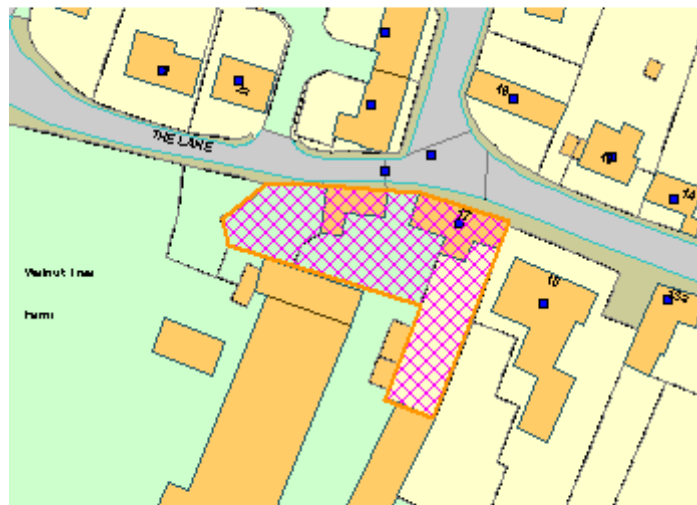


**Reference:** 15/00471/LBC  
**Date submitted:** 02 June 2015  
**Applicant:** Mr & Mrs Troop  
**Location:** Walnut Tree Farm, 17 Main Street, Barsby  
**Proposal:** Conversion of redundant farm outbuilding to residential.



**Introduction:-**

The application comprises the conversion of a redundant farm outbuilding into a dwelling. Part of the outbuilding would be demolished with a single storey rear extension added and the overall accommodation would provide a one bedroom dwelling.

The brick and pantile building abuts the highway on the southern side of Main Street and sits adjacent to the farmhouse with the farmyard to the rear. The farmhouse is grade II listed and the site is within the designated Conservation Area.

**It is considered the main issue relating to the proposal are:-**

- **The impact on the fabric and character of the curtilage listed building.**

The application is to be heard by the Development Committee as the proposal relates to the creation of a dwelling in an unsustainable village, contrary to the Guidance within the NPPF.

**Relevant History:-**

There is no relevant history on the site.

**Development Plan Policies:****Melton Local Plan (saved policies):**

There are no relevant policies.

**National Planning Policy Framework****Conserving and enhancing the historic environment**

- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.
- In determining planning applications, local planning authorities should take account of:
  - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. 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, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

**Listed Building and Conservation Area Act 1990**

As the adjacent farmhouse is a listed building and the outbuilding is within the Conservation Area the Committee is reminded of the duties to give special attention to the desirability of preserving or enhancing the building and its setting and preserving and enhancing the conservation area, sections 66 and 72.

### Consultations:-

| Consultation reply                         | Assessment of Head of Regulatory Services |
|--|---|
| Gaddesby Parish Council – no objections    | Noted.                                    |
| The Georgian Group – no comments received. | Noted.                                    |

### Representations

A site notice was posted, the application advertised and neighbouring properties consulted. No representations were received.

### Other material considerations (not raised through consultation or representation)

| Consideration                        | Assessment of Head of Regulatory Services  |
|--------------------------------------|--|
| <b>Impact on the listed building</b> | <p>As the adjacent farmhouse is a listed building and the outbuilding is a curtilage listed structure the Committee is reminded of the duties to give special attention to the desirability of preserving or enhancing the building and its setting (s.66 of the LB and CA Act 1990).</p> <p>The structure is an outbuilding adjacent to a grade II listed building and forms an important element in the group of historic farm buildings, providing a prominent wall onto the southern side of Main Street.</p> <p>The proposals would maintain the outbuilding and would remove the less sympathetic alterations to the rear and replace with a well designed and modest extension. It is considered the proposals would not have a detrimental impact on the building. Although there would be some loss of fabric this comprises part of the building that has already been significantly altered and the roof form detracts from the building.</p> <p><b>It is concluded there would be no harm caused to the curtilage listed building by the proposals and there would be public benefits from the scheme which include securing the building and achieving a viable use. The impact of the proposals on the heritage asset would be acceptable.</b></p> |

### Conclusion

The proposal relates to the conversion of a barn to residential use and the erection of an extension. The proposed conversion and extension would be sympathetic to the visual appearance of the curtilage listed building and would secure the long term future of the building. The proposal is therefore recommended for approval subject to conditions.

### **RECOMMENDATION:- Approve, subject to the following conditions:**

1. The works to which this consent relates shall begin not later than the expiration of three years from the date of this consent.
2. The works hereby approved shall be built in accordance with the following plan: A2467/PL01 Rev A.
3. No works shall take place until the following details have been submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in strict accordance with the approved details:

- a) samples of the materials to be used on all external elevations and roofs of the development;
- b) external surface treatments;
- c) boundary treatments;
- d) details of all new windows, doors and other glazed panels, to include cross-sections, profiles, reveal, surrounds, materials, finish and colour.

Reasons:

1. To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. For the avoidance of doubt.
3. To ensure that the Local Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of safeguarding the curtilage listed building.

Officer to contact: **Mr Joe Mitson**

**Date: 25.09.2015**