

20 MARCH 2018 PLANNING COMMITTEE

5g	18/0104	Reg'd:	06.02.18	Expires:	03.04.18	Ward: PY
Nei.	15.03.18	BVPI	23 (LBC)	Number	6/8	On
Con.		Target		of Weeks		Target?
Exp:				on Cttee'		Yes
				Day:		

LOCATION: Wheelers Barn, Warren Lane, Pyrford, Woking, GU22 8XQ

PROPOSAL: Listed Building Consent for restoration of barn, including repairs to roof, replacement weatherboarding and restoration of brick plinth and barn doors (please see associated PLAN/2018/0103).

TYPE: Listed Building Consent

APPLICANT: Mrs L Asseily

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Committee by the Development Manager to be considered alongside associated planning application reference PLAN/2018/0103 (elsewhere on this agenda).

SUMMARY OF PROPOSED DEVELOPMENT

This is a Listed Building Consent application for the restoration of barn, including repairs to roof, replacement weatherboarding and restoration of brick plinth and barn doors.

PLANNING STATUS

- Green Belt
- Statutory Listed Building (Grade II - Wheelers Barn)
- Adjacent to Statutory Listed Building (Grade II - Wheelers Farm House)
- Area of High Archaeological Potential
- Pyrford Neighbourhood Area
- River Corridor to rear of site
- SNCI to rear of site
- Adjacent to Pyrford Escarpment
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Surrey Minerals Plan - Concreting Aggregate Safeguarded Site

RECOMMENDATION

Grant listed building consent subject to recommended conditions.

SITE DESCRIPTION

The application site relates to Wheelers Barn which is located off the southern side of Warren Lane. The barn is situated in a rural location within the Green Belt and is a Statutory Grade II Listed 18th Century building and forms part of a complex of buildings that originally formed Wheelers Farm. Wheelers Farm House, located to the east of the barn and separated by a 5m gap is also a Grade II Listed building dating back to the early 16th

Century. The barn comprises of six original timber-framed bays, on a brick plinth and weatherboard cladding, with a plain tiled half hipped roof. Fields surround the barn.

RELEVANT PLANNING HISTORY

PLAN/2018/0103 - Erection of detached building to provide alternative roosting for bats (to allow for restoration of the roof of the adjacent listed barn), storage of agricultural materials and tools and temporary parking of vehicles (please see associated PLAN/2018/0104). Elsewhere on this agenda

PLAN/2014/0818 - Full planning permission for the conversion of the existing barn to provide a four bedroom residential dwelling with additional carport facilities, revised site entrance and soft landscaping.

Not determined by LPA - Appeal Allowed (17.09.2015) (Ref: APP/A3655/W/15/3029736)

PLAN/2014/0819 - Listed building consent for conversion of the existing barn to provide a four bedroom residential dwelling with additional carport facilities, revised site entrance and soft landscaping.

Not determined by LPA - Appeal Allowed (17.09.2015) (Ref: APP/A3655/Y/15/3029746)

PLAN/2010/0780 - Full planning application for the conversion of the existing barn to provide a four bedroom dwelling with additional garage facilities and revised site entrance. Refused. Appeal Allowed (06.06.2011) with the decision quashed by order of the High Court. Further appeal (Ref: APP/A3655/A/11/2148037) dismissed 5 March 2014 for the following reasons:

'Despite the lack of harm to the Green Belt, the living conditions of neighbours and to biodiversity, appeal A fails on the lack of appropriate contribution towards the SPA and towards the provision of affordable housing. Appeal A is, therefore, dismissed'

PLAN/2010/0781 Listed Building Consent for the conversion of the existing barn to provide a four bedroom dwelling with additional garage facilities and revised site entrance. Refused. Allowed on appeal 6 June 2011 with the decision quashed by order of the High Court. Further appeal (Ref: APP/A3655/E/11/2148036) dismissed 5 March 2014 for the following reasons:

'The works to the listed building are entirely dependent on the conversion to residential under appeal A. Without this they would have no purpose. Therefore, in light of the decision for appeal A, appeal B is also dismissed'

PLAN/2010/0223 was withdrawn for the conversion of the existing barn to provide a four bedroom dwelling with additional garage facilities and revised site entrance.

PLAN/2010/0224 was withdrawn for Listed Building Consent for the conversion of the existing barn to provide a four bedroom dwelling with additional garage facilities and revised site entrance.

PLAN/1990/1135 was refused for the conversion of the barn to a two storey four bedroom dwelling with integral garage in 1991. The application was dismissed at appeal on grounds of *redundancy of the barn, inappropriate development in the Green Belt and would detract from the appearance of the area and unsympathetic to the setting of the Listed Barn.*

PLAN/1990/1134 was refused for Listed Building Consent for the conversion of the barn to a two storey four bedroom dwelling with integral garage in 1991. The application was dismissed at appeal for the above reasons.

CONSULTATIONS

Heritage & Conservation Consultant:	No objection.
Historic England:	On the basis of the information available to date, in our view you do not need to notify or consult us on these applications under the relevant statutory provisions.
Surrey Wildlife Trust:	No objection.
Pyrford Neighbourhood Forum:	No comments received. Any comments received will be updated at Planning Committee.

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012)
Section 12 - Conserving and enhancing the historic environment

Woking Core Strategy (2012)
CS20 - Heritage and conservation

Development Management Policies Development Plan Document (DMP DPD) (2016)
DM20 - Heritage assets and their settings

Pyrford Neighbourhood Plan (2016 - 2027)
BE1 - Maintaining the character of the Village

Supplementary Planning Guidance (SPG)
Heritage of Woking (2000)

Other Material Considerations
Planning Practice Guidance (PPG)

COMMENTARY

During consideration of the application an amended site location plan has been submitted and accepted. This amended site location plan makes no changes to the proposal as initially submitted other than reducing the red lined application site area and encompassing some of the initially red lined application site area within a blue line (land within the ownership of the applicant). Due to the nature of this amendment it was not considered necessary to undertake further public consultation.

BACKGROUND

Planning and listed building consent appeals (Refs: APP/A3655/W/15/3029736 and APP/A3655/Y/15/3029746) were lodged on grounds of non-determination. The Council was

therefore unable to determine those applications, which were both subsequently allowed at appeal in linked decisions dated 17.09.2015, and subject to the standard three year commencement time periods. The planning permission and listed building consent allowed at appeal therefore remain extant until 17.09.2018 and consequently form significant material considerations in determination of the current planning and listed building consent applications.

Whilst the extant planning permission and listed building consent relate to the conversion of the existing barn to provide a four bedroom residential dwelling with additional carport facilities, revised site entrance and soft landscaping the current planning application proposes only the erection of a detached building to provide alternative roosting for bats (to allow for restoration of the roof of the adjacent listed barn), storage of agricultural materials and tools and temporary parking of vehicles and the current listed building consent proposes only the restoration of the barn, including repairs to roof, replacement weatherboarding and restoration of brick plinth and barn doors.

LISTED BUILDING ISSUES

01. The main issue to consider in determining this listed building consent application is the impact upon the special architectural and historic interest of the Listed building. The impact upon the value of the subject building as part of a historic complex of buildings should also be considered. It is also necessary to consider the connection of this application with PLAN/2018/0103.

Impact upon the special architectural and historic interest of the listed building

02. The Local Planning Authority is required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses.
03. Wheelers barn is a Grade II Listed building, constructed circa 1700s, which originally formed part of Wheelers Farm and part of a complex of buildings including Wheelers Farm House and associated outbuildings. The barn is constructed with a six bay timber frame on a brick plinth with weather boarding above. The roof is tiled and half hipped at each end and of queen strut construction throughout. The barn has previously been extended during the 1800s with a smaller barn annexe to the northern elevation that occupies the space between the original barn and Warren Lane. Despite replacement of some of the timber, it remains in relatively original condition and has retained its character as part of a group with the adjoining Wheelers Farm House. Within the appeal decision the Planning Inspector stated that *“the previous decisions identified the heritage significance of the barn as its method of construction and agricultural appearance, and the value as part of a historic group of farm buildings”*.
04. The proposal is to restore the barn, which is within a state of some disrepair. The proposed works include repairs to the roof, replacement weatherboarding and the restoration of the brick plinth and barn doors. A threshing door is also proposed to be re-instated within the eastern elevation, on the existing original hinges, adjacent to Wheelers Farm House, which will better reveal the historic relationship between these two buildings. Weatherboards, wood-slat barn doors and roof tiles are proposed to match the materials, style and colour of the existing (recommended condition 03 refers). No changes are proposed to the internal structure other than necessary for its restoration. The existing queen strut construction and roof rafters will remain fully visible internally. Repair and treatment of the existing timber frame will be undertaken

20 MARCH 2018 PLANNING COMMITTEE

in such a way as to ensure that where possible traditional joint/splicing methods are undertaken and where necessary steel reinforcements will be undertaken so as not to impair the existing timber work design.

05. Many of the barn's existing roof tiles have been damaged by the effects of rusting pins, and replacement tiles will be selected to match the existing in style, colour and materials. Quilted multi-foil insulation and a thin layer of flexible water-resistant MDF will be fixed over the existing rafters to provide structural strength while ensuring that the current irregular 'wavy' aspect of the roof will be maintained. Short rafter extensions will be added to improve weathering and existing guttering will be replaced on a like-for-like basis. Any replacement weatherboards required will be matched to existing. The brick plinth will also be restored and any new bricks will be matched to the existing. Existing wood-slat barn doors will be restored.
06. The character of the barn would not be harmed by the proposed restoration works. The external appearance of the original barn would remain intact with the exception of the re-instatement of the threshing door on the eastern elevation, with any works matching the appearance of the original structure. The entire footprint, volume and shape of the existing barn would be retained with no physical extensions proposed. It is considered that the proposed restoration works would preserve the special architectural and historic interest of the listed building.

Impact upon the value of the subject building as part of a historic complex of buildings

07. Wheelers Barn forms part of a historic complex with adjacent Wheelers Farm House, which is also a Grade II listed building with both buildings existing side by side for over three hundred years. The eastern flank of the barn forms the site boundary between Wheelers Farm House and Wheelers Barn. Views of the Listed Farm House would not be compromised by the proposed works due to the barn retaining the existing proportions and appearance. The re-instatement of the threshing door on the eastern elevation is considered a positive aspect of the proposal which would result in the historic association between Wheelers Barn and Wheelers Farm House being more readily apparent.
08. Overall the proposal is considered to preserve the special architectural and historic interest of the Listed barn and the value of the subject building as part of a historic complex of buildings.

LOCAL FINANCE CONSIDERATIONS

09. The proposed development is Nil rated within the Council's Community Infrastructure Levy (CIL) Charging Schedule.

CONCLUSION

10. Overall the proposal is considered to preserve the special architectural and historic interest of the Listed barn and the value of the subject building as part of a historic complex of buildings in accordance with Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Policy BE1 of the Pyrford Neighbourhood Plan (2016 - 2027), Section 12 of the National Planning Policy Framework (NPPF) (2012), Supplementary Planning Guidance (SPG) 'Heritage of Woking (2000)' and the Planning Practice Guidance (PPG). It is therefore recommended that listed building consent is granted subject to recommended conditions.

BACKGROUND PAPERS

Site visit photographs

Site Notice (Development Affecting a Listed Building or its setting)

Consultation response from Historic England

Consultation response from Heritage & Conservation Consultant

Consultation response from Surrey Wildlife Trust

RECOMMENDATION

Grant listed building consent subject to the following conditions:

01. The development hereby permitted shall be commenced not later than three years from the date of this consent.

Reason: To accord with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

02. The development hereby permitted shall be carried out in accordance with the following approved plans and particulars numbered/titled:

1:1250 scale Site Location Plan, titled 'Wheelers Barn, Warren Lane', dated 23 February 2018 and received by the Local Planning Authority on 23.02.2018.

U.2/03 (Existing Barn Floor Plan), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

U.2/04 Rev 00 (Existing Barn Elevations), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

U.2/05 Rev 00 (Existing Barn Elevations), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

U.2/06 (Proposed Barn Floor Plan), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

U.2/04 Rev 00 (Proposed Barn Elevations), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

U.2/07 Rev 00 (Proposed Barn Elevations), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

Heritage Statement & Historic Impact Assessment, undated and received by the Local Planning Authority on 05.02.2018.

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

03. ++ Prior to the commencement of the works hereby permitted details and/or samples of all the materials to be used in the repair and restoration of the barn including weatherboarding, roof tiles, stains, paints and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

20 MARCH 2018 PLANNING COMMITTEE

Reason: To preserve the special architectural and heritage interest of the listed building in accordance with Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016), Supplementary Planning Guidance 'Heritage of Woking (2000)' and Section 12 of the National Planning Policy Framework (NPPF) (2012).

04. The existing weatherboarding and roof tiles shall be removed from the barn by hand or by tools held in the hand and not power-driven tools and these materials shall be stored for re-use in the repair and restoration hereby permitted. Any additional matching materials required shall be those approved pursuant to condition 03 of this listed building consent unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To preserve the special architectural and heritage interest of the listed building in accordance with Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016), Supplementary Planning Guidance 'Heritage of Woking (2000)' and Section 12 of the National Planning Policy Framework (NPPF) (2012).

Informatives

01. The Council confirms that in assessing this listed building consent application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework (NPPF) (2012). The application was considered to be acceptable as submitted.
02. The applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the listed building consent and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

Please see:

<https://www.woking.gov.uk/planning/makeplanningapplication/conditionsapproval>

03. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all listed building consent conditions are being complied with in full. Inspections may be undertaken both during and after construction.
04. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.