

Application No: 14/3312N

Location: RIDLEY HALL FARM, WREXHAM ROAD, RIDLEY, CW6 9SA

Proposal: Listed building consent for conversion of existing barns in 10 no dwellings. Demolition of outbuildings and sheds. Listed archway - minor remedial work externally. Internally - removal of timber floor/ wall and installation of Bat Roost

Applicant: Mr Steve Gildea, Goldcrest Finance Ltd

Expiry Date: 10-Oct-2014

SUMMARY RECOMMENDATION:

Approve with Conditions

MAIN ISSUES:

- Design
- Impact upon the Grade II* Listed Structure and its Setting

REFERRAL

The application has been referred to Southern Planning Committee as it relates to the Listed Building Consent of a development of an existing barn complex to form 10 dwellings.

DESCRIPTION OF SITE AND CONTEXT

Ridley Hall Farm is located to the north of A534, the Nantwich to Wrexham Road between the A49 and the village of Bulkeley. The application area comprises the brick buildings which formed the farm outbuildings to Ridley Hall, although the Hall itself, outbuildings immediately to the north of it and the dwelling to the front of the site are excluded from the application area. The farmhouse has relocated to a new dwelling with modern farm outbuildings some 300 metres north of this group of buildings. Access is along the existing drive to the farm outbuildings and passes immediately adjacent to the existing farmhouse to the front of the site. The access passes into the courtyard through a stone and brick Gatehouse which is a Grade II* Listed Building. The Gatehouse is a structure located centrally within the southern range of brick buildings rather than a separate building. The single access point on the highway splits into two separate accesses, one to the Hall and a second to the application site, part of Ridley Hall, the dwelling to the front and the new farm located to the north. This access which serves the majority of buildings then subdivides into two separate accesses some 50m back from the highway.

The site is located in open countryside as represented in the Borough of Crewe and Nantwich Replacement Local Plan.

DETAILS OF PROPOSAL

This application for Listed Building Consent comprises the conversion of the outbuildings to form ten dwellings on three sides of the courtyard with Ridley Hall (now split into two dwellings) forming the fourth side of the courtyard. A sandstone enclosure in the centre of the courtyard would be retained and eight of the proposed dwellings would incorporate garages. A timber structure has been constructed as garaging to units 9 and 10. Dwellings would be three or four bedroomed properties with rear garden areas arranged to the outside of the courtyard.

Landscaping is proposed either side of the access to the new dwellings and also hedging around the edge of the development site.

This application is very similar to the scheme which was approved as part of applications 10/1477N and P05/1529 which have now expired. This application includes the following amendments to the previously approved schemes:

- North West Elevation (south range) – 1 set of additional garage doors, 3 new windows, 1 door increased in width, 1 window changed to a door
- South West Elevation (South Range) – Removal of 1 door
- North East Elevation (North Range) - 1 window changed to a door

Planning application 14/3306N accompanies this application.

RELEVANT HISTORY

10/1477N - Extension of Time to Approved Planning Permission P05/1529 - Conversion of Redundant Detached Farm Buildings into 10 Residential Units – Approved 14th October 2014

P05/1529 - Conversion of Redundant Detached Farm Buildings into Ten Residential Units – Approved 16th May 2007

POLICIES

National Planning Policy

National Planning Policy Framework

Local Plan policy

BE.9 Listed Buildings Alterations and Extensions

BE.10 Change of Use to Listed Buildings

CONSULTATIONS (External to Planning)

English Heritage: The application should be determined in accordance with national and local policy guidance and on the basis of your expert conservation advice.

VIEWS OF THE PARISH / TOWN COUNCIL:

Bulkeley and Ridley Parish Council: No comments received at the time of writing this report.

OTHER REPRESENTATIONS:

No representations received.

APPLICANT'S SUPPORTING INFORMATION:

Schedule of Works (Produced by Kitwe Developments Ltd)
Conservation Method Statement (Produced by Kitwe Developments Ltd)
Heritage Statement (Produced by Kitwe Developments Ltd)
Design and Access Statement (Produced by Kitwe Developments Ltd)
Archaeology Report (Produced by Earthworks Archaeology)
Structural Survey (Produced by Hodkinson Mallinson)

OFFICER APPRAISAL

Design

Policy NE.16 states that the reuse of rural buildings is permitted provided buildings are capable of being converted without major or complete reconstruction and any conversion work respects local building styles and materials.

The proposed works generally relate to works to open a series of currently bricked up openings, insert additional rooflights, alter the approved window glazing bar design, insert horizontal boarding in areas previously bricked up or open.

The alterations proposed to the buildings have previously been approved under two separate applications (10/1477N and P05/1529). Under both applications the development was considered to be compliant with Policies NE.16, BE.2, BE.9 and BE.10 of the Crewe and Nantwich Replacement Local Plan 2011. In this case the proposed development seeks to secure approval for the following additional alterations;

- North West Elevation (south range) – 1 set of additional garage doors, 3 new windows, 1 door increased in width, 1 window changed to a door
- South West Elevation (South Range) – Removal of 1 door
- North East Elevation (North Range) - 1 window changed to a door

It is considered that the propose development including the additional alterations still complies with Policies NE.16, BE.2, BE.9 and BE.10 as well as guidance contained within the NPPF.

Impact upon the Grade II* Listed Structure and its Setting

The barns include a Grade II* Listed gatehouse which includes the following listing description:

'Gatehouse, circa 1530 (Leland's Report). Stone and brick with roof of large slates. Archway with floor above. Front and rear walls mainly coursed stonework, passageway walls between the arched openings mainly brickwork. The facade (south) has projecting plinth, ovolo moulded quoins to archway, plain imposts and ovolo moulded segmental arch with scotia hood mould. The stonework is separated from the brick section above by a slender ogee cornice. At the crown of the arch the cornice supports a carved stone achievement of arms consisting of the Egerton escutcheon flanked by term pilasters, with heads, and scrolls supporting horn players and animals. This is set in a brick wall with quoins which supports the roof. The rear (north) archway is similar to the facade but the imposts are moulded and there are no arms in the brick area above the stone cornice. Interior: The ceiling, between the two arches, has ovolo moulded beams front and rear, an ovolo moulded main beam, and large section stop chamfered joists supporting the oak boarded floor above. The pitched roof over the gatehouse has been retimbered but some chamfered purlins remain. Later farm buildings flank the archway east and west. This structure may be all that remains of the "fine Ridley Hall" mentioned in Leland's Itinerary of 1530, in which case it is among the earlier Classical Structures of the region'

Subject to the imposition of planning conditions it is considered that the proposed works (including the additional alterations to openings) would not have a detrimental impact upon the Grade II* Listed gateway or its setting. This is supported by the comments made by English Heritage and the Councils Conservation Officer.

CONCLUSIONS

The buildings are in good structural and physical condition and can be converted with only minor alterations and repairs. The proposed conversion makes maximum use of existing openings and would retain the rural appearance of the buildings. The use of the buildings for residential use would not have a detrimental impact upon the character of the Open Countryside or the Grade II* Listed Gatehouse or its setting. The proposal is therefore considered to comply with Policies BE.9 (Listed Buildings Alterations and Extensions) and BE.10 (Change of Use to Listed Buildings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the National Planning Policy Framework.

RECOMMENDATIONS

APPROVE: Conditions

- 1. Commencement within 3 years**
- 2. Development in accordance with approved plans**
- 3. Use of reclaimed brick and slate to match existing**
- 4. Boundary treatment in accordance with Plans reference reference 01A Rev 03 and 13**
- 5. Surface materials in accordance with details shown on plan reference 0673/PL04**
- 6. Development to be carried out in accordance with the scheme of archaeological works submitted as part of application 13/2807D**
- 7. Consent for conversion only**

- 8. Compliance with the conservation method statement prepared by Kitwe Construction Ltd**
- 9. Treatment of the ventilation bricks as stated in the letter referenced 0673**
- 10. Roof lights**
- 11. Metal rainwater goods**
- 12. All doors and windows to be timber with reveals. Details to be carried out in accordance with the details approved as part of application 13/4245D**
- 13. All new brickwork or timber infill panels in Dutch barn areas to be in accordance with the details approved as part of application 13/2807D**
- 14. Retention of all stone on site for use in enclosure in courtyard. Walled enclosure within courtyard to be retained and repaired**
- 15. No other enclosure within the courtyard or on the western side of the courtyard to separate the site from Ridley Hall.**
- 16. Scheme for repair of sandstone lean-to the side of the Gatehouse in accordance with plan reference 0673/PL08**

In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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