

EDGEFIELD – LA/22/0542: - Works associated with conversion of part of barn to additional bedroom for annexe and part for home office and plant room; installation of solar panels, Mr and Mrs Dewar

Target Date: 26 January 2022

Case Officer: Rob Arguile

Listed building consent

RELEVANT CONSTRAINTS

Countryside LDF
Landscape Character Area
Contaminated Land
Listed Building Grade II

RELEVANT PLANNING HISTORY

PF/22/0541

Proposal: Conversion of barn to provide additional bedroom for annexe and home office and plant room with associated external alterations; use of annexe as annexe or holiday let

Decision: Approved

PF/22/1323

Proposal: Construction of single storey extension to east elevation of dwelling; external insulating render on existing north elevation; replacement windows and doors; new sun tube; patio

Decision: Approved

LA/22/1325

Proposal: Internal and external works including single storey extension to east elevation; external insulating render on existing north elevation; replacement windows and doors; new sun tube; internal doorway in north elevation of former barn element; alterations to utility room, kitchen, bedroom 1 and bathrooms; internal wall insulation to living room, entrance hall and bedroom 1 (former barn element); replacement of skirting boards; re-clad beams in former barn element in wood

Decision: Approved

PF/22/0638

Proposal: Change of use land from agricultural to amenity land (Use Class C3) to serve Church Farmhouse

Decision: Approved

PF/07/0975

Proposal: RECONSTRUCTION OF BARN TO PROVIDE RESIDENTIAL ANNEXE

Decision: Approved

LA/07/0976

Proposal: DEMOLITION AND RE-BUILDING OF BARN TO PROVIDE ANNEXE

Decision: Approved

THE APPLICATION

This application seeks listed building consent for internal alterations to an annex to facilitate the creation of an additional bedroom within an annexe and plant room and the installation of solar panels.

REASONS FOR REFERRAL TO COMMITTEE:

Probity - The agent is a close relative of a Planning Services member of staff.

PARISH COUNCIL:

Edgefield Parish Council: No Response

REPRESENTATIONS:

To date, no public representations have been received.

CONSULTATIONS:

Conservation and Design Officer: **No Objection**

Following consultation from the Conservation and Design Officer, it has been identified that the proposal would cause '*less than substantial harm*' as set out by the NPPF. This is owing to the fact that the building, whilst an accessory to the host Grade II Listed Building is in close proximity to it and would be visually read together. Furthermore, the solar panels would be located on a public facing aspect and be of a contemporary nature in contrast to the traditional pantile roof. Whilst no objections have been raised to the internal work and rooflights to the rear the '*less than substantial harm*' is weighed against the public benefits to the proposal. Whilst it is acknowledged there are overall public benefits by the use of greener technology in rural areas, this must be weighed against the impact of the visual impact of the solar panels. No objections have been raised to the internal works nor the rooflights on the rear of the property.

REPRESENTATIONS:

No representations have been made.

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)

POLICIES

North Norfolk Core Strategy (September 2008):

Policy EN 8 - Preserving and enhancing the historic environment

National Planning Policy Framework (July 2021):

Section 16 - Conserving and enhancing the historic environment

North Norfolk Design Guide Supplementary Planning Document (December 2008)

MAIN ISSUES FOR CONSIDERATION

- 1. Principle of Development**
- 2. Impact on Heritage Asset**
- 3. Other Matters**

APPRAISAL

1. Principle of Development

This listed building application is purely considering the impacts upon the designated heritage asset, by way of works to the historic fabric. The principle of such works is acceptable subject to compliance with Policy EN 8 of the adopted North Norfolk Core Strategy and Section 16 of the National Planning Policy Framework (NPPF).

2. Impact on Heritage Asset (Policy EN 8 and NPPF Section 16)

The proposal seeks a limited number of internal alterations, these will include the creation of an additional bedroom with addition of partition walls, plant room and a home office, along with a flue. The introduction of rooflights on the rear of the property would not be seen by the public and are fairly small in size, making them acceptable. The internal works also will not be visible to the public and have not been subject to any objections from the Conservation and Design Officer.

The proposal solar panels are visible in the public domain, and are considered to result in less than substantial harm to the setting of the host Grade II listed building. Such harm must be outweighed by sufficient public benefits as required by Paragraph 202 of the NPPF. Whilst it is acknowledged that there would be a limited degree of harm, there are considered to be wider benefits gained by the use of renewable energy in respect of sustainability and the drive to reduce carbon emissions. Furthermore, the nature of solar panels means that they are not a permanent fixture, and as such there would be no permanent harm created. In such circumstances any identified harm can be reversed, accordingly the removal of the solar panels in the event that they are no longer required can be secured through planning condition. With this in mind it is a finely balanced case, however in this instance, it is considered that the public benefits and temporary nature of the panels outweigh the limited harm identified. As such, it is considered that the proposed development complies with the requirements of Policy EN 8 of the adopted North Norfolk Core Strategy and Paragraph 202 of the NPPF.

3. Other matters

This application has run concurrently with an associated application for full planning permission under application ref: PF/22/0541 which has yet to be determined. However, this does not prevent Listed Building Consent from being granted.

CONCLUSION:

In conclusion with the above points raised the proposal is considered, on balance, to comply with the requirements of Policy EN 8 of the adopted North Norfolk Core Strategy and Paragraph 202 of the NPPF.

RECOMMENDATION:

APPROVE subject to conditions relating to the following matters and any others considered necessary by the Assistant Director – Planning:

- **Time limit for implementation**
- **Approved plans**
- **Removal of the solar panels if no longer required**

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