

2.3 REFERENCE NO - 18/502095/FULL & 18/502096/LBC		
APPLICATION PROPOSAL Conversion of existing barn to residential use, including revised internal layout, minor changes to external windows and doors (Wagon window/door and single door) and erection of a new outbuilding; as amended by drawing 000-22 Revision R7 received 10 September 2018.		
ADDRESS Green Farm Barn Stalisfield Road Stalisfield Faversham Kent ME13 0HY		
RECOMMENDATION – Grant Planning Permission and Listed Building Consent		
REASON FOR REFERRAL TO COMMITTEE Parish Council objections to proposed outbuilding only		
WARD East Downs	PARISH/TOWN COUNCIL Stalisfield	APPLICANT Mr Jon Hutchings AGENT Guy Hollaway Architects
DECISION DUE DATE 11/07/18		PUBLICITY EXPIRY DATE 29/06/18

Planning History

SW/14/0324

Listed Building Consent for proposed new internal arrangement, final window and shutter positions

Approved. Decision Date: 08.05.2014

SW/12/1247 & SW/12/1248

Conversion of redundant timber frame barn to residential use

Approved. Decision Date 15.04.2013

SW/12/0797

Listed Building Consent for the demolition and rebuilding of the plinth walls, south wall and floors, repairs and alterations to the timber frame (all retrospective) and the replacement of the metal sheet roof with thatch.

Approved. Decision Date 15.10.2012

SW/07/1311 & SW/07/1312

Conversion of existing barn to residential.

Approved. Decision Date: 21.12.2007

SW/02/1422 & SW/02/1423

Conversion of redundant agricultural barn to residential use

Approved. Decision Date: 17.11.2004

1. DESCRIPTION OF SITE

1.1 The site consists of a C17 century Grade II listed barn, which is in the process of repair and conversion to a dwelling. The barn is in a sensitive and remote rural location, outside of any established built-up area boundary. It is situated in the Stalisfield Green conservation area and within the Kent Downs Area of Outstanding Natural Beauty (AONB).

1.2 There is a very long and complicated planning history for the property, going back over a decade. In 2004, the initial planning permission and listed building consent for the conversion of the barn were granted under references SW/02/1422 & SW/02/1423.

- 1.3 In 2008, planning and listed building consent were granted for the repair and conversion of the barn under planning references SW/07/1311 & 1312.
- 1.4 In 2012, works having been commenced, it was found that there were problems with the existing foundations and timber frame. Works on these which differed from those approved commenced, and a retrospective application was made under planning reference SW/12/0797.
- 1.5 When the drawings to discharge conditions on these applications were received, it was noted that they differed somewhat from those approved under references SW/12/1247 & 1248. Officers visited the site, and found that distinct changes to the approved works had been carried out without consent. The applicant was not aware that these changes had been made, and commenced legal proceedings against the architect who had overseen the works. However, this still left the problem that unauthorised works had occurred, which had resulted in significant loss of historic fabric.
- 1.6 These issues were addressed under planning references SW/12/1247 & 1248. Although by then historic fabric had already been lost, these applications mitigated the matter to some extent, and it was felt that it would be wrong to prosecute the applicant, who was neither aware of nor authorised the unlawful works.
- 1.7 Finally, an application to change the proposed internal layout and some commensurate fenestration was approved in 2014 under planning reference SW/14/0324.
- 1.8 Since then works have continued slowly. A new thatched roof has been completed, and all fenestration has been installed, thus rendering the building watertight. Internal works are ongoing, with the new first floor having been inserted. However, the applicant has decided that he wishes to change the floor plans, and to construct a new outbuilding on the site of a previous building that stood on the site until at least 2009, but which has since been demolished along with a number of other former farmyard buildings here.

2. PROPOSAL

- 2.1 The proposal is for internal changes to the building, some minor changes to fenestration and the construction of a new outbuilding within the curtilage of the barn.
- 2.2 The internal changes mainly concentrate on the internal arrangement of accommodation across the two floors. The previously approved drawings showed a 'topsy-turvy' arrangement with bedrooms at ground floor level, with living rooms, etc. at first floor level. The scheme that is proposed shows both living accommodation and bedrooms spread across both floors. The ground floor accommodates the kitchen and associated facilities in the left with dining in the middle bay and additional bedrooms and bathrooms in the right hand bay. The main living room is on the first floor right hand bay, as is the Master bedroom within the left-hand bay and a gallery-landing area in the middle bay. The new staircase would also be relocated.
- 2.2 The minor fenestration changes reflect the changes in the layout, and refer to a single door and the window and door situation regarding the main cart doors. All replacement and new doors and window screens are to be of traditional design and manufactured in green oak to suit the existing openings. The design of the new screens will have a simple framed vertical emphasis and be recessed. All windows are to follow approved details as per previous listed building approvals and are currently being installed.

- 2.3 Large wagon doors / windows are proposed to be of a similar design and in line with the external wall. Shutters are to be positioned as open 90° in relation to the external walls. Two new external timber doors are proposed, both in line with historical photographs - one to the side of the west wagon door and one to the west corner. Both openings were present originally - the one by the west cartgate was a pedestrian door (to allow access to the barn when the main doors were shut) - the other was probably an opening to allow pitching of straw from the barn to the northern yard.
- 2.4 The proposal also includes the installation of a new threshing floor. The original threshing floor was taken up at the same time as the other unauthorised works noted above, and was stored in such a manner that the historic fabric rotted very quickly. Both the case Officer and the conservation Officer have inspected the original timbers, and it is difficult to see how they could be used or restored again, the damage being quite considerable.
- 2.5 The proposed outbuilding, which would serve as a plant room and a workshop, would measure 9.7 metres in depth by 3.6 metres in width, and would be situated just to the north of the existing building in the same position as a previous building of similar size which is evident on historic plans and photographs. The amended design would follow the design ethic of traditional agricultural outbuildings, being finished with a corrugated iron roof and black stained weatherboarding.

3. PLANNING CONSTRAINTS

Area of Outstanding Natural Beauty KENT DOWNS

Conservation Area Stalisfield Green

Listed Buildings SBC Ref Number: 984/SW

Description: G II GREEN FARM, STALISFIELD ROAD, STALISFIELD, FAVERSHAM

4. POLICY AND CONSIDERATIONS

The National Planning Policy Framework (NPPF): Paragraphs 11 – Sustainable Development; 79 – Optimal viable use of heritage assets; and 196 – Less-than-substantial harm to heritage assets.

Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies ST3 (Settlement Strategy); ST7 (Faversham and Kent Downs Area Strategy); CP4 (Good Design); CP8 (Conserving and Enhancing the historic environment); DM14 (General Development Criteria); DM16 (Alterations); DM24 (Conserving and enhancing valued landscapes); DM32 (Listed Buildings) and DM33 (Conservation Areas).

5. LOCAL REPRESENTATIONS

- 5.1 No local representations have been received

6. CONSULTATIONS

- 6.1 Stalisfield Parish Council raises no objection to the changes to the main building, but raises objection to the proposed outbuilding. In view of the Parish Council's concerns, the applicant has been in contact with the PC, demonstrating that there was a building on this site until relatively recently, and changing the proposed design of the building, but the PC still raise objection as follows:

'Councillors have considered the amended proposals and while they had no objections to the conversion of the barn, there were concerns regarding the proposed new outbuilding. Councillors are concerned that the outbuilding is still too close to the barn and will detract from the historic significance of the barn which currently sits by itself. The Council re-iterates its previous objections that:

-It is not in the vernacular of the village

-It will be visible from the front and side and will detract from the layout from the plot

-It is not aesthetic or in keeping with the area.'

7. APPRAISAL

7.1 Firstly, it must be acknowledged that the principle of development here has been accepted and approved in every application before the present applications. As such, the pertinent points to consider are the effect of the proposal upon the character and appearance of the Area of Outstanding Natural Beauty (AONB); the effect upon the character and appearance of the conservation area; and the commensurate effect upon the listed building and its setting. For the sake of regularity, this report will consider each matter in turn, although it is readily acknowledged that these issues sometimes merge with each other.

7.2 In accordance with Policy DM24, for an application within the AONB to succeed, it must comply with the requirements of Policy DM24 of Bearing Fruits 2031: The Swale Borough Local Plan 2017. I would contend that the careful design and conservation of this important listed building has enhanced this part of the AONB, having resulted in the careful restoration and conversion of the barn from the somewhat derelict shell which it presented less than fifteen years ago. Policy DM24 requires proposals within the AONB to conserve and enhance *'the special qualities and distinctive character of the AONB in accordance with national planning policy.'* I would contend that the proposal precisely conforms with this requirement.

7.3 This particular conservation area comprises of a number of pleasing buildings of greater or lesser historic importance. The present application would vastly improve the conservation area, presenting a well-designed conversion. I would also argue that the proposed outbuilding is also acceptable in these terms, being a low-key structure, using traditional materials found in small agricultural buildings throughout the county, and of a design to replicate such structures. As such, I am satisfied that the proposal complies with policy DM33 of the Local Plan which requires that proposals within a conservation area must *'pay special attention to the use of details and materials'* and *'reinstate those (features) which would enhance it'*.

7.4 I acknowledge the fact that the proposed outbuilding is situated close to the main building. However, the applicant has proved that a building of a similar scale and finish, has been on this site until circa 2009. Added to this, historically, it was unusual to find a large barn on its own; general practice being for such a barn to be within a range of buildings, such as stables, byres, etc. Indeed, at least two other smaller agricultural buildings seem to have existed on this site. It appears logical to me that a smaller agricultural building appears in close proximity to the barn, and the design and finish of that proposed respects the type of design and scale that would usually be found within an agricultural range. As such, although I acknowledge the views of the Parish Council,

in this matter, I do not agree with their observations. I am of the opinion that the proposal as a whole conforms with policy DM32 of the local Plan, as the proposal will preserve *'the building's special architectural or historic interest and its setting'*.

- 7.5 With regard to the proposed changes relating to the conversion of the barn, I would contend that these all comply with the requirement to preserve the character and setting of the listed building, particularly noting the historic precedent of the former smaller doors noted. I regret the loss of the original threshing floor, but I would confirm that it is now beyond practical repair and the proposed replacement threshing floor, though not aping the original, would be a good modern representation of the original, thus continuing the building's link to its past, and thereby preserving its character.

8. CONCLUSION

- 8.1 As such, I am of the opinion that the applications, if approved, would have no adverse effect upon either the AONB, the conservation area, or the listed building, and I recommend that the applications be approved, subject to strict accordance with the conditions given below.

9. RECOMMENDATION

GRANT both planning permission and listed building consent for the development subject to the following conditions:

CONDITIONS

18/502095/FULL

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) Works hereby approved shall be completed in strict accordance with approved drawings 000-15 Revision R0, 000-20 Revision R7, 000-21 Revision R7, 000-22 Revision R7, 000-25 Revision R2, 000-26 Revision R2, 000-40 Revision R0, 000-50 Revision R4, 000-51 Revision R2, 000-74 Revision R1, 000-78 Revision R1 and 000-90.

Reason: For the avoidance of doubt and in the interests of proper planning

- (3) No new external joinery shall be installed in the approved outbuilding other than in complete accordance with detailed drawings at a suggested scale of 1:5 of all new external joinery work and fittings together with sections through glazing bars, frames and mouldings for the that shall first have been submitted to and approved by the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the adjacent listed building.

- (4) No doors shall be installed in the main barn other than in complete accordance with joinery details at two scales, 1:20 and 1:2 or 1:1 which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed

building.

- (5) New wagon doors to the main barn shall be installed prior to the first occupation of the building, in accordance with details to be approved under the terms of condition (3) above. Thereafter, the new wagon doors shall remain in situ in perpetuity.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (6) No occupation of the main barn shall commence until a new threshing floor has been installed in complete accordance with detailed drawings at two scales, 1:20 and 1:2 or 1:1 which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (7) No occupation of the new outbuilding shall commence until details in the form of samples of external finishing materials to be used in the construction of the outbuilding have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the adjacent listed building.

- (8) The outbuilding hereby permitted shall be used only for uses ordinarily incidental to the enjoyment of the occupiers of the adjacent dwellinghouse formed from the conversion of Green Farm Barn.

Reason: In the interests of residential amenity.

- (9) No vents, ducts, flues, meter boxes, alarm boxes, ductwork or other appendages shall be fixed to the exterior of the new outbuilding.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (10) No occupation of the main barn shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (11) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the main barn or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (12) Upon completion of the approved landscaping scheme, any trees or shrubs that are

removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018, the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance, the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

18502096/LBC

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) Works hereby approved shall be completed in strict accordance with approved drawings 000-15 Revision R0, 000-20 Revision R7, 000-21 Revision R7, 000-22 Revision R7, 000-25 Revision R2, 000-26 Revision R2, 000-40 Revision R0, 000-50 Revision R4, 000-51 Revision R2, 000-74 Revision R1, 000-78 Revision R1 and 000-90.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (3) No new joinery shall be installed in the approved outbuilding other than in complete accordance with detailed drawings at a suggested scale of 1:5 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings for the that shall first have be submitted to and approved by the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the adjacent listed building.

- (4) No doors shall be installed in the main barn other than in complete accordance with joinery details at two scales, 1:20 and 1:2 or 1:1 which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (5) New wagon doors to the main barn shall be installed prior to the first occupation of the main barn, in accordance with details to be approved under the terms of condition (3) above. Thereafter, the new wagon doors shall remain in situ in perpetuity.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (6) No occupation of the main barn shall commence until a new threshing floor has been installed in complete accordance with detailed drawings at two scales, 1:20 and 1:2 or 1:1 which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (7) No occupation of the new outbuilding shall commence until details in the form of samples of external finishing materials to be used in the construction of the outbuilding have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the adjacent listed building.

- (8) No vents, ducts, flues, meter boxes, alarm boxes, ductwork or other appendages (except fittings in the bathroom and kitchen) shall be fixed to the interior or exterior of the part of the main barn.

Reason: In the interest of the special architectural or historic interest of the listed building.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.



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Scale: 1:1250
Printed on: 27/12/2018 at 12:41 PM by AngelaA