

12A DCNE2005/0589/F & - CHANGE OF USE OF AGRICULTURAL BUILDINGS TO B1 USE AT THE BARN AT THE LOWER NUPEND, CRADLEY, MALVERN, HEREFORDSHIRE, WR13 5NP

120 DCNE2005/0590/L – THE SAME

For: Mr E Holloway per Mr C C Davies, 31 Park Avenue, Worcester, WR3 7AJ

Date Received:
18th February 2005

Ward:
Hope End

Grid Ref:
72576, 48540

Expiry Date:
15th April 2005

Local Member: Councillor R Stockton

1. Site Description and Proposal

- 1.1 The application relates to a range of redundant farm buildings adjacent to The Lower Nupend at Cradley. They comprise a two storey barn, predominantly brick built but also with a stone element to the south-east gable end and a single storey wing projecting to the north-west. A dutch barn is positioned to the south and it is proposed to remove this.
- 1.2 The application seeks to convert the buildings to a B1 use, to modify an existing vehicular access and to provide an area for car parking. The plans show the two storey brick part to be retained at full height and open plan. A staircase is to be introduced into its most south-easterly part, giving first floor access to the stone part which is to be divided into ground and first floor. The single storey stone part is also to be retained as open plan, the submission indicating that they will be used as offices.
- 1.3 The plans require minimal alterations to the extension of the buildings. All existing openings are to be re-used and the proposal does not require the insertion of any new ones.

2. Policies

Hereford and Worcester County Structure Plan

CTC13 – Conservation of Buildings

Malvern Hills District Local Plan

Employment Policy 6 – Re-use of Rural Buildings

Conservation Policy 9 – Alterations and Extensions to Listed Buildings

Conservation Policy 10 – Alternative Uses for Listed Buildings

Conservation Policy 11 – The Setting of Listed Buildings

Herefordshire Unitary Development Plan – Revised Deposit Draft

HBA1 – Alterations and Extensions to Listed Buildings
HBA3 – Change of Use of Listed Buildings
HBA4 – Setting of Listed Buildings
HBA12 – Re-Use of Rural Buildings

3. Planning History

NE03/1945/F - Change of use of buildings into workshops for artisans (Class B1 use) - Approved 10th October 2003 - The approval was subject to a condition limiting the use to that as specified in the applicants supplementary letter.

NE03/1554/F & NE03/1420/L - Conversion of redundant agricultural buildings to form one dwelling - Refused 10th July 2003.

NE02/2584/F & NE02/3440/L - Conversion of redundant agricultural buildings to form one dwelling - Withdrawn.

NE01/0920/L - Remove corrugated tin roof and replace with slates - Approved 7th June 2001.

4. Consultation SummaryStatutory Consultations

4.1 None required.

Internal Council Consultations

4.2 Transportation Manager - No objections but notes that this is not a very sustainable location for office use.

4.3 Conservation Manager - Comments that in principle this proposal is considered acceptable. However given the unfortunate deterioration within the main barn we believe that further structural information is required. This is because the timber that has broken is a major structural timber and therefore any repairs or replacement would have an impact on the structure as a whole. Given that the proposal is to convert the buildings it would not be appropriate to dismantle the entire roof structure and then re-erect it. It would be recommended that the roof remain in situ whilst any repairs or replacement timbers are inserted.

With regards to the other issues we believe that the proposal is acceptable. However a 1:50 scale drawing showing the junction between the block wall and the brick existing barn also required. This should show that the detail next to the adjacent arch is being left unaltered and what if any impact there is on the roof of the barn. The new block wall should not cut into the historic brickwork.

Conclusion/Recommendation: A structural assessment of the brick barn roof is required. A drawing of the block wall/brick wall junction is required. Conditions should include: The submission of a schedule of works for the barn complex prior to beginning work. The submission of a schedule of works to make the bothy good prior to beginning work. Bricks to match existing stone to match existing mortar mix subject to approval. Slates subject to approval joinery details subject to approval.

5. Representations

5.1 Cradley Parish Council - Concerned about additional commercial traffic movements on a lane where there have been accidents and the road is liable to flooding. Also concerned about traffic using the northern access for safety grounds.

5.2 Four letters of objection have been received from:

Mr & Mrs Mullaney, Coronation Cottage, Cradley.
Mr & Mrs Good, The Nupend, Cradley.
Mr & Mrs Bailey, Cherry Orchard, Winthill, Cradley.
Mr Wynne-James, The Lower Nupend, Cradley.

In summary the points raised are as follows:

Concerns over highway safety.
The development will be alien to the historic context of the surrounding area.

5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 These buildings have a substantial planning history and this is of relevance in the consideration of this proposal.

6.2 In refusing consent for the conversion of the buildings to residential use two reasons were given. One related to the method of conversion and, with a revised scheme could have potentially been addressed. The second referred to the applicant's lack of attempts to seek a business re-use in the first instance. An application was then subsequently submitted by a third party for commercial use; serving notice on the owner of the building. This was approved under reference NE03/1945/F and is referred to earlier in this report.

6.3 The approval is restrictive in terms of the end use of the building, and is effectively personal to that particular applicant. In accordance with the previous refusal reason for residential use, the owner of the buildings is now attempting to secure a permission for commercial use that will allow him to market them.

6.4 Objections have been submitted on highway safety grounds, and particularly that the proposal will generate significant numbers of traffic movements, more in fact than the approved scheme.

6.5 A revised layout plan for the scheme shows 12 car parking spaces to the south of the barns, served by an existing point of access. The access further to the north is to be retained as a separate means of access to buildings that will continue to be used for agricultural storage.

- 6.6 The Transportation Manager does not object to the application but notes that the site is not particularly sustainable. Whilst this may be a viable comment, the previous history has pre-empted this application and is submitted to address previous concerns. B1 use include offices; other than those in Class A2 which covers professional and financial services that generate significant customer visits (these are generally found in town centre locations), research and development and light industry, and it is your officers opinion that it is such commercial uses to which these buildings are most suited. However, the application does make specific reference to office use, and to secure greater certainty in respect of highway issues, it may be pertinent to impose a condition to restrict use to that of offices within Class B1. On this basis, the proposal is unlikely to generate significantly more traffic movements than the approved scheme and therefore is considered acceptable in this respect.
- 6.7 The scheme requires minimal alterations to the building and will secure its long-term future. The historical context in terms of the surrounding area will not be significantly affected by it and the use in itself has not generated objection from the Conservation Manager.
- 6.8 Subject to conditions requiring further details of the repairs necessary to the building, details of new joinery and slates to re-roof, the proposal is considered to be acceptable and is accordingly recommended for approval.

RECOMMENDATION

NE05/0589/F

That planning permission be granted subject to the following conditions:

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 - A09 (Amended plans)(18th May 2005)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - C17 (Samples of roofing material)

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

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 - C11 (Specification of guttering and downpipes)

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

7 - C13 (Repairs in situ)

Reason: In order to preserve the integrity of the structure of the buildings, the conservation of which constitutes the reason for allowing the development where a new building would be contrary to policy.

8 - C02 (Approval of details)

Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) the method of repair of the roof timber
- (b) a full schedule of repairs for the remainder of the building

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

9 - E06 (Restriction on Use) (Offices) (B1)

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

10 - G01 (Details of boundary treatments)

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

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - NC02 - Warning against demolition

NE05/0590/L

That listed building consent is granted subject to the following conditions:

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 - A09 (Amended plans)(18th May 2005)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - C17 (Samples of roofing material)

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

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 - C11 (Specification of guttering and downpipes)

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- (a) the method of repair of the roof timber
- (b) a full schedule of repairs for the remainder of the building

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

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.