

## **20/01730/LB**

- **Internal and external alterations as part of conversion of agricultural barns to residential within the curtilage of a listed building**
- **Setting of listed building**

### **APPLICATION SITE:**

Barns, Crockwell House Farm, Manor Road, Great Bourton

### **Planning History:**

20/01902/Q56 – change of use agricultural barn to north of the farm courtyard – under consultation

20/01726/REM - under consultation

20/01523/DISC access

19/00173/PREAPP for Barns E and F, mentions Barn D is permitted development, no notes for Barn A

19/00250/OUT for 3 No dwellings

16/00609/OUT for 3 No dwellings

CHN.619/81 – agricultural workers dwelling

### **UNDERSTANDING THE HERITAGE ASSETS AFFECTED**

Historic barns forming a traditional group of farm buildings facing the listed farmhouse, Crockwell House. Refer to the heritage statement for details.

### **SIGNIFICANCE**

An explanation of the factors that give the building its heritage significance, and which must be protected in any future use of the building, refer to Historic England's 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (2008).

Refer to heritage statement.

Buildings in the curtilage of a listed building, even though not listed in their own right, are nevertheless protected by the listing of the main building and works that affect the character of such buildings need to be authorised by a grant of listed building consent, just as works to the main building would need consent.

### **PROPOSALS**

Conversion of the existing building into a residential dwelling. Works to include repair of the existing walls (to be internally insulated), creation of minor openings within the building, and to insert a new window. Existing openings are to be enclosed with glazing.

### **APPRAISAL OF ISSUES**

The NPPF required local authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation in determining planning applications.

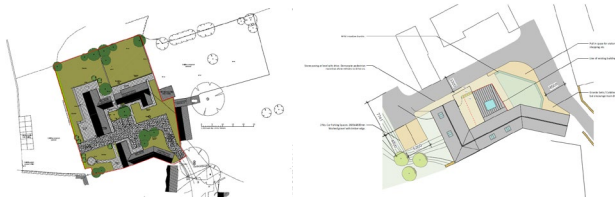
When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building should be exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Crockwell House Farm sits to at the end of Manor Road to the north of the village of Great Bourton. The house is no longer a working farm and a new use is sought for the farm buildings which once supported its function.

There are views of the group of farm buildings with Crockwell House from the gate at the end of the lane and there is a public footpath which runs close to the south west corner of the farmyard. There are further views from within the site and from the surrounding fields.

The NPPF places emphasis on the setting, significance, harm and public benefit of heritage assets. The proposed development as submitted is considered to cause some harm to the listed building. Any harm to heritage assets needs to be outweighed by public benefit.

Converting a farm building to residential will change its character, it is essential for the barns and the wider farmyard and setting of the listed farmhouse that any change is sympathetic and respects the character and significance of the place.

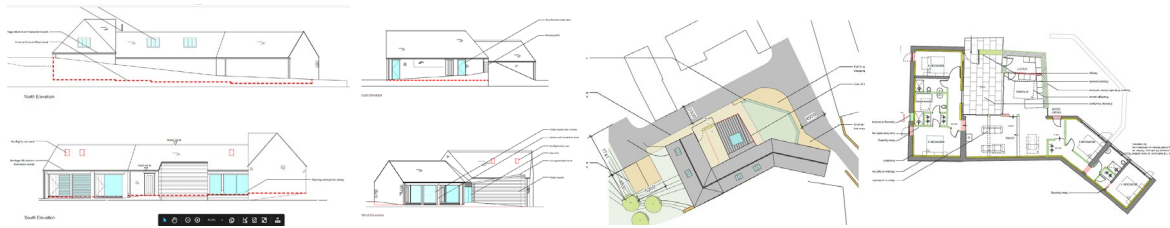


This is the indicative site plan submitted for 19/00250/OUT (left) - whilst all matters were reserved for this application it does not show the retention of the footprint of the 'ramshackle' post 1972 extension to the north of Barn A which detracts from the courtyard relationship to the listed Crockwell House (heritage Statement page 14). The current proposal for Barn A (right) retains the footprint of this structure but increases the height which has a detrimental impact on the character and significance of the barns, and the setting of Crockwell House. The kitchen and utility are proposed in this space.

Surprisingly the Heritage Statement reads *'Building 3 will be replaced by a new structure comprising a kitchen, utility room and entrance courtyard with timber-clad construction and a corrugated metal roof. It will occupy the same footprint as the modern extension and have the same roof formation, thus ingeniously preserving a memory of agricultural character while meeting modern standards of environmental sustainability and energy conservation. The courtyard element will also open up the true character and visual attractiveness of buildings 1, 2 and 4.'* I can't grasp how this new structure would open up the true character and visual attractiveness of buildings 1, 3 and 4 when it will obscure their traditional form.

The elevations are incorrectly named and don't seem to quite tie together, the west elevation shows a boarded door and two screens of glass with timber louvres, then a thick post followed by a timber door and glazed opening, to the right of this a pair of glazed panels are seen beneath a grey rectangle, however, on the south elevation the pair of glazed panels are seen beneath a grey rectangle 'the glazed link' are drawn as a masonry wall with timber door. I am also not sure what is meant by 'clear finished timber door' on the east elevation, do they mean glazed timber door? The north elevation is the south elevation/the west elevation is the east elevation/the south elevation is the north elevation/the east elevation is the west elevation – this may be due to architect thinking the ground floor plan had been drawn with north up? The rooflights shown on the ground floor plan and site plan do not relate to the rooflights shown on the elevations.

It seems odd to remove small traditional rooflights and block up door openings in the wall that could house a glazed screen behind a solid timber door that could be closed in the evening to reduce light spill, and which would afford a view during the day to bedrooms 3 and 4, however only one of these blocked doors is visible on the as existing plan or elevations? With a slightly different en-suite layout to bedroom 3, the existing door shown on the existing plans could be used, there is also the opportunity to reopen the bricked-up high level opening to provide traditional barn windows used for ventilation which would avoid the proposed large rooflights which would be noisy at night during rainfall. I would recommend the fenestration is revisited, employing more of the louvred timber detail to reduce light spill and harmful impact on an otherwise dark area of the village.



Looking at the plan and footprint of the earlier masonry structures, this is best suited to a 3-bed property, with the central space able to accommodate an open plan living, dining, and kitchen area, with the utility room within the east wing.

The boarded north extension meets the eaves of the central wing and rises to the south so that it interrupts the hierarchy of the barns and obscures the eaves of the west wing.

In terms of detail, I am concerned with the potential light spill from this development in terms of the impact on the setting of the listed Crockwell House and the barns within its curtilage (commonly referred to as 'curtilage listed structures'). Views from the wider landscape are likely to be obscured by the large agricultural shed and a grown-up hedgerow but I have not tested this.

#### LEVEL OF HARM

Less than Substantial.

#### POLICIES

Planning (Listed Buildings and Conservation Areas) Act 1990:

Sections 16, 66 and 72 of the 1990 Act. Section 66(1) place a duty on the local authority to have special regard to *"the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

The National Planning Policy Framework (NPPF) revised February 2019 – Section 16, paragraphs 184-202 and Annex 2.

Cherwell District Council Local plan 2011-2031, adopted in 2015 and re-adopted in 2016 (to include Policy Bicester 13): ESD15 'The Character of the Built and Historic Environment'

Saved policies from the Cherwell Local Plan 1996:

*C18'...the Council will have special regard to the desirability of preserving the building or its setting...the Council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building'. And 'The character of a listed building is determined by the detail of its structure as well as its appearance. Even minor internal or external alterations can lessen the value of such a building if they destroy important architectural features or are visually incongruous.*

C21 Sympathetic consideration will be given to proposals for the re-use of an unused listed building provided the use is compatible with its character, architectural integrity and setting and does not conflict with other policies in this plan. In exceptional circumstances other policies may be set aside in order to secure the retention and re-use of such a building.

In order to secure the retention, restoration and future maintenance of a listed building it is sometimes necessary to find a new use for it. In exceptional circumstances it may be possible to set aside other policies in this Plan in order to secure the retention and economic re-use of such a building. However, exceptions will only be considered where there are no other reasonable means of achieving this objective and where the change of use would not involve substantial alterations to the fabric or setting of the listed

building. The structural limitations of an historic building should be respected. The gutting and reconstruction of interiors, with the preservation of facades alone will not normally be considered acceptable in proposals for the re- use of a listed building.

H18 and H19 – depends where the extent of the village is defined.

H21 Within settlements the conversion of suitable buildings to dwellings will be favorably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance. In all instances proposals will be subject to the other policies in this plan.

The Council has approved a design guide relating to the conversion of farm buildings, which is available from the Department of Development and Property Services. The aim of all successful conversion should be the retention and re-use of an interesting old building, whether or not it is listed as being of architectural or historic interest, and it is essential that conversion proposals fully respect the intrinsic character of the building.

Cherwell DC 'Design Guide for the Conservation of Farm Buildings' (2002)  
Historic England's guidance of farm buildings including 'Adapting Traditional Farm Buildings' (2017) and 'The Conversion of Traditional Farm Buildings' (2006)

#### **RECOMMENDATION**

Recommend refusal as submitted or withdraw and engage in preapp.

#### **CONDITIONS**

When an acceptable proposal comes in, we will need:

Masonry samples to match existing and lime pointing samples with no cement gauging.

Black metal rainwater goods – traditional cast iron

Services – wiring/ pipework etc

Details of soil vent pipes and heating method should be detailed in any forthcoming application.

Joinery details

Roofing samples – natural slate

Landscape proposals – avoiding the need for domestic paraphernalia not associated with agricultural barns such as sheds and greenhouses/garden fences etc

Historic flooring to be retained within the proposals.

Rooflights – condition details for flush top hung conservation rooflights, with central dividing bar, set between rafters.

New openings in masonry walls – provide details of lintels, this can be included on the door or window detail.

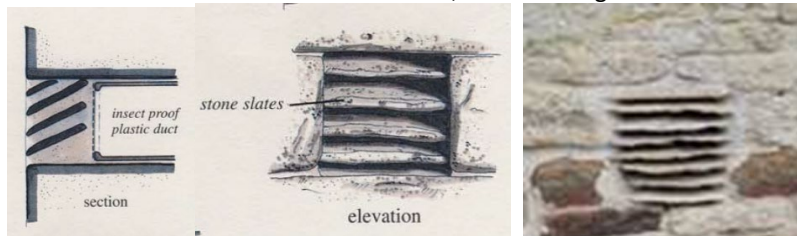
Breathable walls/floor/roof

Timber repairs and treatment to follow Historic England guidance (Brian Ridout) and SPAB guidance on historic floors/boards

Structural details for repairs to beams/trusses etc.

The proposed new stone floor tiles/flags

External vents in walls should be discreet, the following stone slate example is recommended.



#### **OFFICER / DATE**

Joyce Christie/18.08.2020 and 24.08.2020