

Conversion and re-development of barns to form four offices
(listed building consent)

Report Item No
A6

Measham Lodge Farm Gallows Lane Measham Swadlincote
Leicestershire DE12 7HA

Application Reference
15/00587/LBC

Applicant:
Mr And Mrs A Garland

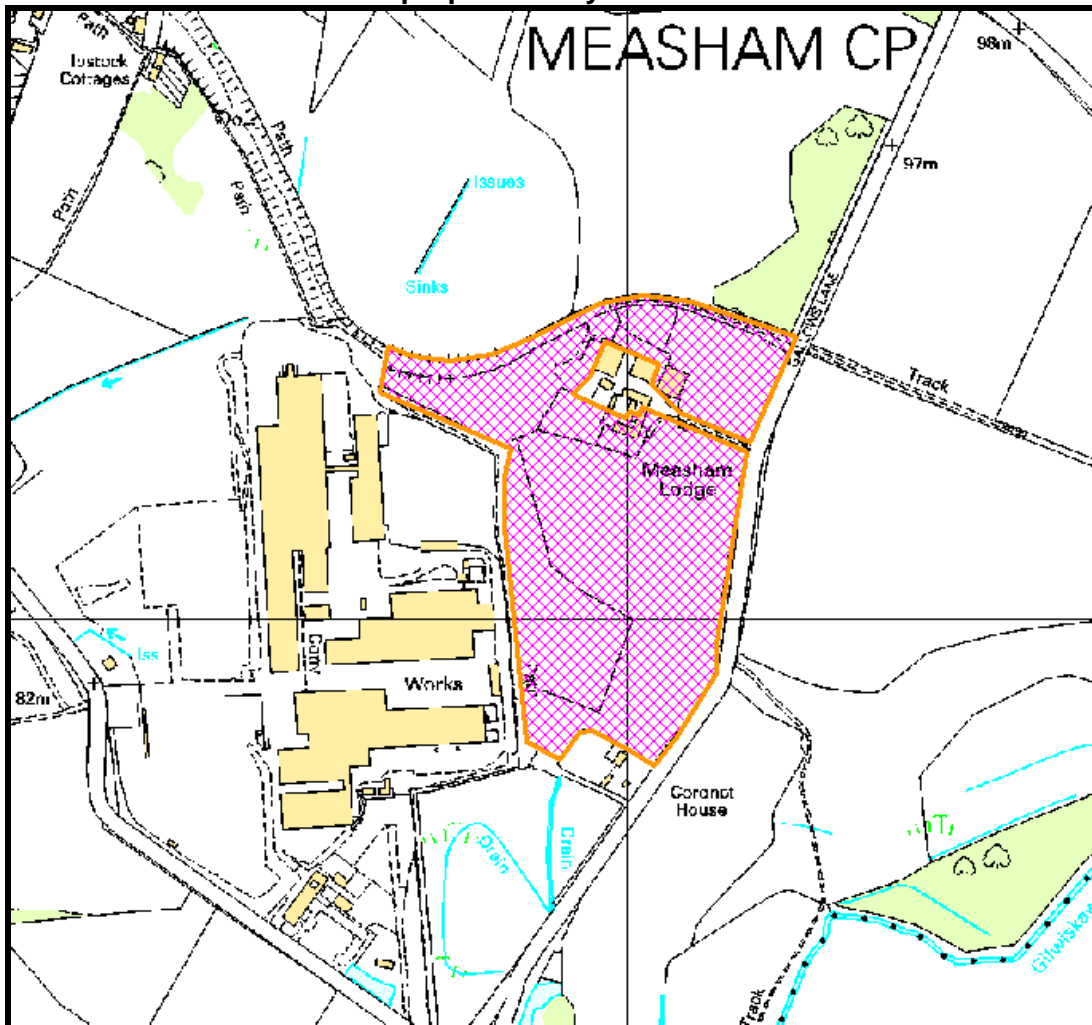
Date Registered
16 June 2015

Case Officer:
Jenny Davies

Target Decision Date
11 August 2015

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

This application is reported to Members of the Planning Committee as the agent is related to Councillor Richard Blunt.

Proposal

Listed building consent is sought for the conversion and redevelopment of barns to form four offices at Measham Lodge Farm, Gallows Lane, Measham. The buildings that are the subject of this application relate to a group of older traditional barns located to the north of the farm house. Measham Lodge Farm is a Grade 2 listed building and an application for planning permission for these works has been submitted concurrently.

Consultations

No letters of representation have been received from members of the public and the Conservation Officer has no objections.

Planning Policy

Chapter 12 of the NPPF and Section 66 of the Planning (Listed Buildings and Conservation) Act 1990 are relevant.

Conclusion

The less than substantial harm to the heritage asset is in this case considered on balance to be outweighed by the bringing back into use of the listed buildings and their rebuilding/repair resulting in the buildings retaining their historic form and importance and their relationship with and setting to the principal listed building. It is therefore recommended that listed building consent be granted.

RECOMMENDATION- PERMIT, subject to the following condition(s)

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Listed building consent is sought for the conversion and redevelopment of barns to form four offices at Measham Lodge Farm, Gallows Lane, Measham. An application for planning permission for a similar proposal has been submitted concurrently and is also to be considered at this Planning Committee (15/00497/FUL).

Measham Lodge Farm is a Grade 2 listed building and the traditional buildings located to the rear of the farm house (including those that are the subject of this application) are listed by virtue of their relationship with the principal listed building. The listing description states:

House of earlier C18, with c.1800 wings. Red brick, Flemish bond, with brick dentilled eaves and twin-span roof of C20 tiles with four rebuilt end stacks. Wing to right, of Measham gobs with slate roof. Gauged brick lintels and ground floor stone sills. Main range front of 2 storeys: first floor, three windows, 3 light casements with central 2-light, all with top lights. Central oeil-de-boeuf above. Ground floor, three 2/2 sashes, one added c.1800. C20 canopied doorcase with overlight. 1 storey extension left end. Wing, side facing, 2 storeys, upper original blank window, lower a 2/2 sash. End has dentilled pediment band and recessed giant arch below, with gauged brick arch and tripartite 2/2, 6/6, 2/2 sash both floors. To rear, an early C19 extension with plain tiled roof and ridge stack. 2 storeys of two 3-light casements with cambered lintels. Main range rear as front with sash replacing 3-light, and C20 porch. Interior: C18 staircase, 6-panelled doors, beams and two inglenooks. The wing is almost certainly the only example of the use of Measham gobs on an elegant house remaining uncovered.

The site is located on the western side of Gallows Lane and is surrounded by open fields. The buildings that are the subject of this application form a group of older traditional barns located to the north of the farm house (Buildings 4, 6, 7 and 11). Another group of traditional barns located closer to the farmhouse and the modern buildings on the northern side of the farm complex do not form part of the application. The modern buildings are not considered to be listed as they are not attached to any part of the listed building and appear to have been constructed after 1948.

Elements of the older buildings would need to be rebuilt as they have either been demolished or are in a poor state of repair, in particular a building which formed three sides of a farmyard area and is no longer in existence would be replaced on a similar footprint by Building 11. The majority of existing openings would be utilised with some new openings proposed.

2. Publicity

2 Neighbours have been notified (Date of last notification 18 June 2015)

Site Notice displayed 19 June 2015

Press Notice published 24 June 2015

3. Consultations

Measham Parish Council consulted 18 June 2015

Nwldc Conservation Officer

4. Summary of Representations Received Statutory Consultees

Measham Parish Council has no objections.

The Council's Conservation Officer has no objections.

Third Party Representations

No letters of representation have been received.

5. Relevant Planning Policy National Planning Policy Framework (NPPF) - March 2012

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

The following sections of the NPPF are considered relevant to the determination of this application:

Paragraph 14 (Presumption in favour of sustainable development)

Paragraph 17 (Core planning principles)

Paragraphs 129, 131, 132 and 134 (Conserving and enhancing the historic environment)

North West Leicestershire Local Plan:

There are no saved policies in the North West Leicestershire Local Plan that are relevant to this proposal.

Emerging North West Leicestershire Local Plan

On 15 September 2015 the District Council's Full Council considered a draft Local Plan and resolved to approve the draft Local Plan for consultation. The draft policies listed below are considered relevant to this application. However, in view of the very early stage to which the draft Local Plan has progressed, only very limited weight can be attributed to its policies at this stage.

Policy HE1 - Conservation and Enhancement of North West Leicestershire's Historic Environment

Other Guidance

National Planning Practice Guidance - March 2014

6. Assessment

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, when considering whether or not to grant planning permission for development which affects a listed building, to have special regard to the desirability of preserving the building, or its setting or any features of special architectural or historic interest that the building may possess. Paragraph 131 of the NPPF requires, amongst other things, new development to make a positive contribution to local character and distinctiveness. Paragraph 132 of the Framework stipulates 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.

The main farmhouse and ancillary traditional outbuildings, including those that are the subject of this application, are Grade 2 listed buildings and are therefore designated heritage assets. Therefore the impact of the development on the setting and features of interest of the listed buildings, along with the desirability of preserving the building, should be given special regard as required by the 1990 Act. As noted earlier in the report the modern barns are not considered to be listed as they are not attached to any part of the listed buildings and appear to have been constructed after 1948.

Measham Lodge Farm dates to the early 18th century and appears to have been part of the estate of Appleby Hall as it was sold at auction in 1888 (Appleby Hall Estate Sale Catalogues). The barns are also considered to date from the 18th century and comprise a former bull pen, mill, mangle building and worker's cottage/stables. The buildings are generally in a poor state of repair but retain many original elements, including the timber to the roofs, lime ash and brick flooring and internal and external openings and detailing. It is therefore considered that the traditional barns form a fine range of historic outbuildings and play a major role in the setting and understanding of the historic importance of the farmhouse and associated land uses, and although largely in a poor state of repair they remain an important part of the site. Therefore the buildings form an important part of the history of this locality and are considered to be a heritage asset of some significance which has value for this and future generations.

The buildings form an important part of the setting of the principal listed building due to their historic relationship and their position on the site. As noted earlier in the report the traditional buildings are in poor condition and substantial rebuilding works would be required. Furthermore a building would also be built in the place of a previous building on its original footprint. The level of intervention would be significant and above the level normally considered suitable and would include the removal and re-laying of roof coverings, the taking down and rebuilding of several walls, the removal and re-building of internal floors, replacement of a substantial number of timber rafters and battens, the strengthening of roof trusses with steelwork, provision of better lateral restraints to walls, masonry reinforcement and repairs to walls. However the Conservation Officer considers that such is the quality of the range that in this case the level of intervention could be supported. In addition the majority of existing external openings would be used, save for where the new Building 11 would be attached to Building 6 and limited new openings are proposed, except for some additional rooflights and the provision of new openings in two of the elevations to Building 7. Existing external detailing is also proposed to be retained. The Conservation Officer therefore considers that the conversion works would respect the robust agricultural origins of the buildings.

Justification has also been provided for the erection of a new building as part of the proposal, which would adjoin Buildings 6 and 7 to reinstate a courtyard which was previously in existence as evidenced by the existence of the footprint of a previous building in this location and a photograph dating from 1954 showing a building in this location. The new building would replicate the scale and form of the former building and the recreation of this courtyard would reflect a traditional feature of Leicestershire farmsteads. The Conservation Officer supports the new building given the level of intervention elsewhere on the site.

On this basis extensive works would be required to bring the buildings back into use and their setting and their features of special architectural or historic interest would be adversely affected as such a large proportion of the buildings would need to be removed and rebuilt. However given their historic importance it is considered that this level of intervention can be justified in this case, in particular as it would result in the buildings remaining and/or being rebuilt to their current footprint, form and scale, their historic relationship with and their contribution to the

setting of the farmhouse and other traditional buildings being retained, their current design largely being replicated, the re-use of existing materials and their bringing back into use. The 1990 Act requires special regard to be had to the desirability of preserving listed buildings along with their setting and features of interest. Paragraph 131 of the NPPF states that the '*...the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...*' should be taken into account and at paragraph 132 that i '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. In this case the proposal would comply with these requirements of the 1990 Act and the NPPF and the significance of the listed buildings would be retained, thereby resulting in less than substantial harm to this designated heritage asset.

Paragraph 134 of the NPPF requires less than substantial harm to designated heritage assets to be weighed against the public benefits of the proposal. The less than substantial harm to the heritage asset is in this case considered on balance to be outweighed by the public benefits of bringing back into use of the listed buildings and their rebuilding/repair resulting in the buildings retaining their historic form and importance and their relationship with and setting to the principal listed building.

Conclusion

It is considered that the significance of the listed buildings would be retained, thereby resulting in less than substantial harm to this designated heritage asset. The less than substantial harm to the heritage asset is in this case considered on balance to be outweighed by public benefits.

RECOMMENDATION- PERMIT, subject to the following condition(s):

- 1 The works to which this consent relates shall begin not later than the expiration of three years from the date of this consent.

Reason- To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The development shall be carried out strictly in accordance with the following schedule of plans, unless otherwise required by a condition of this permission:

- Location Plan (1:5000) received by the Local Planning Authority on 1 July 2015;
- Drawing No. MLF-BLK-021. Rev F (Site - Block - Roof Plan - with red line boundary) received by the Local Planning Authority on 1 July 2015;
- Drawing No. MLF.EXP.001 (Barn 4 - Existing Plans/Section) received by the Local Planning Authority on 12 June 2015;
- Drawing No. MLF.EXE.002 (Barn 4 - Existing Elevations) received by the Local Planning Authority on 12 June 2015;
- Drawing No. MLF.PRP.013 Rev B (Barn 4 Proposed Plan) received by the Local Planning Authority on 12 June 2015;
- Drawing No. MLF.PRP.014 Rev B (Barn 4 Proposed Elevations) received by the Local Planning Authority on 12 June 2015;
- Drawing No. MLF.EXP.003 (Barn 6 - Existing Plans/Sections) received by the Local Planning Authority on 12 June 2015;
- Drawing No. MLF.EXE.004 (Barn 6 - Existing Elevations) received by the Local Planning Authority on 12 June 2015;
- Drawing No. MLF.PRP.015 Rev A (Barn 6 Proposed Plan) received by the Local

Planning Authority on 12 June 2015;

- Drawing No. MLF.PRP.016 Rev A (Barn 6 Proposed Elevations) received by the Local Planning Authority on 12 June 2015;

- Drawing No. MLF.EXP.005 (Barn 7 - Existing Plan, Elevations and Section) received by the Local Planning Authority on 12 June 2015;

- Drawing No. MLF.PRP.017 Rev A (Barn 7 Proposed Plans and Elevations) received by the Local Planning Authority on 12 June 2015;

- Drawing No. MLF.EXP.006 (Barn 11 - Existing Plans) received by the Local Planning Authority on 12 June 2015;

- Drawing No. MLF.PRP.019 (Barn 11 Proposed Plan) received by the Local Planning Authority on 12 June 2015;

- Drawing No. MLF.PRP.020 Rev A (Barn 11 Proposed Elevations) received by the Local Planning Authority on 12 June 2015.

Reason- To determine the scope of this permission.

- 3 No development shall commence on site until such time as a full inventory of all internal and external works to Buildings 4, 6 and 7 have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason- in the interests of preserving the setting and important features of the listed buildings.

- 4 No development shall commence on site in respect of each of Buildings 4, 6, 7 and 11 until such time as details/drawings/representative samples (as appropriate) of the following details for the relevant building:-
- i. bricks, lime mortar type and brick bond;
 - ii. roof materials;
 - iii. proposed timber door and window units and rooflights (including cross-sections), to a scale of 1:10 and details of their type and colour of paint finish;
 - iv. proposed treatment to the headers/arches and cills of all door and window openings, to a scale of 1:10;
 - v. fascias, verges and eaves to a scale of 1:10;
 - vi. all rainwater goods, including colour and materials;
 - vii. any other external materials;
 - viii. materials for internal floors;
 - ix. design of replacement roof timbers/trusses/beams to a scale of 1:10;
 - x. retention of existing external features;
 - xi. the recessing of the doors/windows to the east elevation of Building 7;

have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details which shall thereafter be so retained.

Reason- to enable the Local Planning Authority to retain control over the external appearance in the interests of preserving the setting and important features of the listed buildings.

Notes to applicant

- 1 Listed building consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in

PLANNING APPLICATIONS- SECTION A

line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).