

WA/2021/0185 – Listed building consent for internal and external alterations (as amended/amplified by plans received 22/02/2021 and 26/03/2021) at The Cottage, Upper Ifold House, Upper Ifold, Dunsfold GU8 4NX

Committee Meeting Date:	Eastern Area Planning Committee 14/04/2021
Ward:	Chiddingfold and Dunsfold
Case Officer:	Kate Edwards
Expiry / Extended Date:	13/04/2021 Extension TBC
Committee:	Eastern
Meeting Date:	14/04/2021
Neighbour Notification Expiry Date:	13/04/2020
RECOMMENDATION	That, subject to consideration of any further representations received until 13/04/2021, conditions and informatives, Listed Building Consent be GRANTED

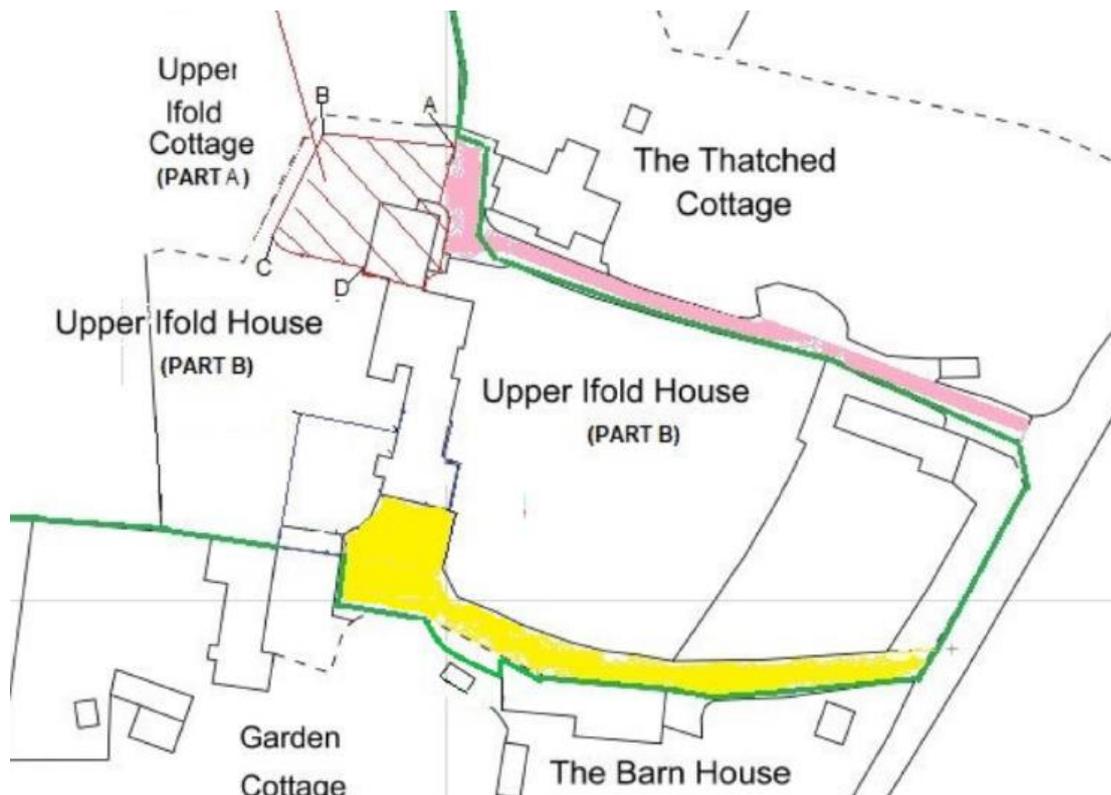
1. Summary

The application has been brought before the Area Committee at the request of Councillor John Gray. The reasons to bring the application to committee were stated as being to consider the integrity of the Listed Building.

The proposed conversion would not lead to harm to the heritage asset. It is therefore recommended that Listed Building Consent is granted.

2. Location Plan

PTO



### 3. Site Description

The application site is located on the western side of the Upper Ifold bridle path. Unlike the previous application (WA/2020/0372) the whole title for Upper Ifold House is not included within the site area. The site area of the current application includes the northern most part of Upper Ifold House, which is in use as an annex, as well as an existing gravelled area to the side of the site. The site plan indicates a right of way over an access road Upper Ifold bridle path which is understood to be within the title of Thatched Cottage.

The site is currently occupied by the extended family of the applicant. It is argued within the applicant's representations that it currently represents an independent dwelling rather than accommodation which is ancillary to the main dwelling.

The surrounding area is highly rural, with a small cluster of detached dwellinghouses and an agricultural range nearby.

### 4. Proposal

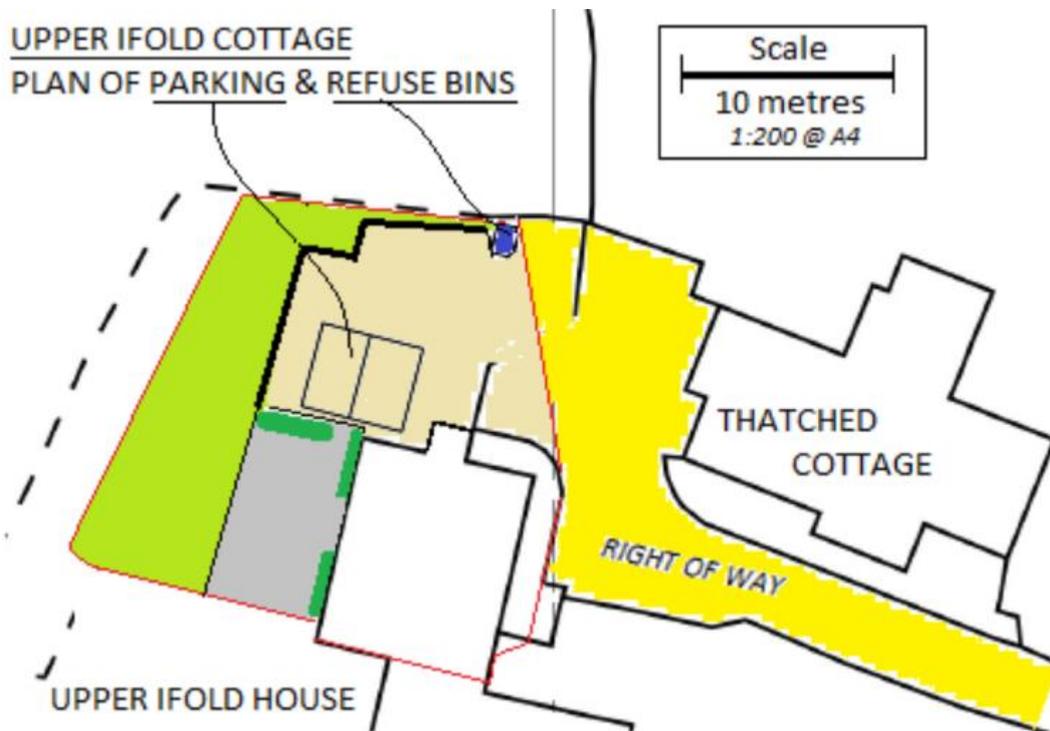
Listed Building Consent is sought for: Internal and external alterations.

A concurrent application for full planning permission for the change of use of part of dwelling to provide an independent dwelling known as The Cottage together with

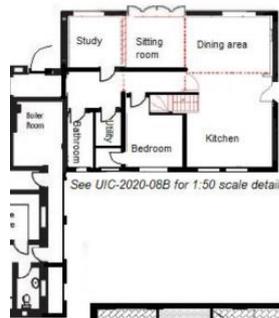
alterations to elevations is also before committee separately under reference WA/2021/0184.

New party walls would be established adjacent to the existing butler's pantry at ground floor level and within the existing split level bedroom to the upper floor. Some existing internal walls at ground floor level would be removed to create an enlarged living space. A stairway would be created, partly within the existing roofspace above the single storey element, to expand the first floor.

Proposed site plan



## Floor plans



Part existing ground (top plan) and first (bottom plan) floors

Proposed ground (top plan) and first (bottom plan) floors

## Elevations

EAST ELEVATION EXISTING



WEST ELEVATION EXISTING



Elevations as existing and proposed front (top) and rear elevations

5. Relevant Planning History

WA/2021/0184	Change of use of part of dwelling to provide an independent dwelling known as The Cottage together with alterations to elevations	Concurrent application
WA/2020/0372	Erection of extension and internal alterations	Full permission 06/10/2020
WA/2020/0373	Concurrent application for listed building consent for the erection of extension and internal alterations	Listed Building consent granted 06/10/2020
WA/2013/1227	Erection of extension following demolition of summerhouse	Full permission 10/09/2013 Consent implemented
WA/2013/1228	Listed building consent for erection of extensions following demolition of existing summerhouse	Listed Building Consent Granted 10/09/2013 Consent implemented

6. Planning Policy Constraints

Listed Building Grade II

7. Development Plan Policies and Guidance

The relevant development plan policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018): HA1.
- Waverley Borough Local Plan 2002 (retained policies February 2018): HE3, HE4 and HE5.

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)

8. Consultations and Town/Parish Council Comments

Dunsfold Parish Council	Objection as there is no Listed Building reason for the subdivision. Request that conditions are attached, should permission be granted, to remove permitted development rights, obtain a CLP and cancel previous consent.
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9. Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019” the application was advertised in the newspaper, site notices were displayed around the site and neighbour notification letters were sent.

The agenda report has been prepared prior to the expiration of the deadline for comments. Any further comments received up to 13/04/2021 will be summarised and an update given at the meeting.

No letters have been received specifically in relation to the Listed Building Consent application. Representations have been received in relation to the concurrent planning application and are reported under that reference (WA/2021/0184).

Planning Considerations

10. Impact upon the significance of the Grade II Listed Building

Section 16 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraphs 193, 194, 195 and 196 of the NPPF is of particular relevance and are provided below:

“193. 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

(and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration, or destruction or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be founding the medium term through appropriate marketing that will enable its conservations; and
- c) Conservation by grant-funding or some for of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The application of the statutory duties within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Local Plan Part 1 2018 Policy HA1 states that the Council will safeguard and enhance all heritage assets within the Borough. Saved Policies HE3 and HE5 of the Local Plan 2002 states that developments which meet high design standards and ensure that the

new development is compatible will be permitted.

The designation of the building as a Listed Building of heritage value is of paramount importance to the assessment of this application. Retained Policy HE4 of the Local Plan (2002) states that the Council may permit the change of use or subdivision of a listed or locally listed building provided that:

- It would preserve or enhance the character, setting and features of the special architectural and historic interest.
- There would be no consequential vacancy or under utilisation and
- Details of all alterations are provided to confirm that the character, appearance and setting would be preserved or enhanced.

The principle of development impacting on a Listed Building is therefore acceptable, subject to a high quality design being achieved.

The significance of Upper Ifold House is as a 16<sup>th</sup> century timber framed building clad in red brick and tile hung above. It was extended on both ends in the 1930s. It was originally the farmhouse to a historic farmstead which became more dispersed in the 1900s due to a group of outbuildings being built elsewhere, by the 1950s the buildings remaining in the historic farmstead were converted into dwellings.

The north end of the listed building currently has a late 20<sup>th</sup> century single storey extension, with various ad-hoc roof forms. It does not contribute to the significance of the listed building.

The north end of the listed building currently has a late 20<sup>th</sup> century single storey extension, with various ad-hoc roof forms. It does not contribute to the significance of the listed building and therefore any internal alterations are acceptable. Its use as an independent is also acceptable, given that the setting the listed building as significantly altered over the last 100 years from a farmstead to a group of isolated dwellings. However, no details have been provided of any boundary treatments to be used to subdivide the land. Clarity over this is required, it should be noted that planning permission would be required for any wall or fence. Conditions to this affect are recommended, as is a condition requiring full details of replacement doors and windows.

In light of the above, the proposal would preserve the special interest and setting of the Listed Building and would not harm its significance. As no harm has been identified, it is not necessary to weigh up the public benefits against any identified harm. The proposal would therefore be in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas Act 1990), Policy HA1 of the Local Plan (Part 1) 2018 and retained Policies HE3, HE4 and HE5 of the Local Plan 2002.

## 11. Conclusion

The proposal is considered to be in accordance with the Development Plan. The proposal would preserve the significance of the Grade II Listed Building. As such, it is recommended that Listed Building Consent be granted.

## RECOMMENDATION

That Listed Building Consent is granted subject to the following conditions:

1. Condition

The development shall be provided entirely in accordance with the following approved plans: UIC-2020-01; 02B; 03; 04; 06; 07; 08B; 09B; Location plan (amended plan received 22/02/2021); Block plan(amended plan received 22/02/2021).

Reason

To provide an acceptable standard of development in accordance with the Policy HA1 of the Local Plan (Part 1) 2018 and Policies HE3, HE4 and HE4 of the Local Plan 2002.

2. Condition

Before relevant work begins, drawings to a scale no smaller 1:5 fully describing replacement windows and external doors must be approved in writing by the local planning authority. These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars etc
- method of opening

Reason

To preserve the significance of the Listed Building in accordance with Policy HA1 of the Local Plan (Part 1) 2018 and retained Policies HE3, HE4 and HE5 of the Local Plan (2002).

3. Condition

All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the local planning authority.

Reason

To preserve the significance of the Listed Building in accordance with Policy HA1 of the Local Plan (Part 1) 2018 and retained Policies HE3, HE4 and HE5 of the Local Plan (2002).

4. Condition

Prior to the first occupation of the development, full details of all proposed and existing boundaries within the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary features shall only be provided in accordance with the approved details. No other wall or fence shall be erected within the site without the express consent of the Local Planning Authority.

Reason

To preserve the significance of the Listed Building in accordance with Policy HA1 of the Local Plan (Part 1) 2018 and retained Policies HE3, HE4 and HE5 of the Local Plan (2002).

Informatives

1. 'IMPORTANT' This Listed Building Consent contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.