

WA/2023/00313 – Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of WA/2015/1989 (approved plans) to allow alterations to design. at PIERREPONT FARM, THE REEDS ROAD, FRENESHAM GU10 3BS

Applicant:	The Countryside Regeneration Trust - The Countryside Regeneration Trust
Parish:	Frensham
Ward:	Frensham, Dockenfield and Tilford
Grid Reference:	E: 485948 N: 142245
Case Officer:	Dylan Campbell
Neighbour Notification Expiry Date:	01/03/2023
Extended Expiry Date:	21/06/2023
Committee Meeting Date:	14/06/2023 - Western Planning Committee
RECOMMENDATION	That, subject to conditions, LISTED BUILDING CONSENT BE GRANTED

Summary

This application is on the agenda because of the number of neighbour objections received.

The application seeks to vary condition 1 of Listed Building Consent (WA/2015/1989) for the erection of in-fill extension and alterations following the demolition of lean-to structures.

Condition 1 of WA/2015/1989 confirms the plans that are approved and requires to development to be carried out in accordance with the approved plans. This application seeks approval for alterations to the approved design and internal changes of the open-bay grain stores (Building C) only. The buildings are Grade 2 Listed Buildings. These changes are to allow more flexibility and usability of Building C to attract tenants. The changes are listed in the 'Proposal' section of this report below.

The proposal seeks to return the building back to a good state of repair and providing a use that will ensure its long-term repair and maintenance. Furthermore their reuse would enable the heritage assets to make a positive contribution to the surrounding environment. Less than substantial harm has been identified, this is considered to be justified by the heritage public benefits of bringing the building back into use. The principle of the conversion has already been accepted in the grant of Listed Building Consent It is considered that the proposed alterations to the approved development would be suitable and sensitive alterations to the building and conditions are

recommended. The proposal is in accordance with Policy HA1 of the LPP1, Policy DM20 of the LPP2 and paragraphs 199, 200, 201 and 202 of the NPPF.

1. Site Description

The application site is located to the southeast of the Reeds Road in Frensham. The site comprises a group of buildings which were the subject of application WA/2015/1988, the other buildings that were the subject of the consent have been brought back into use. The three open-bay grain stores (Building C, which is the subject of this application), remains vacant and has not yet refurbished. The site form part of a wider agricultural holding, with the Pierrepont Farm estate extending to circa 48ha and includes a dairy farm. The area is rural in character.

2. Proposal

The changes proposed are:

South Gable Elevation

- Window (WS1) added to the far-left gable end.
- Window (WN4) filled in to allow for new GF doors.
- Window (WS3) lifted slightly to site above existing internal floor.
- All the proposed windows and doors will be double glazed timber.

Gable End Timber Cladding

- Unify timber cladding height across both elevations.
- Small openings will be created for bat boxes and bat loft access.

Internal Layout

- Ensure that there is no division of tenancy between ground and first floor omitting the need to covering up of listed building due to fire protection.
- Allow more flexibility to subdivide two smaller barns into units 2, 3, 4 and 4A if required.

Units 1, 2, 3 and 4 Roof Insulation and Build Up

- Insulate the barn walls, floor and ceiling to meet an EPC rating.
- Bat friendly vapour open timber fibre roof insulation.
- Roof height increasing by 80mm overall.

Unit 1 Void

- Create larger usable area at first floor by implement same modifications to the northern half of unit 1 roof structure as approved in southern half to allow headroom and strengthening for insulation.
- Remove external stairs and create internal stair access to first-floor.
- Lower ceiling for bat loft space.

Unit 2 and 3 Stairs & Voids

- Void at the south & north end for generous entrance area and greater daylight.
- Create first floor mezzanine.

1. Relevant Planning History

Reference	Proposal	Decision
NMA/2022/02803	Amendment to WA/2015/1988 for internal arrangement changes; as well as external envelope improvements.	WITHDRAWN 11/01/2023
WA/2015/1989	Listed Building Consent for the erection of in-fill extension and alterations following demolition of lean-to structures.	LISTED BUILDING CONSENT GRANTED 9/12/2015
WA/2015/1988	Change of Use to B1(a) B1(c) and B8, erection of in-fill extension and alterations following demolition of lean-to structures.	GRANT 9/12/2015

3. Relevant Planning Constraints

Listed Building

4. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): HA1
- Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (adopted 21st March 2023) (LPP2): DM20

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)

- The National Planning Practice Guidance 2014 (NPPG)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

5. Consultations and Town/Parish Council Comments

Frensham Parish Council No comment

Conservation Officer Less than substantial harm identified to the heritage asset. There are heritage public benefits in getting the building back into a good state of repair and providing a use that will ensure its long-term repair and maintenance. Conditions are recommended.

6. Representations

10 letters have been received (from 7 households) raising objection on the following grounds:

- Increased traffic requiring more parking.
- Poor sight lines.
- Highways safety.
- Impact on infrastructure including parking and sewage.
- Contamination to river and SSSI
- Not sustainable.
- Increased noise and disturbance to people living at the end of the track on The Reeds Rd.
- Viability of the farm
- Object to 5 separate units in the building for commercial letting.
- Impact on wildlife from seven days a week operating.
- Danger to the dairy cows leaving grazing area
- Carbon impact.
- Existing breaches to permission WA/2015/1988

3 letters have been received (from 2 households) supporting the application:

- Enough parking for proposed units.
- Proposal is sympathetic use of the building in a rural location.
- Lines of sight are limited to the public road. This hasn't been an issue to date.
- Change of use will ensure the future maintenance of the building.
- Wildlife will be dealt with the care demanded by the law.
- Grain Store needs renovation and occupation.

- Visitors increasing arriving by foot or cycle.
- Arrivals and exits of tenants unlikely to be at same times during the day

7. Planning Considerations:

2. Planning History

Listed Building Consent has already been granted under WA/2015/1989 for the erection of in-fill extension and alterations following demolition of lean-to structures. This consent has in part been implemented.

This application seeks to vary condition 1 (approved plans) to allow a change in design to the grain store (Building C) only, where works have not yet started.

- Whilst the applicant is applying for a variation of Condition 1 of WA/2015/1989, under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is, in effect, a fresh application for the entire development, albeit with a variation to that original condition. In considering the current application officers have been mindful of any material changes in planning circumstances since the granting of that original permission. Since the original consent the Local Plan Part 1 (2018) and the Local Plan Part 2 (2023) have been adopted there have also been changes to the NPPF in 2021. Further the Climate Change and Sustainability Supplementary Planning Document was adopted in October 2022.
- Significant weight must be given to the existing consent which has been part implemented on site. It would be inappropriate and unreasonable to revisit the principle of the entire development. The only matter that can be considered is the impact of the alterations on the listed building against the impact the alterations that have already been approved.

8. Impact on Listed Building

Section 16 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that 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 199, 200, 201 and 202 of the NPPF are of particular relevance.

Policy HA1 of the Local Plan Part 1 (2018) seeks to conserve or enhance the significance of heritage assets to ensure the continued protection and enjoyment of the historic environment.

Policy DM20 of the Local Plan Part 2 (2023) states that development affecting Statutory Listed Buildings should preserve or enhance the buildings and their settings, and any features of special architectural or historic interest they possess.

Significance of Heritage Assets:

The listed buildings form a loose courtyard farmstead with an 18th century threshing barn, farmhouse and cottages which was then developed in the 19th century to include a milking parlour, bull pen, cow bryne and blacksmiths. They are all built in local vernacular materials of bargate stone rubble, red brick, ironstone rubble and weatherboarding. The complex of buildings illustrate the differing spatial arrangements of contemporary farms and how the running of this farm may have been undertaken. The grain store is a 19th century, large, two-storey, purpose-built building consisting of three ranges with the corners rounded to prevent damage by carts.

Impact of the proposal on the heritage asset's significance:

Some of the alterations proposed under this application will remove/alter the appreciation for the original construction such as the raising of the ridge of the roof to allow for insulation, however, subject to details, it will allow for the majority of the timber framework to be visible internally. The installation of internal wall insulation will obscure internal views of the historic fabric of the building but this fabric will still be visible from the exterior. It is difficult to see how this building could be brought into economic use without the appropriate installation to make it energy efficient and meet Building Regulation requirements. The internal wall divisions will be retained, and compatible materials will be used for the insulated internal walls. The alteration to one of the roof trusses will remove some of the appreciation for the original construction but will create a more useable space.

The relocated roof lights and proposed solar panels will not be easily perceptible from the ground it is acknowledged that just because they are not easily seen does not mean that harm is not caused. In this instance it is considered that the harm needs to be weighted against the benefit the benefit being way this addresses climate change on balance it is concluded that this is an acceptable addition to this listed building. None of the existing windows are original or have historic interest, therefore no historic fabric will be lost through their replacement with slimline double glazing. All other alterations are minimal, not impacting the significance.

The grain store (Building C) has remained vacant since the approval of WA/2015/1988. They are redundant as farm buildings as they do not conform to efficient working practises. The buildings are in need of repair but under the approved application it was demonstrated that they are capable of reuse. More importantly their historic interest is such that every effort should be made to support reuse in order that the public benefit gained by their special interest is retained.

The proposal seeks to bring the building back into a good state of repair and providing a use that will ensure its long-term repair and maintenance. Furthermore their reuse would enable the heritage assets to make a positive contribution to the surrounding environment. Less than substantial harm has been identified, however this is considered to be justified whereby the heritage public benefits of bringing the

building back into use outweigh the harm. Subject to conditions, it is considered that the proposed alterations would be suitable and sensitive alterations to the building. The proposal is in accordance with Policy HA1 of the LPP1, Policy DM20 of the LPP2 and paragraphs 199, 200, 201 and 202 of the NPPF.

9. Conclusion

The proposal would preserve the setting of the Listed Buildings and it is recommended that listed building consent be granted.

Recommendation

That Listed Building Consent be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

In relation to Planning Application WA/2023/00313:

978-14_PL_LP01 – Location Plan
(GA)_100 Rev D – As Proposed Ground Floor Plan
(GA)_101 Rev C – As Proposed First Floor Plan
(GA)_102 Rev C – As Proposed Roof Level Plan
(GA)_201 Rev D – As Proposed Front and Rear Elevations
(GA)_202 Rev C – As Proposed East and West Elevations
(GA)_300 Rev B – As Proposed General Section AA and BB
101 - Proposed Reordering Outline Structural Scheme

In relation to the Original Permission WA/2015/1988:

1529/PL:
03A – Site Layout Plan
19A – Proposed Ground Floor Plan (Building D)
20 – Proposed Roof Plan (Building D)
21 – Proposed Elevations – Sheet 1 (Building D)
22 – Proposed Elevations – Sheet 2 (Building D)
26B – Proposed Floor Plans (Building E)
27 – Proposed Elevations – Sheet 1 (Building E)
28B – Proposed Elevations – Sheet 2 (Building E)
31B – Proposed Floor Plans (Buildings J and K)
32B – Proposed Elevations (Buildings J and K)

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies TD1 and HA1 of the Local Plan 2018 (Part 1) and Policies DM4 and D20 of the Local Plan Part 2 (2023).

2. Condition:

Before any relevant work begins on Building C the following details must be approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to scale not smaller than 1:5 fully describing:

i. New and/or replacement windows, external doors, rooflights

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels etc
- method of opening
- method of glazing

ii. Roof details, where these will be affected by the addition of insulation or raised above their current position, including sections through:

- roof ridge
- valleys
- eaves
- verges

b) A method statement/specification detailing how the existing brick pavers will be removed and how they shall be reinstated (i.e jointing profile, type of mortar).

c) A specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

Reason:

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HA1 of the Local Plan Part 1 (2018) and Policy DM20 of the Local Plan Part 2 (2023).

3. Condition:

No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason:

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HA1 of the Local Plan Part 1 (2018) and Policy DM20 of the Local Plan Part 2 (2023).

4. Condition:

No new grilles security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

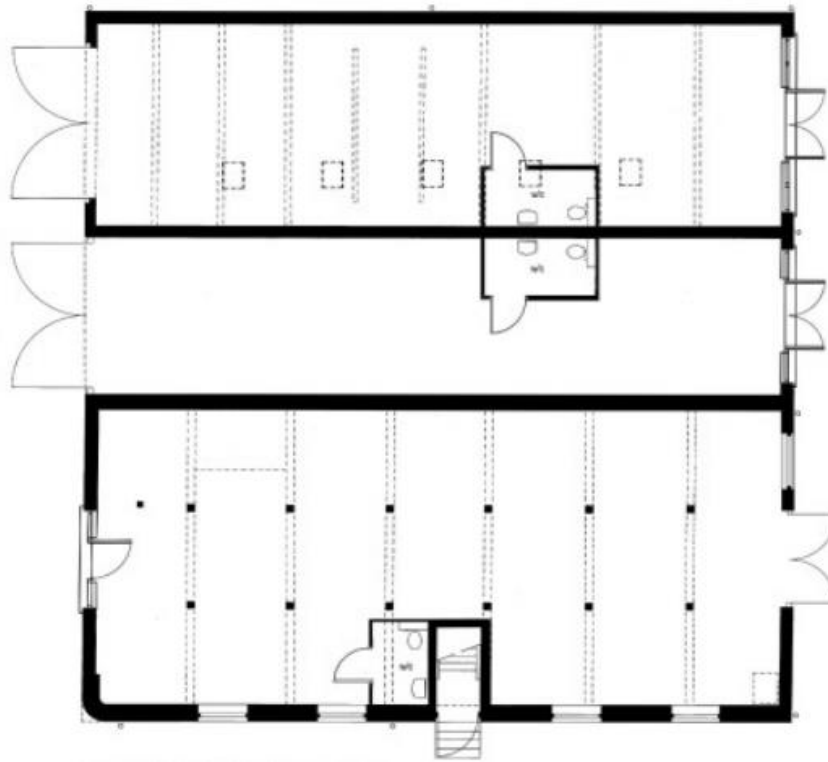
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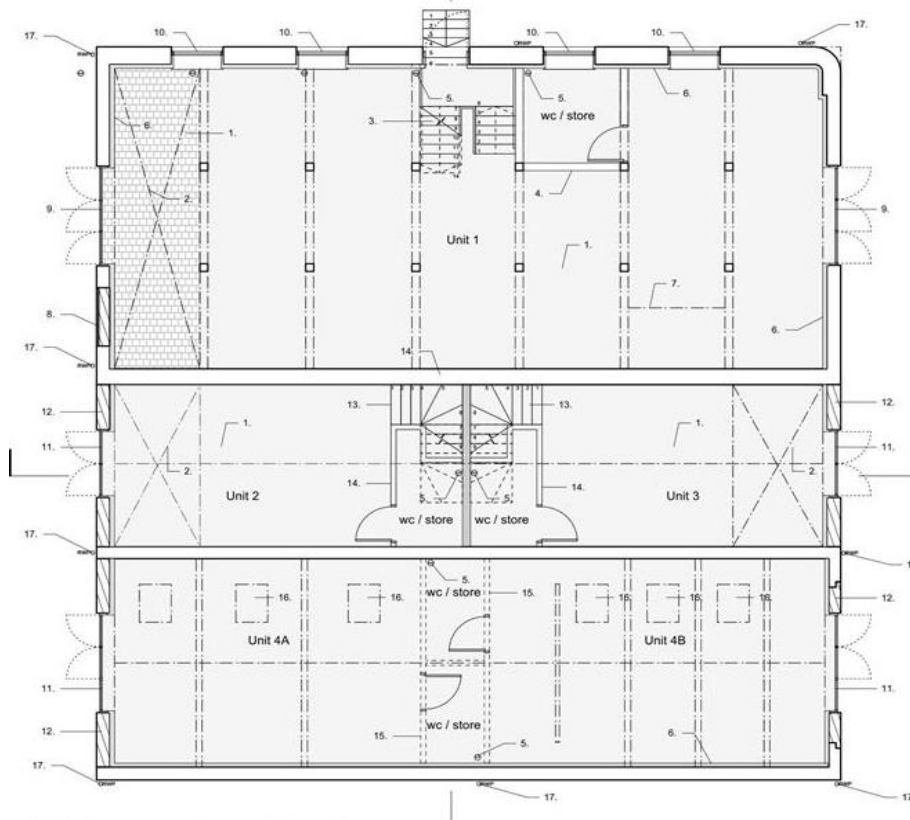
Informatives:

Annex A

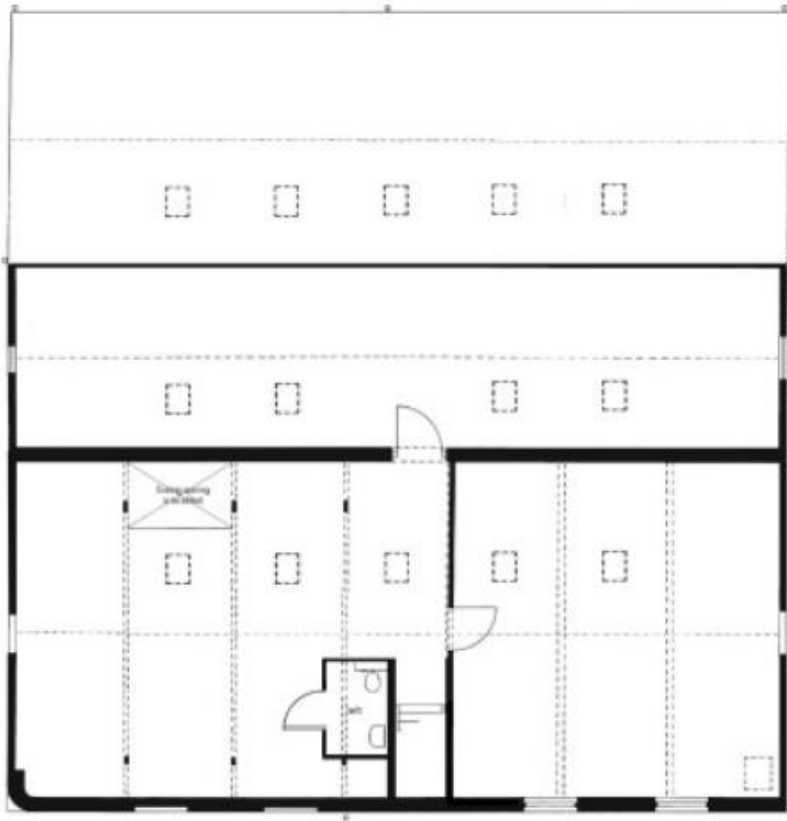
Approved Ground Floor Plan WA/2015/1988



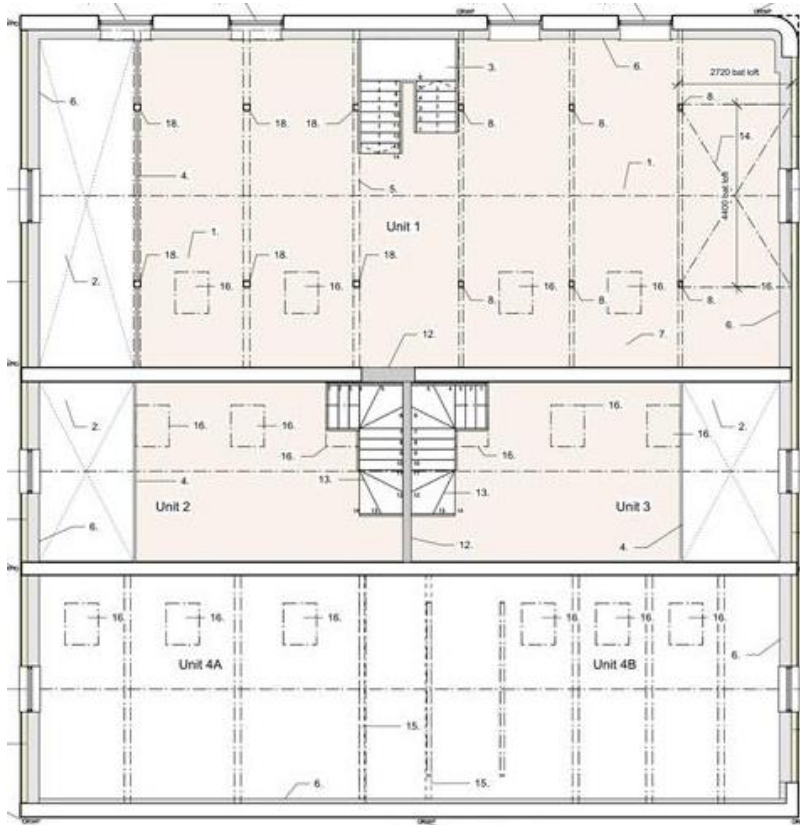
Proposed Ground Floor Plan



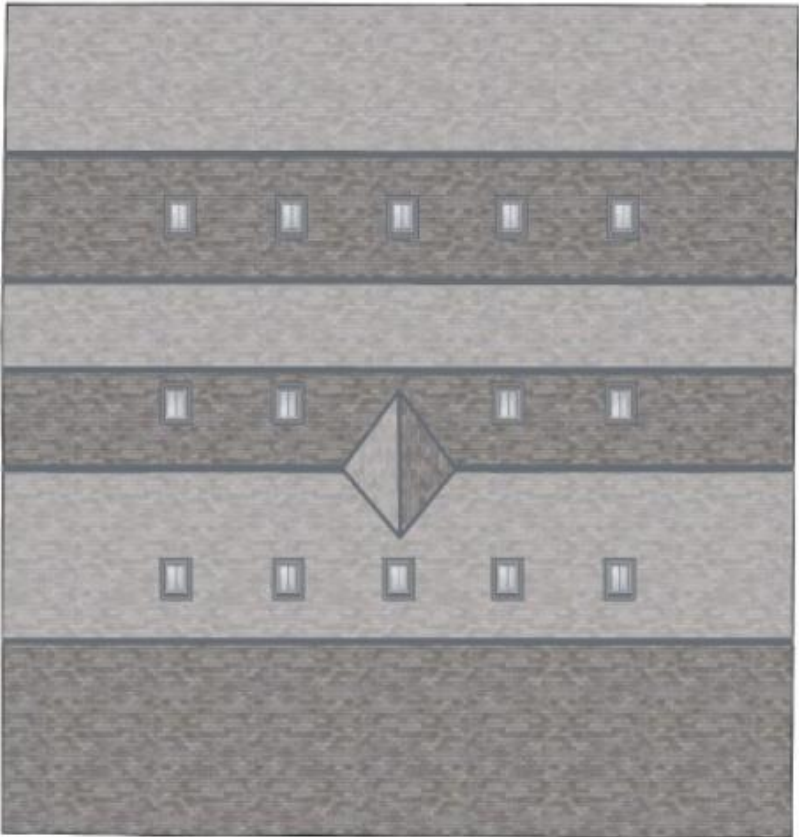
Approved First Floor Plan WA/2015/1988



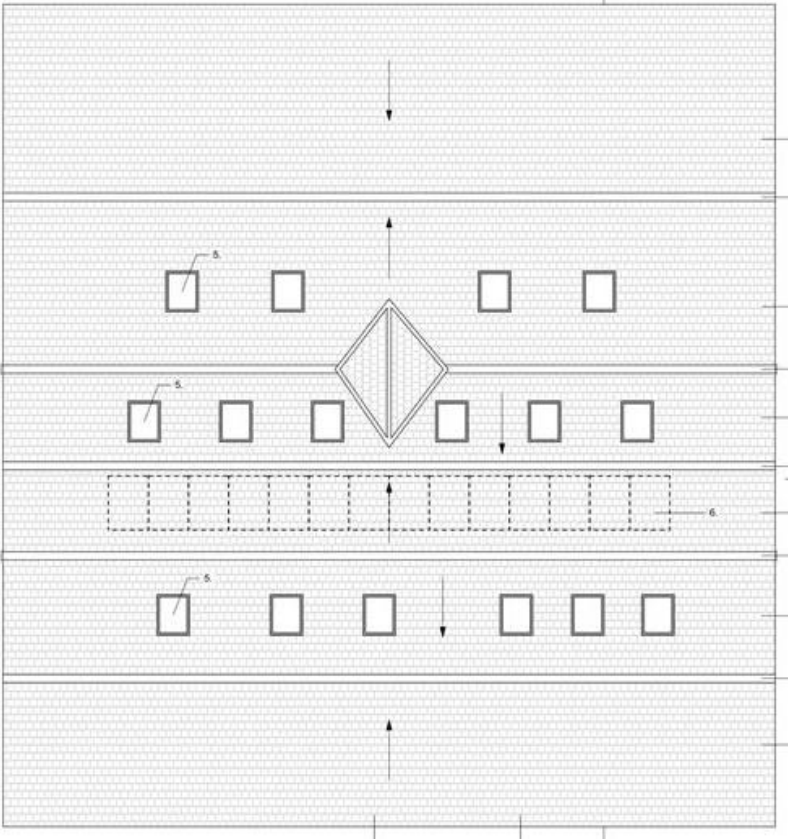
Proposed First Floor Plan



Approved Roof Plan WA/2015/1988



Proposed Roof Plan



Approved South Elevation WA/2015/1988



Proposed South Elevation



Approved North Elevation WA/2015/1988



Proposed North Elevation



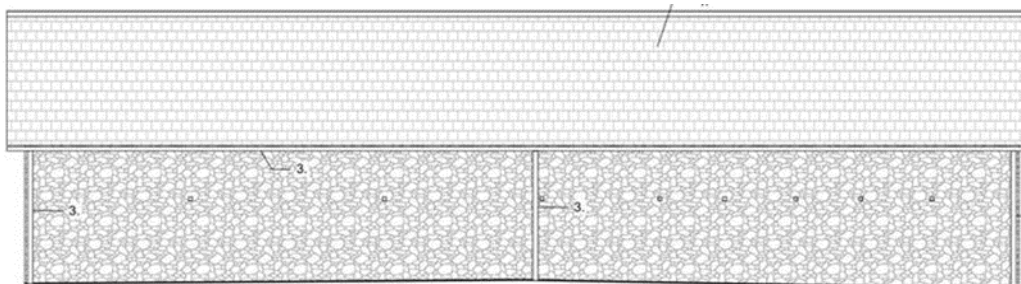
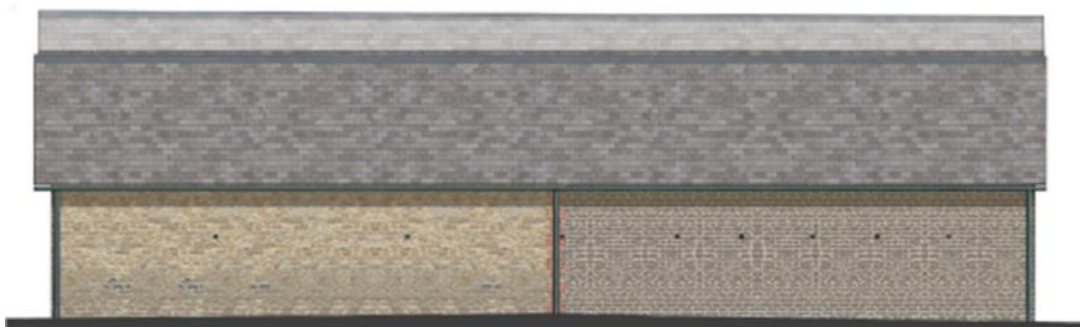
Approved East Elevation



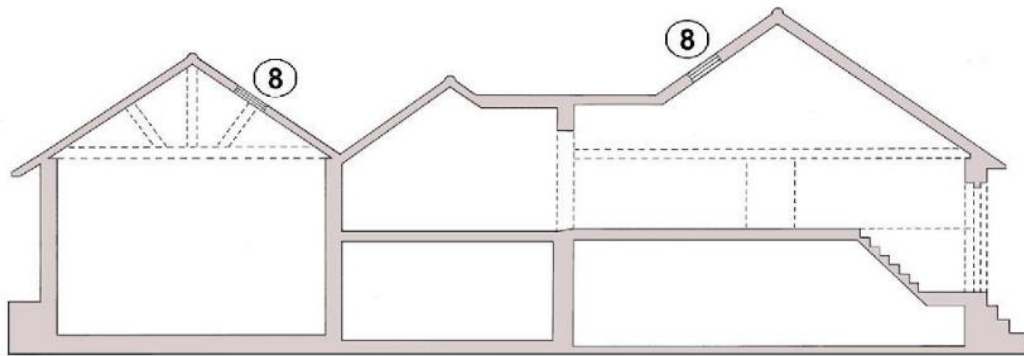
Proposed East Elevation WA/2015/1988



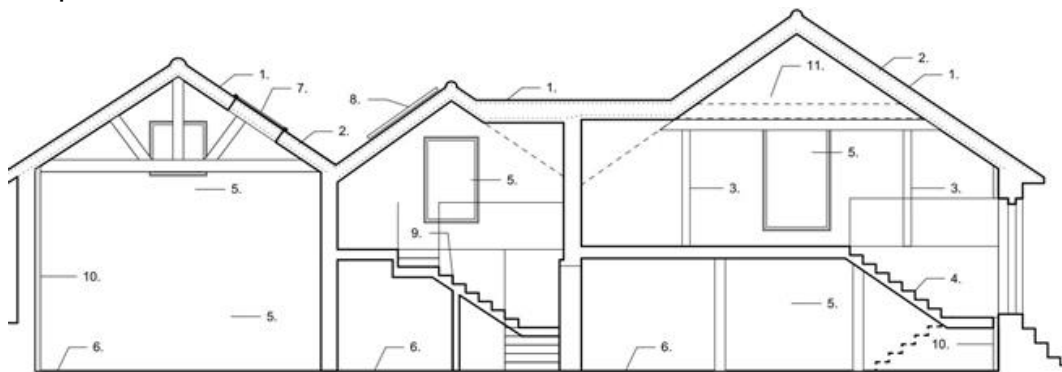
Approved West Elevation WA/2015/1988



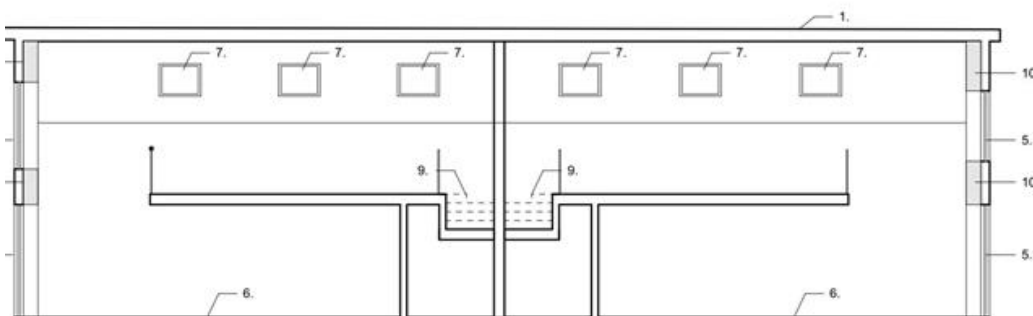
Approved Section Plan WA/2015/1988



Proposed Sections Plans



1 As Proposed General Section AA
1:100@A3



1 As Proposed General Section BB
1:100@A3