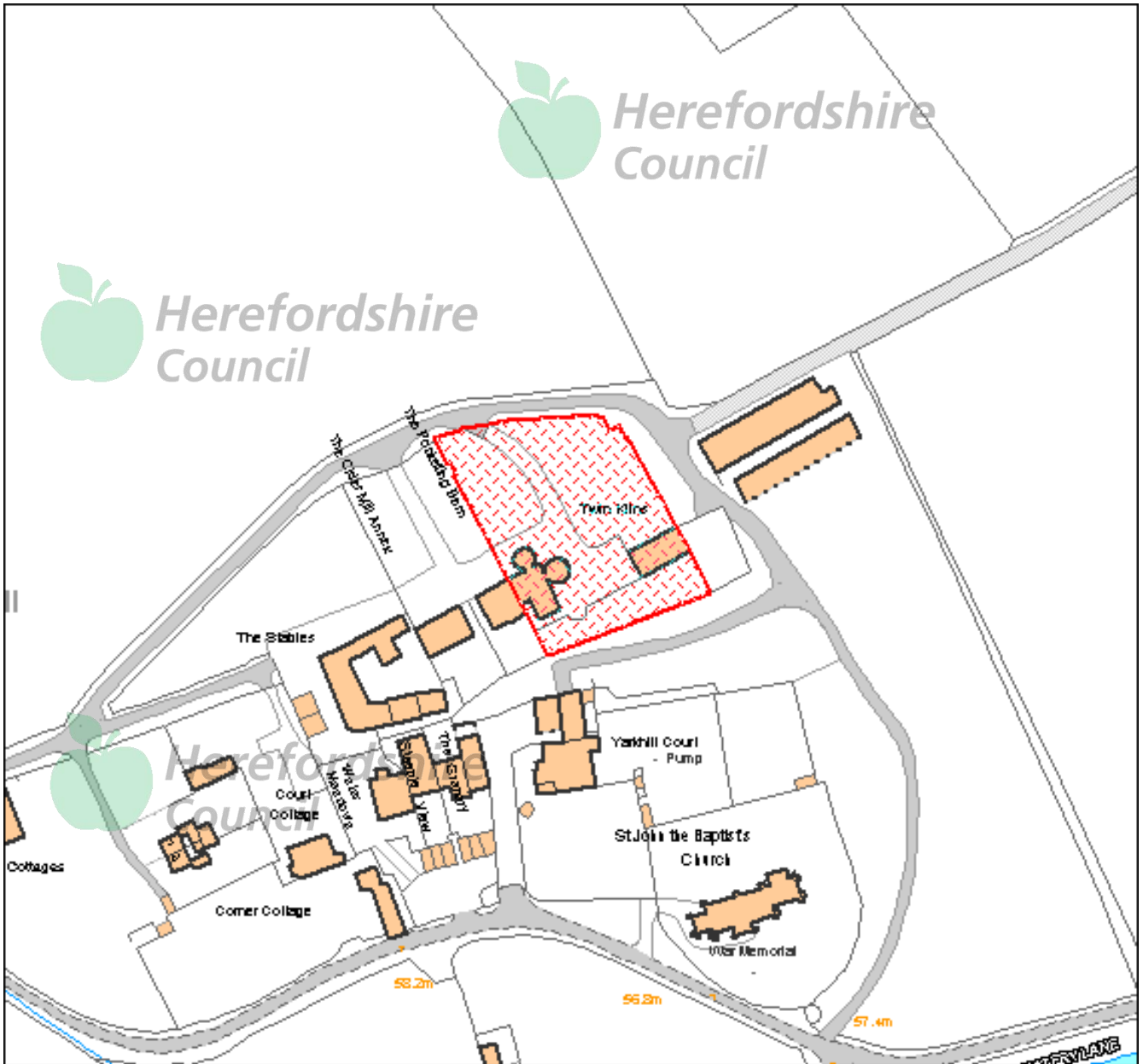
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: 143500/FH

SITE ADDRESS : TWIN KILNS, YARKHILL COURT BARNs, WATERY LANE, YARKHILL, HEREFORD, HEREFORDSHIRE, HR1 3TD

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005