

Sloley – LA/22/1910 - Retention of internal and external alterations to facilitate conversion of barn to dwelling, The Old Workshop, Sloley Road, Sloley, Norwich.

Minor Development

- Target Date: 26 January 2023

Case Officer: Miss J Smith

Listed Building Consent

RELEVANT SITE CONSTRAINTS

- Listed Building

RELEVANT PLANNING HISTORY

PF/20/0537: Conversion of barns to five dwellings - approved

LA/20/0538: Internal and external works to facilitate conversion of a complex of barns to 5 dwellings – approved

CD/21/1625: Discharge of Conditions 5 (windows and doors) and 6 (materials) of listed building consent
LA/20/0538 – details approved

CD/21/1680: Discharge of Conditions 5 (windows and doors), 6 (materials), 15 (highway plan) and 23 (external lighting) of planning permission PF/20/0537 – details approved

LA/17/0496: Internal and external alterations to facilitate conversion of a complex of barns into 5 dwellings - approved

PF/17/0495: Conversion of barns to 5 dwellings - approved

CDA/17/0495: Discharge of conditions 15 (offsite highway improvement works), 19 (method statement for protected species), 20 (landscaping), 22 (arboricultural method statement and tree protection) of planning permission PF/17/0495 – details approved

THE APPLICATION

The application seeks retention of internal and external alterations already carried out to facilitate conversion of a barn to dwelling at The Old Workshop, Sloley Road, Sloley.

The barn has already been converted and is currently occupied.

There is a concurrent planning application (PF/22/1909). The report for that application which considers matters of design and effect on residential amenity is also included on this agenda.

REASONS FOR REFERRAL TO COMMITTEE

The Agent in this matter is a close relative of a member of staff in Planning Services.

PARISH/TOWN COUNCIL

Sloley Parish Council:

Object as the works have not been undertaken in accordance with the listed buildings regulations.

REPRESENTATIONS

One objection on the following grounds:

- Loss of privacy
- Proximity of garden room to boundary wall and concerns regarding access, damp and remedial works.
- Height of garden room.

The objection raises no concerns on heritage grounds.

CONSULTATIONS

Conservation and Design Officer: no objections as:

- The building is of relatively limited significance and is not a '*principal*' listed building,
- The departures from the approved scheme have had a largely neutral impact upon its character and appearance.

Overall, it is considered that the changes to the elevations have not had a harmful impact upon the designated heritage asset as a whole. The repainting (or ideally relocation) of the unsightly and prominent meter boxes on the east-facing gable would be welcomed as in their current white finish, they contrast markedly with the red brick backdrop and thus detract from the host barn. In their own right, however, it would be a matter of debate as to their need for listed building consent.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to:

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

STANDING DUTIES

Due regard has been given to the following duties: Environment Act 2021 Equality Act 2010 Crime and Disorder Act, 1998 (S17) Natural Environment & Rural Communities Act 2006 (S40) The Conservation of Habitats and Species Regulations 2017 (R9) Planning Act 2008 (S183) Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law - Article 8 – Right to Respect for Private and Family Life Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT POLICIES

North Norfolk Core Strategy (adopted September 2008)

EN 8 - Protecting and enhancing the historic environment

National Planning Policy Framework (NPPF):

MAIN ISSUES FOR CONSIDERATION

1. The effect on the building's significance building as a designated heritage asset

APPRAISAL

1. Effect on heritage asset

There have been previous planning permissions and listed building consents granted for the conversion of the barn to a dwelling and the internal and external works to facilitate this, as listed in the planning history above.

The current application seeks consent to retain works already undertaken to the fabric of the listed building which did not receive listed building consent through the previous approvals.

The works undertaken do not fully accord with the approved plans involve:

- Changes to internal subdivision of rooms within what was the cartshed.
- A new opening inserted into the east wall of the former cartshed.
- Two additional small windows inserted in the north elevation of the east/west wing.
- Two additional roof lights installed on the eastern roof slope.

The Conservation & Design Officer raises no objections to the changes to the historic fabric by way of internal subdivision or the insertion of additional openings. Overall, it is considered that the works that have been carried out have not had any substantive harmful impact upon the designated heritage asset as a whole. The agent has confirmed that the applicant will re-paint the meter boxes. This can be secured through a planning condition.

It is therefore considered that the proposal complies with the requirements of Policy EN 8 of the adopted Core Strategy and Section 16 of the NPPF.

Conclusion

The works that have been carried out are considered to be acceptable and have not resulted in harm to the significance of the heritage asset.

RECOMMENDATION –

APPROVAL subject to conditions to cover the matters listed below and any others considered necessary by the Assistant Director – Planning

- Approved Plans
- Re-painting of meter boxes within 3 months of the date of decision in a colour to be agreed with the LPA.

Final wording of conditions to be delegated to the Assistant Director - Planning.