

SITE PLAN ATTACHED

**CANTERBURY TYE HALL, DODDINGHURST ROAD, PILGRIMS HATCH,
BRENTWOOD, CM15 0SD**

**DEMOLITION OF BUILDINGS AND CONVERSION OF FORMER FARM BUILDINGS
TO FORM 4 DWELLINGHOUSES.**

APPLICATION NO: 19/01717/FUL

WARD	Pilgrims Hatch	8/13 WEEK DATE	05.03.2020
PARISH		Ext. Of Time	22.05.2020
CASE OFFICER	Ms Brooke Pride		

Drawing no(s) relevant to this decision:	HERITAGE, DESIGN AND ACCESS STATEMENT; A-1836-PL-105/C; A-1816-PL-103/G; A-1836-PL-106/D; A-1836-PL-107/A; Transport Statement; A-1836-PL-102/C; A-1836-PL-101/E; A-1408-PL-107/B; A-1408-PL-108; A-1816-123; A-1836-PL-104/C; A-1816-124; A-1816-120; A-1816-126; A-1816-122; A-1816-121; A-1816-125; BAT SURVEY; PLANNING STATEMENT; ECOLOGY SURVEY;
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The application has been referred to the Committee at the request of Councillor Aspinell for the following reason(s):

Highway safety and traffic levels. Whilst I have no objections to the conversion of the barns or any aspect of the construction laid out in the plans, I fail to understand why our planners and our highways partners at Essex are happy to accept the access from its existing position as acceptable when this was refused and upheld on appeal for this very reason. The access point has seen many vehicles overturned or gone through the adjacent hedge through various driving circumstances.

1. Proposals

This application relates to the demolition and conversion of former farm and commercial buildings to create four dwellings, which would be served by the existing access from Doddinghurst Road

2. Policy Context

Brentwood Replacement Local Plan 2005:

- Policy CP1 General Development Criteria
- Policy T2 New Development and Highway Considerations
- Policy CP1 General Development Criteria
- Policy GB1 New Development
- Policy GB2 Development Criteria
- Policy GB16 Residential Conversions
- Policy GB17 Conversion or Change of Use of Listed Buildings
- Policy C15 Listed Buildings - Demolition, Alterations or Extensions
- Policy C16 Development within the Vicinity of a Listed Building
- Policy C17 Change of Use of a Listed Building
- Policy C18 Ancient Monuments and Archaeological Sites
- National Planning Policy Guidance (NPPG)
- National Planning Policy Framework (NPPF)

Local Development Plan to 2033:

The Brentwood Replacement Local Plan 2005 remains the development plan and its policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the National Planning Policy Framework (NPPF). Due weight should be given to them, according to their degree of consistency with the NPPF - the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given.

The emerging Local Development Plan went through Pre-Submission (Publication Draft) Stage (Regulation 19) consultation early in 2019 with a further focused consultation, following revisions to the detailed wording of some of the proposed housing allocations, ending on 26 November 2019. At Ordinary Council on 22 January 2020 the Council resolved to submit the plan to the Planning Inspectorate on behalf of the Secretary of State (Regulation 22). Submission of the Local Plan took place on Friday 14 February 2020. An Examination in Public is likely to be held in mid 2020, subject to timetabling by the Secretary of State. Provided the Inspector finds the plan to be sound, it is projected that it could be adopted by the Council in late 2020 or 2021.

As the emerging plan advances and objections become resolved, more weight can be applied to the policies within it. At this stage there are outstanding objections to be resolved, nevertheless, the Local Plan Pre-Submission (Publication Draft) provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. However, as the plan has yet to be inspected at the Examination in Public it is currently considered that it has limited weight in the decision making process.

3. Relevant History

- 12/00709/FUL: Change of use of existing agricultural barn to office (B1), general manufacture (B2), storage and distribution (B8) and a new access and road onto Doddinghurst Road and minor alterations to external appearance of building. – Application Refused.
- 12/01271/FUL - Revised application for change of use of existing agricultural barn to office (B1), general manufacture (B2), storage and distribution (B8) and a new access road onto Doddinghurst Road. – Application Refused/Appeal Dismissed
- 14/00717/FUL: Relocation of existing agricultural access. – Application Withdrawn
- 19/01718/LBC: Demolition of buildings and conversion of former farm buildings to form 4 dwelling houses. – Current Application

4. Neighbour Responses

Five objections have been received for this application:

- Vehicular access is dangerous and not suitable
- No affordable housing
- Inappropriate setting
- The proposal is in the Green Belt

The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

5. Consultation Responses

- **Bats - Mrs S Jiggins-** No comments received.
- **Essex Wildlife Trust-** No comments received.
- **Highway Authority-**

A site visit has been undertaken and the information that was submitted in association with the application has been fully considered by the Highway Authority.

The proposed development is expected to reduce the number of daily vehicle trips to and from the site. There would also be a reduction in slow moving commercial vehicles using the access which would be a benefit to highway safety.

Each dwelling would be provided with adequate off-street parking and turning, therefore **from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions.**

- **Environmental Health & Enforcement Manager-**

This Service has no objections to this application, however, if permission is granted, It is recommended that conditions are imposed.

- **County Archaeologist-**

The Essex Historic Environment Record shows that the proposed development would affect buildings of notable historical, architectural and archaeological interest. Canterbury Tye Hall consists of a Grade II listed farmhouse (EHER 27339) and associated timber framed barn (EHER 27340), which is to be converted along with several other farm buildings. A farm complex is recorded on the 1777 Chapman and Andre map, and a main building and smaller outbuildings are clearly marked. The buildings proposed for conversion are also recorded on the 1st edition OS map (1870's). As original fabric, features and fittings are likely to survive within the barn and other possible buildings, it is important that a survey is undertaken to 'preserve by record' the buildings fabric prior to any conversion works or alterations taking place.

In view of this the following recommendation is made in line with the National Planning Policy Framework

Recommendation: Full condition - building recording

'No demolition/ conversion or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority'.

A professional team of archaeologists should undertake the archaeological work. The District Council should inform the applicant of the archaeological recommendation and its financial implications. A brief outlining the level of investigation will be issued from this office on request and in this instance, there would be a cost implication for the developer.

- **Historic Buildings and Conservation Officer-**

Comments below are based on the revised drawings submitted. Full comments are included within **Appendix 1** of this report.

Further to the revised drawings and cover letter (dated 14th April) I offer you this additional advice:

- The proposals to cut a series of studs and at locations cutting of sole plate have been furnished with additional information within the recently submitted statement. Having reviewed the enclosed, I find the proposals reasonable but stipulate the sole plate must remain in place, and where require be repaired using traditional skilled craftsman; therefore any new threshold would involve a 'stepping over'. The studs therefore as

proposed in the cover letter (dated 9th April) can be removed, this is being kept to a minimum and no mid rail is being cut.

- The fireplace remains incongruous as a feature of this barn typology, despite the drawings submitted I find no reason to apply this it results in a diminution of character. I do not advise it remains.
- The mezzanine information submitted is accepted, frameless glass balustrading is appropriate.
- The floor detail showing build up is accepted.
- The clerestory windows appropriate.

Summary:

The amendments are accepted with the exception of the Fireplace, should this be removed fully from the scheme I have no objections to raise but request Condition for landscaping is applied and furthermore.

Amended drawings have been received and now remove the fireplace, therefore the Historic Buildings Officer concerns have been overcome.

The full version of each consultee response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

6. Summary of Issues

The starting point for determining a planning application is the development plan, in this case the Brentwood Replacement Local Plan 2005. Planning legislation states that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the National Planning Policy Framework 2019 (NPPF) and National Planning Practice Guidance (NPPG). Although individual policies in the Local Plan should not be read in isolation, the plan contains policies of particular relevance to this proposal which are listed in section 2 above.

Site Description

The application site is on the east side of Doddinghurst Road, set back from the highway and occupied by a Grade II Listed Farmhouse, Grade II Listed Barn, curtilage listed range of buildings and a modern pole barn. The site is within a farmyard context with a range of buildings of different sizes and materials, however remain predominantly of a traditional palette of vernacular materials of black weatherboarding, red/brown brick and clay roof tiles.

The application site is split into areas labelled on the site plan as follows:

- A – Main Grade II Listed Farmhouse – No works proposed to this area of the site.
- B – Grade II Listed Barn – Proposed conversion, demolition of elements and extension to create one dwelling
- C – Two groups of curtilage listed assembly buildings – Proposed conversion demolition and extension to create one dwelling
- D – Modern Pole Barn – Conversion and replacement building to create two dwellings

Green Belt

Paragraph 133 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 144 of the NPPF makes it clear that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, however, there are some exceptions to inappropriate development in the Green Belt, including:

- the extension of alteration to a building provided that it does not result in disproportionate additions over and above the size of the original building.

Paragraph 146 of the NPPF states that other forms of development are also not inappropriate within the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, including:

- The re-use of buildings provided that the buildings are of a permanent and substantial construction.

An area table has been submitted along with a demolition site plan which clearly indicates a reduction in built form.

B – Grade II Listed Barn

The proposal seeks to retain the historic assets within area B on the site plan and proposes to demolish the remaining buildings which are a mixture of ancillary storage for the farmhouse and B2/B8 (industrial/warehousing) use. The proposal seeks to re-use the main barn and buildings labelled B1 and B2 with the remaining buildings demolished. A structural survey has been submitted which shows the buildings are of a permanent and substantial structure. The proposal then seeks to extend the main barn into the areas of the existing storage buildings which would result in a 47% decrease on

the existing built form. Therefore, the proposal to re-use the existing barn and storage buildings and provide an extension which results in a significant decrease in built form is not considered to be inappropriate development in the Green Belt.

C – Two groups of curtilage listed assembly buildings

The proposal seeks to re-use the existing buildings which would include the demolition of building labelled C1. The application has been submitted with a structural survey which shows the buildings are of a stable and substantial structure for conversion. The proposal does include a glazed link between the east and west buildings, however the extension would have limited visual impact and be of a size similar to the building being demolished.

D – Modern Pole Barn

The proposal seeks to re-use the existing barn and one of the smaller storage units to create two dwellings and detached garage. The lean to and storage building are proposed to be demolished. The application is supported with structural surveys which shows the pole barn and storage units are of a permanent and substantial structure, therefore the proposal to re-use the barn and part of the storage and demolish the remaining would not result in inappropriate development within the Green Belt.

The proposal includes extensions to some of the buildings, however the small increase in footprint would not be excessive or out of character. The proposal overall represents a significant reduction in built form, footprint and hard standing compared to the existing situation and introduces soft landscape and green areas back into the site. The proposed extensions would have limited visual impact upon the Green belt and therefore not amount to a greater impact on the openness of the Green Belt compared to the existing situation and would form an exception to inappropriate development in the Green Belt in accordance with paragraph 145 and 146 of the NPPF and policies GB1 and GB2 of the local plan.

Design and Impact on Heritage Assets

S66(1) of the Planning and Listed Building and Conservation Areas Act 1990 requires the Local Planning Authority (LPA) to have special regard to the desirability of preserving the Listed Building and its setting or any features of special architectural or historic interest which it possesses.

The proposal has been amended and revised plans have been received, which have addressed concerns raised by the Historic Buildings Officer. The chimney has been removed from Barn B, alterations to fenestration and further statement justifying the works being carried out to the Heritage Asset. This has now been agreed and it is considered that the intervention to Barn B is appropriate and the external appearance and design of the extension to Barn B now overcomes the objections raised. No

adverse comments were raised to the works to the assembly buildings or the pole barn as initial concerns were raised at pre-application stage were addressed.

The layout of the development has been influenced by a simple farmyard setting, informed by the immediate character and context of the farm. The development proposes mainly a courtyard type of development using black weatherboarding and clay roof tiles, which is a common material in historic farmsteads. The pole barn is of a different non traditional design and the proposal takes a more contemporary approach, , suggested at pre-application stage. The proposed design also takes into consideration the concern of light pollution and therefore has informed the design and number of windows to the proposed dwellings.

The site layout also makes provision for areas of green space and an enhanced courtyard within the site including in the form of front gardens and grassed verges.

Subject to conditions for material samples, architectural detailing and landscaping the proposal is compliant with policy C15, C17, CP1 (i) and (iii) of the local plan, Chapter 16 of the NPPF and the NPPG and would not detract from the Grade II Listed Buildings.

Residential Amenity

The location of the development site is set with the only immediate neighbours No.1 and No.2 Canterbury Tye Farm Cottages. The proposed development is mainly set to the southeast of the site which is not within the immediate vicinity of the residential neighbouring dwellings. The proposed alterations to the pole barn are set near to the residential neighbours, however set the opposite side of the entrance track and further within the site away from the highway and would therefore not be within a distance that would result in a harmful impact on the surrounding occupiers of the site.

It is not anticipated to result in any more disturbance compared to the existing business (B2) and storage use (B8) of the site. Similarly the redevelopment of the site to residential use would have a reduced noise impact compared to the existing situation.

Lastly the proposed development is suitably distanced as to not amount to any overbearing impact, loss of light or outlook or create any undue overlooking or loss of privacy to the adjacent occupiers. The proposed development is compliant with policy CP1 (ii) and paragraph 127(f) of the NPPF.

Living Conditions

All dwellings are provided with an appropriately sized and useable private garden area. In terms of the sizes of the units, all units comply with the minimum size required by the DCLG technical housing standards and would be dual aspect. Furthermore, all habitable rooms are provided with adequate light, outlook and ventilation and provision is made for refuse and cycle storage for each unit.

Parking and Highway Considerations

Access would be taken from the existing access on Doddinghurst Road, with the accompanying Transport Statement confirming that the existing access is substandard, with regard to sight splays and proximity to the bend. The proposal seeks to change the site fully into residential use and therefore involves a betterment to the site as this would result in less commercial traffic and a reduction in slow moving vehicles using the access.

A previous planning application 12/01271/FUL and dismissed appeal have been mentioned as a material consideration to the planning application. That proposal was to insert an additional access onto the Doddinghurst Road, however the Inspector's decision letter also referred to the use of the existing access. The inspector commented:

“The County Highway Authority does not object to the scheme. I appreciate the existing access might be considered less than ideal. However, it appears to have existed for many years. The limitations of this access are such that it may well oblige users to negotiate it with some care. However in this respect it is no different to many rural accesses. Notwithstanding the view of local residents that the locality is an accident ‘black spot’, there is no compelling evidence before me to show the access has significantly contributed to highway safety problems.”

The application includes an assessment of accident data and finds a single accident, in August 2018 at 11.33 at night some way away from the access, when a driver avoided an animal in the highway. The applicant considers this has no relevance to the use of this access.

In terms of parking, the scheme provides a minimum of two parking spaces and cycle storage for all new dwellings with three spaces retained for the existing farmhouse, which meets the required parking provision in accordance with the adopted parking standards.

The Highway Authority has raised no objection to the proposed development, the proposed development is expected to reduce the number of daily vehicle trips to and from the site and result in a reduction in slow moving commercial vehicles, which would benefit highway safety. Therefore, subject to the recommended highway conditions the proposal is compliant with policy T2 and T5 of the local plan.

Trees, Landscaping and Ecology

At pre-application stage the application was submitted with a supporting habitat survey, with no bats, birds or owls present at the time of the survey. Advice was sought from the Essex Wildlife Trust on whether a more detailed assessment of the buildings should be carried out. A further detailed assessment was requested for three of the buildings listed within the survey to include dusk emergence and dawn re-entry.

The current application has been submitted with an ecology report and bat survey, the initial evidence of bats, birds and owls were considered not present with suitable roosting features evident. Further surveys carried out with findings that a number of bats were using some of the buildings as a summer day roost, however it is concluded the conservation significance is very low and a full mitigation package will be required with a Natural England Licence. A condition is required for details of external lighting to ensure no harm is raised to foraging bats within the surrounding area.

The proposal does not include the loss of trees or other landscaping, however a condition will be attached for proposed details of landscaping and boundary treatments to be submitted as part of this application.

Archaeology

The site lies within an area of known archaeological interest and the proposal would affect buildings of notable historic, architectural and archaeological interest. Essex County Councils Historic Environment Officer has advised as original fabric, features and fittings are likely to survive within the barn and other possible buildings, it is important that a survey is undertaken to 'preserve by record' the buildings fabric prior to any conversion works or alterations taking place. Therefore, the proposed development is therefore acceptable subject to conditions proposed to implement a programme of archaeological work to be submitted to the LPA.

Other Matters

It is considered the neighbour objections raised have largely been covered within the report. The proposal is not inappropriate development within the Green Belt, it would not result in harm to highway safety and would be appropriate to its setting. An objection was raised to the lack of affordable housing submitted within the scheme, however the proposal does not meet the threshold for affordable units to be provided or requested.

Comments regarding the presence of owls and bats were received by neighbour representation on application 19/01718/LBC. It is considered the neighbour objections received have been covered within the officer report.

The proposal is within a site with potential contamination risks. No reports or survey have been submitted for this element of the site and it is recommended that a suitable Environmental Management Plan would need to be drafted and be submitted to the local Planning Authority. It is suggested by the Environmental Health Department that this plan must take into account (amongst other environmental matters) controls relating to Dust suppression, Noise and potential Contaminated Land issues.

Conclusion

The development complies with one of the exceptions to inappropriate development in the Green Belt in the NPPF and would result in the re-use of buildings on a currently

commercial site, that is in accordance with local and national planning policies. Subject to conditions the application is recommended for approval, in accordance with the NPPF's presumption in favour of sustainable development.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 MAT01 Samples (details acceptable)

No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In Order to safeguard the character and appearance of the area.

4 BOU01 Boundary treatment to be agreed (general)

The development shall not be occupied until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In the interests of safeguarding the character and appearance of the area and living conditions of adjacent occupiers.

5 BOU08 No walls or fences

Notwithstanding the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no walls, fences or other means of enclosure shall be erected within the application site.

Reason: In the interests of safeguarding the character and appearance of the area.

6 DEM01 Demolition of buildings on site (green belt)

The existing building(s) or parts of buildings on the site indicated on the approved drawings and/or specifications for demolition shall be demolished and all materials arising shall permanently be removed from the site prior to the first occupation of any part of the development hereby permitted.

Reason - In the interests of maintaining the openness of the Green Belt.

7 LAN02 Landscaping - full details not submitted

Prior to the commencement of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

8

No new grilles, security alarms, lighting, security or other cameras or other fixtures shall be mounted on the external faces of the building other than those shown on the drawings hereby approved.

Reason: To preserve the character and appearance of the Listed Building.

9

Works shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges and cills by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

10

No unbound material shall be used in the surface treatment of the existing vehicular access within 10 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy T2 of Brentwood Replacement Local Plan.

11

There shall be no discharge of surface water from the development onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy T2 of Brentwood Replacement Local Plan.

12

Prior to first occupation the cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy T2 of Brentwood Replacement Local Plan.

13

Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policy T2 of Brentwood Replacement Local Plan.

14

Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy T2 of Brentwood Replacement Local Plan.

15

No development shall take place until a desk top study of the nature and extent of any possible ground contamination has been carried out. The results of the investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning

authority. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

16

No demolition/ conversion or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

17

No development shall take place until a full bat mitigation plan have been submitted to and approved in writing by the local planning authority. Reason: In the interest of the ecological value and biodiversity on the site. These details are needed prior to the commencement of the development as this matter is still outstanding and without this further information the development as a whole may not be acceptable. No works should therefore take place until these fundamental details have been agreed by the local planning authority.

18

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) no development falling within Schedule 2, Part 1, Class E of that Order ('buildings etc incidental to the enjoyment of a dwellinghouse') shall be carried out without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent the creation of a dwelling of disproportionate size that would conflict with the policies of restraint within the Green Belt

19

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the dwelling hereby permitted shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent the creation of a dwelling of disproportionate size that would conflict with the policies of restraint within the Green Belt

Informative(s)

1

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

2

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, T2, GB1, GB2, GB16, GB17, C15, C16, C17, C18; National Planning Policy Framework (NPPF) 2019 and NPPG 2014.

3

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

4 Highways

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO3 - Essex Highways, Childerditch Highways Depot, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood, Essex, CM13 3HD

5 Environment Health

Any existing buildings on site should be assessed for asbestos materials prior to demolition. Any asbestos must be removed in full consultation with the Health & Safety Executive

Heavy plant, noisy equipment or operations and deliveries, should not take place outside the hours of;

Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex, CM15 8AY
tel 01277 312 500 fax 01277 312 743 minicom 01277 312 809 www.brentwood.gov.uk
Monday-Friday.....08.00-18.00

Saturday.....08.00-13.00.

No noisy activities on Sundays or Bank Holidays.

Particularly noisy equipment such as Pile Drivers/Angle Cutters/Pneumatic Drills/Cement Mixers etc. should be used approximately one hour after the beginning hours mentioned above and one hour before the said end times.

All plant and equipment should be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means should be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.

Pneumatic tools should be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.

Where the site is adjacent to residential or business premises, bonfires should be avoided, and all waste materials should be removed from site and suitably disposed of. At no time should any material that is likely to produce dark/black smoke be burnt (eg. Plastics, rubber, treated wood, bitumen etc.)

Radio noise should not be audible at the boundary of the nearest neighbouring property.

Neighbouring residential premises should be advised of any unavoidable late night or early morning working which may cause disturbance. Any such works should be notified to the Environmental Health Department prior to commencement.

BACKGROUND DOCUMENTS

DECIDED:

Appendix 1: First Historic Buildings Consultee Response: (In Full)

Significance

Historic farmstead containing; BARN 30 METRES NORTH EAST OF CANTERBURY TYE HALL FARMHOUSE. List Entry Number:1197208, Date first listed:09-Dec-1994. 'Barn. Late C16, C18. Timber-framed and weatherboarded with roof of peg tiles and C20 flat tiles. 5 bay plan with central midstrey and simple gabled waggon porch to SW front. Outshuts both sides of waggon porch creating a continuous `catslide' roof to low eaves. Doors to waggon porch C20. 2 old doors in each outshut on either side. Fixed window in each gable' (PMcA after Historic England 2020)

CANTERBURY TYE HALL FARMHOUSE, List entry Number: 1206468. 'House. Early C16, mid-C16, c1600, C19. Timber-framed and brick, both rendered with peg-tiled roofs. Plan rectangular with 2 parallel blocks, medieval to front and C19 to back with low pitched, hipped roofs' (PMcA after Historic England 2019). Canterbury Tye Farmhouse and barn (qv) form a group.

Curtilage listed structures within historic farmstead.

Proposal

Demolition of buildings and conversion of former farm buildings to form 4 dwelling houses.

Background

This submission has been subject to preapplication; at pre submission stage I advised my formal comments would be based on the assumption residential class use was demonstrated to the LPA as being the OVU for the heritage asset (para 196 NPPF).

The current applications for full planning permission and listed building consent pertain the conversion of:

- a modern pole barn (Building D)
- Grade II listed barn. (Building B)
- 2 groups of curtilage listed buildings (Assembly buildings C)

Barn (B) Grade II listed

This component within the range of farm buildings is Grade II listed and dates from the C16th, it is not registered as being 'at risk' but there is a degree of restorative works required.

A timber frame survey is within the submission pack. Abutting this designated heritage asset are a series of later accretions which do not contain fabric of significance but are part of the farmstead setting. These are annotated for demolition and replacement

volume is set out by way of series of linear structures offering a formalised arrangement of internal and external spaces.

Preapplication advice in respect of reinforcing courtyards and the linear nature of farmstead buildings is evident. Further to my assessment of the proposal and supporting statement of this component of the application, there are areas which are not justified, these are as follows:

There are proposals to cut a series of studs and at locations cutting of sole plate, this is not in any way ideal and contradicts the analysis of the frame within the Heritage Statement (p. 12) where it states 'Internally the super structure is largely intact and in reasonable condition. The listing outlines some bracing reinforcement to the structure may have been carried out at a later date. Overall the structure is a good surviving example of a C16 timber framed agricultural building so is significant in terms of historic value'. There are other options to rationalise the internal space so as to avoid these interventions.

The cutting of the frame should only be a last resort. Although these interventions were annotated at preapplication you will recall at this point in the process a timber frame survey had not been supplied with accompanying analysis. I advise revisions are undertaken here.

I concur with the heritage assessment where it states 'The other striking external feature is the continuous 'cat slide' roof which gives a huge visual mass and materiality to the building' in this respect I advise against rooflights being set into the principle roofscape, given the outshots are C18th it would be more appropriate to look at inserting small clerestory openings (with horizontal emphasis) upon this elevation solely where necessary as notwithstanding the impact in terms of the listed building (barn) there is also the setting of the adjacent grade II listed farmhouse to consider. Presently the large monolithic appearance of the barn is a positive feature, and this must remain the case so as to not urbanise the typology.

I note a fireplace remains proposed within the barn volume, this is not a congruous feature of a barn typology, I will require more detail as the positioning proposed as it appears directly below a tie beam. I also have no details for the means of ventilation and roofscape intervention. Overall if the applicant can explain the reasoning behind this feature and subsequent impact/justification.

Additional information regarding the mezzanine is required. This is not referred to within the Heritage Assessment, clearly this insertion will have an impact (structure) as such its inclusion should be justified along with commentary from the architect as to the proposed works required to facilitate it.

I raise no adverse comments in respect of the details submitted regarding the approach for insulating the perimeter walls but do not find the need to install an insulated floor, care must be taken not to overly upgrade the thermal performance of the building; the

timber frame is the most significant factor to conserve here, I am happy to discuss this point further with the architect if required.

Assembly Buildings C:

This arrangement of buildings as advised at preapplication, is of lesser importance but does have a role within the complex, forming a southern courtyard. Having assessed the proposals, I raise no adverse comments but will require details e.g. fenestration, by way of Condition if not submitted within the determination period. I note the courtyard area to the frontage and the rear garden area although I have little detail on the boundary for this unit; given its immediate proximity to the host listed building boundary treatments must be agreed.

Building D:

C20th barn buildings of no historic merit. The design approach was discussed at preapplication and should the principle of conversion be accepted in planning terms I advise the contemporary language a valid approach. To successfully execute a minimalist architecture, the future engineering and quality of materials is key. Given this open and rural location I advise consideration is given to minimizing artificial light pollution from the expanses of glazing and as with barn C and B, boundary treatments are important to the character of the countryside setting.

Summary:

The change of use and conversion of the barn buildings will result in a level of harm given this is a diminution of the farmstead complex, this is a significant factor; however, this advice letter is based upon the assumption the proposals has been demonstrated by the applicant, as the as the Optimum Viable Use for the listed building and the curtilage listed buildings as per National Planning Policy.

Should this be the case there remain areas of further information, design revisions and an addendum to the heritage statement required in relation to the listed building; the cumulative impact of the interventions at the listed building (barn) would result in unjustified harm.

Should further development be submitted, please do contact me at your convenience prior to my full and final advice letter.