

Application No: 12/2552C

Location: Dingle Farm, DINGLE LANE, SANDBACH, CW11 1FY

Proposal: Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 11 dwellings together with associated garaging, car parking and landscaping works

Applicant: The Bene of the Estate of J M Goodwin

Expiry Date: 14-Aug-2012

SUMMARY RECOMMENDATION: Grant Listed Building Consent

MAIN ISSUES:

Impact on the Listed Building

REASON FOR REFERRAL

The application has been referred to the Southern Planning Committee as it is the accompanying Listed Building Consent application to a development of more than 10 dwellings (12/2551C).

DESCRIPTION AND SITE CONTEXT

The application site comprises a part brownfield, part green field site accessed from Dingle Lane, which is in close proximity to Sandbach town centre. Contained within the site are a Grade II Listed farmhouse, barn and other ancillary buildings. Dingle Lane currently gives access through the site to Waterworks House, which currently has a planning application for 12 houses under appeal (12/1650C). Should this appeal be allowed, vehicular access to that site would be closed, but pedestrian access would still be available.

The site is designated as being within the Settlement Zone Line of Sandbach and partly within the Sandbach Conservation Area. To the west and south of the site is existing residential development.

DETAILS OF PROPOSAL

The proposal is for alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, and conversion of barn into one dwelling, construction of 11 dwellings together with associated garaging, car parking and landscaping works.

Part of the farmhouse adjacent to the access would be demolished in order to open up the access to the site and the adjacent barn would be converted to a dwelling.

RELEVANT HISTORY

No relevant planning history relating to this site.

POLICIES

National Guidance

National Planning Policy Framework (March 2012)

Congleton Local Plan 2005

BH4 & BH5 Listed Buildings

CONSIDERATIONS (External to Planning)

English Heritage:

Recommend that the application be determined in accordance with national and local policy guidance and on the basis of your expert conservation advice.

VIEWS OF TOWN COUNCIL

Object on the following grounds:

- Sections of the Listed Building should not be demolished
- Site access is inadequate for contractor vehicles and residents
- Traffic generation
- The number and height of the proposed housing is unacceptable
- Adverse impact on the character of the Conservation Area
- Adverse impact on the wildlife corridor
- Over intensive development
- Negative impact on neighbouring properties

OTHER REPRESENTATIONS

At the time of report writing, 6 representations have been received relating to this application, 2 objections and 2 in support of the application. The objections express concerns about the following issues:

- Adverse impact on the Listed Building
- Adverse impact on the Conservation Area
- Highway Safety
- Loss of green space
- Adverse impact on ecology

OFFICER APPRAISAL

It should be noted that this application relates only to the alterations to the Listed Building and the barn conversion which is a curtilage building and therefore subject to the listing.

Impact on the Listed Building

The proposal originally put forward was for the demolition of all of an extension added to the building in the 19th century; however the Conservation Officer expressed concerns about this. Amendments have now been made to allow partial demolition of this part of the building.

Dingle Farm is a Grade II Listed Building, with a shippon to the side. The farmhouse dates from the 17th century and the shippon from the 19th century. The west wall would be taken down and re-built on a similar alignment to the existing wall. This would allow for the surviving timber frame to be revealed. Given that the element to be removed is a later addition to the building that is not half timbered but is a sham painted timber framed bay, it is considered that the partial demolition would be acceptable. A condition should be imposed requiring submission of a detailed method statement relating to the partial demolition and re-building of the wall in order to ensure that the building is protected and retained during this process.

As part of the proposals UPVC windows and plastic rainwater goods would be replaced with timber windows and metal rainwater goods and this is to be welcomed.

Conditions should be imposed to require submission of detailed drawings of all windows to be replaced and an amendment sought to the new ground and first floor windows, by reducing in size in order to minimise their visual presence in keeping with the character of the Listed Building.

The barn conversion would utilise existing openings in an appropriate way and would be largely acceptable. The large glazed area on the east elevations acceptable; however the glazing bar pattern is not considered to be in keeping with the style of the other windows proposed. Therefore a condition should be imposed requiring submission of window details showing appropriate glazing bars.

Now that the demolition element of the proposal has been reduced in order to allow the surviving timber frame of the building to be revealed, it is considered that the proposal is acceptable. This has been considered having regard to paragraph 134 of the NPPF which states:

“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 public benefits of the proposal, including securing its optimum viable use.”

CONCLUSIONS AND REASONS FOR THE DECISION

On balance it is considered that the impacts on the Listed Building are acceptable and in compliance with the relevant policies in the adopted local plan and the NPPF.

RECOMMENDATION: Approve subject the following conditions:

1. Standard time limit.
2. Compliance with the approved plans.
3. Submission of materials.
4. Submission and implementation of a tree protection scheme.
5. Submission of an amended landscaping scheme.
6. Implementation of landscaping scheme
7. Submission and implementation of boundary treatment scheme.
8. Protection measures for breeding birds.
9. Submission and implementation of details for the incorporation of features suitable for use by breeding birds and roosting bats.
10. Submission of a method statement for the demolition and re-building of the wall of Dingle Farm.
11. Submission of detailed drawings showing the new windows at ground and first floor level at a reduced size.
12. Submission of detailed drawings showing appropriate glazing bars on the large glazed element on the eastern elevation of the barn conversion.

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