

Application No: 17/0083N

Location: Old Dairy House Farm, BATHERTON LANE, BATHERTON, CW5 7QH

Proposal: Listed Building Consent for proposed conversion of redundant agricultural buildings to residential.

Applicant: Cheshire Farms Service

Expiry Date: 06-Mar-2017

SUMMARY RECOMMENDATION

The application is reported to committee with planning application 16/5465N.

The application is for listed building consent for conversion of barns to form 3 dwellings. The scheme is acceptable in terms of the effect on the character and appearance of the listed building, subject to suitable conditions. It complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant planning policies.

APPROVE application for Listed Building Consent subject to the imposition of conditions

DETAILS OF PROPOSAL

The proposed development comprises the conversion of a redundant agricultural building to form 3 four-bedroom residential dwellings. In addition three double garages are proposed (in two blocks) and several utilitarian farm buildings are to be demolished.

DESCRIPTION OF SITE AND CONTEXT

The Old Dairy Farm farmhouse is situated at the end of Batherton Lane, a no-through road off Audlem Road (A529) 1km to the south of Nantwich. The late seventeenth century structure is Grade II a Listed Building (Historic England list reference 1138572) and is also known as Batherton Dairy House.

The farmhouse faces adjacent sites in separate ownership, the New Dairy House Farm (also known as Batherton Farm) and the Barn (a residential conversion dating back to 1989).

Together these form a small residential enclave, separated from the farm by a 1.8 metre-high close boarded fence.

The farmyard consists of two broad elements: modern cattle sheds positioned along a linear concrete yard, and a long two-storey brick range, a building of some substance and distinction. It is the latter building which is the subject of this planning application.

Planning History

16/5456N Conversion of buildings to 3 dwellings, garages and associated works – Application undetermined

16/1232N Proposed Change of Use of Redundant Agricultural Buildings to Six Residential Dwellings - Withdrawn March 2016

POLICIES

National Planning Policy Framework

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

14. Presumption in favour of sustainable development

56-68 Requiring good design

126-131 Conserving and Enhancing the Heritage Asset

Crewe and Nantwich Replacement Local Plan 2011

BE.2 Design

BE.9 Listed Buildings- alterations

BE10 Listed buildings- changes of use

Cheshire East Local Plan Strategy

SD 2 - Sustainable Development

SE 1 – Design

SE7 Historic Environment

Stapeley and Batherton Neighbourhood Plan (Consultation Draft – Regulation 14 stage)

GS6 Extensions and alterations

GS8 Re-use of agricultural buildings

GS11 Biodiversity

T1 General transport considerations

T4 Footpaths cyclepaths and bridleways

C4 Use of rural buildings

H1.4 Conversion of buildings to residential

Material Considerations

National Planning Policy Framework

The EC Habitats Directive 1992

Conservation of Habitats & Species Regulations 2010

Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

CONSULTATIONS (External to Planning)

Stapeley & District Parish Council – No comments received

REPRESENTATION

Objections have been received from the occupiers of one property. The full representations are available to view on the application file. The objections that relate to the application for listed building consent can be summarised as follows:

- Adverse impact on heritage assets and the setting of the listed building contrary to policy BE9.
- Over-development of site.
- Proposal should be refused for heritage grounds.

OFFICER APPRAISAL

Principle of Development

As a proposal to alter a curtilage listed building the main issues relate to the impact on the historic character and appearance of the listed building.

Design

The NPPF states that whilst LPAs should not impose particular architectural styles on developers, it is good practice to reinforce local distinctiveness. The proposed conversions as submitted did include a large number of rooflights and some changes in fenestration which were unnecessary.

Following discussions with the agent, the scheme has been amended to retain as much original building fabric as possible especially the roofs which are generally in good condition. The buildings as a result of the proposals will still be able to be read as previously being traditional agricultural barns forming part of a wider traditional farmstead. Therefore the proposals accord with policy set out in the NPPF and guidance set out in the Historic England document: The Conversion of Traditional Farm Buildings: A guide to good practice.

The proposed landscaping scheme is sympathetic to the sensitive historic setting, and boundary treatments are suitable and will not have a detrimental impact on the character of the area or on the openness of the countryside.

Listed Building setting

Batherton Dairy House former farmhouse is a Grade II listed building and these traditional pre 1948 buildings lie within its curtilage.

Policy BE.9 sets out detailed requirements for alterations to listed buildings. Schemes must respect the scale, design and features of the listed building, and must not detract from its special character.

Policy BE10 allows for changes of use of listed buildings providing the special architectural or historic interest is retained.

Batherton Dairy House former farmhouse is a Grade II listed building and this traditional pre 1948 buildings lies within its curtilage.

There was an earlier application for the conversion of this building into six units together with works to construct 10 garages and insert a glazed link between the existing pig sty's and convert them to a further residential unit.

This scheme involves works to convert two storey brick barn to 3 residential units with 3 detached garages.

Whilst the proposed works to convert the two storey brick barn will retain the existing openings and much of the internal layout, the original proposal to replace the existing multi paned glazing bar pattern of its windows with a simple vertical paned style is not acceptable and a condition is proposed to cover this point, by agreement with the agent.

Revisions have been made to address issues regarding windows, rooflights, rainwater goods, roof trusses and ventilation.

It is appreciated that there are now far fewer garages than in the previous application, and whilst open fronted garages would minimize their massing/presence, they are considered to be acceptable.

The revised proposals are considered to be acceptable and justified in terms of policies BE 9 and BE10 of the Crewe and Nantwich Local Plan and policy SE7 of the emerging Cheshire East Local Plan. They also comply with paragraph 131 of the NPPF as they will secure the viable use of a designated heritage asset consistent with its conservation.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The scheme is acceptable in terms of the effect on the character and appearance of the listed building, subject to suitable conditions. It complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant planning policies.

RECOMMENDATION

Grant Listed Building Consent subject to conditions

- 1. Time limit**
- 2. Plans**
- 3. Restoration and repair only**
- 4. Materials – Prior submission of facing, roofing, rainwater and fenestration details**
- 5. New windows and doors to be timber with vertical boarding and with external metal braces**
- 6. Barn windows to be multi paned square glazing bar pattern with double/secondary glazing close behind**

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 Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of the 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.

