

**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: 19/01718/LBC**

<b>WARD</b>	Pilgrims Hatch	<b>8/13 WEEK DATE</b>	05.03.2020
<b>PARISH</b>		<b>Ext. Of Time</b>	22.05.2020
<b>CASE OFFICER</b>	Ms Brooke Pride		
<b>Drawing no(s) relevant to this decision:</b>	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; 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;		

**The application is part of a pair of applications relating to the same development. The other application, for planning permission, was referred to 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 re-use the existing access from Doddinghurst Road

## 2. Policy Context

- National Planning Policy Guidance (NPPG)
- National Planning Policy Framework (NPPF)

## 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 – Application Withdrawn
- 19/01717/FUL: Demolition of buildings and conversion of former farm buildings to form 4 dwellinghouses. – Current Application

## 4. Neighbour Responses

Three objections were received for this application:

- The proposal would have a detrimental impact upon the habitat and wildlife
- Owls and bats exist within the barns
- The access is not fit for purpose
- The pole barn design is not in keeping with the rural area
- Impact on 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

- **Historic Buildings and Conservation Officer-**  
***Comments below are based on the revised drawings submitted. Full comments are viewable 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 craftsperson; 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 result 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 form 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**

This is one of a pair of application for this development that includes an application for planning permission (19/01717/FUL) which relates to a broader range of issues. This application for listed building consent has a narrower focus on the acceptability of works to the listed building or buildings deemed to be listed because they were within the curtilage of the listed building when it was listed.

### 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

## Design and Impact on Heritage Assets

S66(1) of the Planning and Listed Building and Conservation Areas Act 1990 requires a 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 revised to address concerns raised by the Historic Buildings Officer. The chimney has been removed from Barn B, alterations to fenestration and further statement to justify the works being carried out to the Heritage Asset. This has now been agreed and considered 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 and adhered to.

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 within Listed Farm farmsteads. The pole barn varies in design and takes a more contemporary approach which was suggested at pre-application as the barn is a more recent addition to the site. The proposed design also takes into consideration the concern of light pollution and therefore has informed the design and amount 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 Chapter 16 of the NPPF and the NPPG and would not detract from the Grade II Listed Buildings.

## Other Matters

Neighbour objections have been received on the Listed Building Consent application for the proposals impact upon the access, green belt, habitat and design, which has all been addressed within the assessment of application 19/01717/FUL, and all neighbour objections have been addressed.

## Conclusion

The proposal would not result in material harm to the Listed Buildings and subject to conditions the application is recommended for approval, in accordance with the NPPF.

## **7. Recommendation**

The Application be APPROVED subject to the following conditions:-

1

The works hereby granted consent shall be begun on or before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 1990.

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

Before work begins it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional specialising in conservation work who will supervise the hereby approved works of alteration or demolition. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written agreement of the LPA.

4

During the works, if hidden historic features are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

5

All new external and internal works and finishes and works of making good to the retained Timber Frame, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

6

Further details of the proposed method of insulation and internal finishes shall be agreed in writing with the Local Planning Authority and once agreed shall be carried out in accordance with such details.

7

The timber frame shall be exposed internally and retained in this condition thereafter.

8

No part of the fabric of the building, including any timber framing or infill panels, shall be removed unless specifically allowed under this consent.

#### 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 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.

#### *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.