

DELEGATED DECISION REPORT

APPLICATION NUMBER

200402

Lower Milton, Baynham Farm Road, Ledbury, Herefordshire, HR8 2PX

CASE OFFICER: Mr Josh Bailey

DATE OF SITE VISIT: 5th March 2020 and previously (P192868/FH and P192689/L)

**Relevant Development
Plan Policies:**

**Herefordshire Local Plan – Core Strategy
Policies:**

SS1 – Presumption in favour of sustainable development

RA5 – Re-use of rural buildings

LD1 – Landscape and townscape

LD4 – Historic environment and heritage assets

SD1 – Sustainable design and energy efficiency

**Ledbury Neighbourhood Development Plan was made on 11
January 2019**

Policies:

BE1.1 – Design

National Planning Policy Framework (February 2019)

Sections:

1. Introduction

2. Achieving sustainable development

12. Achieving well-designed places

16. Conserving and enhancing the historic environment

Relevant Site History: **None in relation to building under construction**

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Ledbury Town Council	X		X		
Historic Buildings Officer	X	X			
Press/Site Notice	X	X			
Local Member for Ledbury West	X	X			

PLANNING OFFICER'S APPRAISAL:

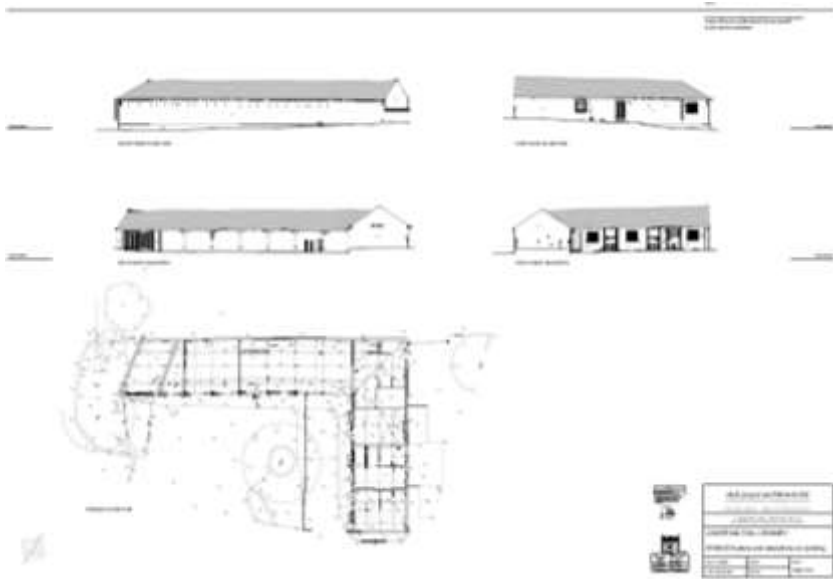
Site description and proposal:

The application under consideration, relates to a redundant brick walled stable building under plain clay tiled roof, which forms part of Lower Milton, Baynham Farm Road. The site lies south, adjacent to the A438, and to which the north-west elevation is visual in the public domain. The building is not listed in its own right but is considered to be curtilage listed to the adjacent Timber framed barn 'Barn to north-west of Baynham's Farmhouse' (Grade II Listed - 1224818). The building can be dated on historic mapping back to the 1840s, so would likely have been present at the time of barn to north-west of Baynham's farmhouse, at the time of its listing in 1986.

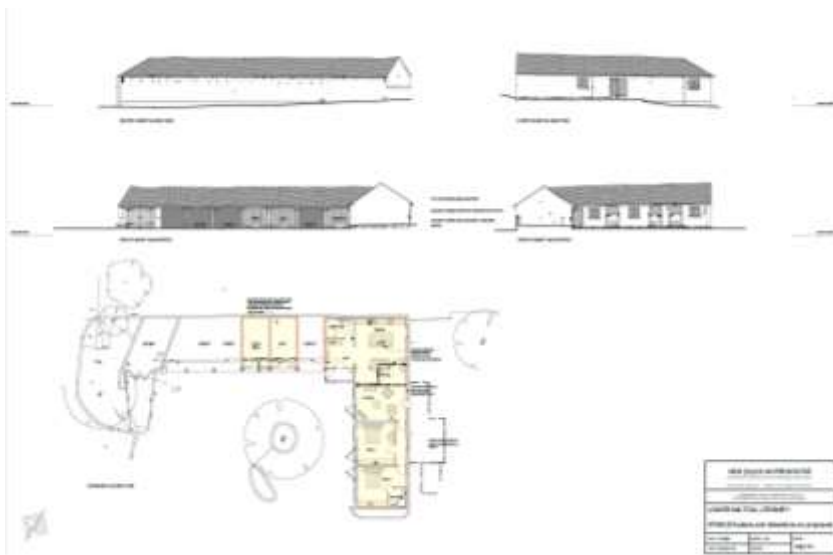
The application seeks listed building consent to convert this building into ancillary accommodation to Lower Milton forming a 2-bedroomed 'granny annexe', as well as the insertion of 2 removable timber framed pods with glass fronts within the carport areas, to house a gym and music room. I refer one to the proposed plans below:



- Location and Block Plan



- Existing plans



- Proposed plans

Representations:

Ledbury Town Council – No objections

Ecology – Conditions recommended following roosting survey being supplied, to include further survey work (as a pre-commencement condition) and biodiversity enhancement

Historic Buildings Officer – No response

Forestry Commission – No comments to offer

Herefordshire Wildlife Trust – No response

Environmental Health (Housing) – Informatives recommended**Site Notice/Press – No response**

Local Member – Ward Cllr Howells was updated by email on 15th June at 17:25. To date, no response has been received objecting to a delegated decision or requesting re-direction to Planning Committee. Assumed no comments to offer.

Pre-application discussion:

P193896/CE – confirmed as part of advice that Council considers this building to be curtilage listed and thus, listed building consent would be required

Constraints:

Curtilage Listed building

Grade II Listed Building adjacent

Appraisal:

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the ‘made’ Ledbury Neighbourhood Development Plan (Ledbury NDP). At this time the policies in the Ledbury NDP can be afforded weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration. Whilst not listed in its own right, I am mindful of the duty in respect of listed buildings in the exercise of planning functions under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Given that the proposal seeks to convert a redundant/disused building, Policy RA5 of the CS is applicable in that schemes should ensure that:

1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;
2. design proposals make adequate provision for protected and priority species and associated habitats;
3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Policy SD1 of the HCS, sustainable design and energy efficiency, explains that all proposed development should look to incorporate a number of key criteria into their designs, including:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;

This is reinforced by Policy BE1.1 of the Ledbury Neighbourhood Development Plan. Policy LD1 of the Core Strategy seeks to ensure that proposals have demonstrated consideration of the locality, which subsequently positively influences design, scale and nature of site selection.

Policy LD4 of the CS is also pertinent to the application, which principally considers development proposals which affect heritage assets and the wider historic environment. Proposals must protect, conserve and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management.

Assessment

The conversion of the former stable block to ancillary residential accommodation does not require structural changes, as confirmed on the plans and my visit to site, which indicates that the building is suitable. From an aesthetic perspective, some changes to make it suitable for its intended use, will additionally include the addition of a number of openings, these being doors and windows. I am satisfied that the openings do not produce an adverse effect onto Lower Milton in terms of residential amenity, and thus, I see no significant concerns from this perspective. As the proposal would look to ensure it makes efficient use of the building and to which the proposed pods are removable/reversible, which will allow for the building to continue to respect the historic character and interest of the buildings, its relationship with other buildings and heritage assets, and its place in the wider landscape. Overall, the scheme makes appropriate use of the buildings parameters, keeping new openings to an absolute minimum; respect internal features and spaces; and avoid introducing non- traditional features, in looking to reinforce local distinctiveness and seek to conserve and, where possible, enhance the interaction between people and places, in a manner appropriate to their significance through sympathetic design. On balance, the proposal conforms to Policies RA5 and SD1 of the HCS and Policy BE1.1 of the Ledbury NDP.

The proposal would assimilate into the landscape without posing any adverse effects on the surrounding characteristics of the area or the immediate vicinity of site

characteristics. The proposal would demonstrate that the character of the landscape will not be adversely affected as a result of the proposal as the proposed structure, in its current guise, would help to preserve and enhance the scenic beauty of the locality, according with Policy LD1 of the Council's adopted Core Strategy.

Whilst no response has been received from the Council's Historic Buildings Officer, the building is considered to be of modest heritage value and the proposals, given they are ultimately detailed with design sensitivity, are appropriate to that value. I therefore consider that the scheme will certainly conserve designated heritage assets to that effect, according with Policy LD4 of the Council's Core Strategy. Given the character of the interior and changes proposed to the external elevations of the building, it is considered that in accordance with Paragraph 196 of the current NPPF, the long-term viable use of the building, which would be conserved as a result of the proposal, are considered to outweigh the less than substantial harm which the proposal would cause to designated heritage assets, including that of the listed barn to the west of the application site. I consider that the Council has therefore exercised its duty until Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

All technical matters have no objections and where applicable, can be suitably addressed through appropriately worded conditions. I have also recommended that a number of occupancy conditions are also attached to ensure the retention of the ancillary accommodation principle of the scheme proposed. On the basis, and subject to the following conditions being attached to the decision notice, this application is accordingly recommend for approval.

The local member has been updated and appraised of my recommendation and is content for this application to be determined as a delegated matter.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S):

(please note any variations to standard conditions)

1. CE7
2. C06 - Drawing Number: 2147-LOC rev C; 2147-10 and 2147-11

Informatives

1. I69
2. I68



Signed: Dated: 22/6/2020

TEAM LEADER'S COMMENTS:

The proposals require minimal intervention in terms of the buildings historic fabric. The scheme utilises existing openings and the provision of office and gym in the byre element is work that is reversible. Impacts on the heritage asset are less than substantial and are offset by ensuring a continued, viable use.

DECISION:**PERMIT**☒**REFUSE**☐

Signed: Dated: 22/6/2020