

**North Northamptonshire Area Planning Committee
(Thrapston)
19th July 2021**

Application Reference	20/01020/LBC
Case Officer	Dean Wishart
Location	Manor Farm High Street Twywell Kettering Northamptonshire NN14 3AH
Development	Listed Building Consent for the external and internal alterations to these barns to facilitate their conversion to four residential dwellings
Applicant	Tata Steel (UK) Ltd
Agent	Sean Rooney - Harris Lamb
Ward	Thrapston
Overall Expiry Date	30th April 2021
Agreed Extension of Time	23rd July 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there has been an objection from the Parish Council.

1. Recommendation

- 1.1 That Listed Building Consent be GRANTED subject to conditions.

2. The Proposal

- 2.1 This application seeks consent for the alteration and conversion of four disused curtilage listed agricultural barn buildings into four residential dwellings (Use Class C3). The barns are currently in very poor condition. The proposals would include extension works, new car ports, site layout and landscaping alterations. A diversion of public footpath PA10 to a new alignment further north had been proposed but this element has now been deleted from the scheme. The schedule of accommodation would be as follows:

- Barn 1 – 3 bed (no extension)
- Barn 2 – 4/5 bed (no extension)
- Barn 3 – 4/5 bed (no extension)
- Barn 4 – 3 bed (single storey extension)

2.2 A parallel application for full planning consent (20/01019/FUL) has also been submitted.

3. Site Description

3.1 The application site is a farmyard on the edge of Twywell village and within the conservation area. The principal site access is from High Street to the south. Twywell has two settlement boundaries within the Rural North, Oundle and Thrapston Plan (RNOTP) and this site, although located between the two built up areas of the village, is technically in open countryside to the north side of High Street. There are small areas of woodland to the west and south east of the site and open countryside to the north / north-west / north-east and east.

3.2 Public footpath PA10 runs to the north boundary of the site and connects into the village to the south east at Lower Street. Public Footpath PA12 runs along the west boundary and connects into the village to the south at High Street. The two paths currently meet at a crossroads at the north west corner of the site.

4. Relevant Planning History

4.1 20/01019/LBC – Listed Building Consent for the external and internal alterations to these barns to facilitate their conversion to four residential dwellings – Pending Consideration.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Twywell Parish Council

Originally supported the proposal but changed their stance to one of objection, raising the following points:

- Disappointed that the issue regarding reinstatement of the granite setts - a historical feature - has not been addressed;
- Seek confirmation that the barns will retain their original names - another historical feature;
- Wish to draw attention to the fact, that although footpath PA10 is shown on the drawings, with a proposal to reroute, that there is no inclusion of PA12, which runs along the north-west boundary of the site. Seek clarification on this matter; and
- Share concerns with waste department regarding the lack of provision for waste bins

Officer response: The Parish Council did not respond to the latest reconsultation which shows that the footpath diversion has now been deleted from the scheme. The Principal Conservation Officer has also confirmed in their comments below that the granite setts are not a historic feature.

5.2 Neighbours / Responses to Publicity

Two letters of representation have been received. The material planning issues raised are summarised below:

- The principle is unacceptable as the buildings are:
 - In agricultural use and should remain so; and
 - Outside the settlement boundary
- Negative impacts upon:
 - Historic environment (listed buildings / conservation area) as a result of the design / layout;
 - Wildlife, including protected species;
 - The public footpath

5.3 Natural England

No objection / does not wish to make any comments.

5.4 Principal Conservation Officer

Had concerns with the proposal as originally submitted but has no objections to the revised plans.

Recommends the inclusion of conditions for all external materials and joinery details, in addition to the programme of archaeology recommended by the council's Archaeological Advisor.

Notes the concerns which have been raised about the granite setts at the entrance to the site. Agrees that it would be good to retain this feature (or replicate a similar detail) but does not believe the existing setts are historic.

5.5 Archaeology

No objection subject to a condition for an archaeological programme of works.

5.6 Historic England

Do not wish to offer any comments and suggest that the council seeks the views of its specialist conservation adviser.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

- 6.2 National Policy
National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 – Presumption in Favour of Sustainable Development
Policy 2 – Historic Environment
Policy 3 – Landscape Character
Policy 4 – Biodiversity and Geodiversity
Policy 8 – North Northamptonshire Place Shaping Principles
- 6.4 Rural North, Oundle and Thrapston Plan (2011)
Policy 4 – Green Infrastructure
Policy 23 – Rural Buildings – General Approach
- 6.5 Emerging East Northamptonshire Local Plan Part 2 – Submission Plan (March 2021)
Policy EN13 – Design of Buildings / Extensions
Policy EN14 – Designated Heritage Assets

7. Evaluation

The key issue for consideration is the impact on Listed Buildings / Conservation Area.

7.1 Impact on Listed Buildings / Conservation Area

- 7.1.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.1.2 Furthermore, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.
- 7.1.3 Four barns, identified as B1, B2, B3 and B4 on the plans are proposed to be converted. The schedule of accommodation would be as follows:
- B1 – 3 bed (no extension)
 - B2 – 4/5 bed (no extension)
 - B3 – 4/5 bed (no extension)
 - B4 – 3 bed (single storey extension)
- 7.1.4 There would be a single storey extension to the east of barn 4 but the others would all retain their existing size and form and where they are damaged / partially collapsed, they would be restored to their original form. An existing set of non-historic barns to the north east of barn 1 would also be demolished.

7.1.5 The site layout has been the subject of extensive discussions with the applicant's agent and Principal Conservation Officer. The application as originally submitted:

- Proposed a much larger curtilage to some of the properties;
- Included diverting the public footpath to the north boundary;
- Included elevation detailing and garages, which were considered to be inappropriate in design / historic impact terms.

The revised proposals have:

- Reduced the residential curtilages;
- Deleted the footpath diversion altogether; and
- Amended the elevations (including omission of the large glazed gable end to Barn B3), omitted one garage and redesigned another as a car port, all to the satisfaction of the Principal Conservation Officer

7.1.6 The Principal Conservation Officer is raising no objections to the proposal subject to conditions to secure materials and joinery details. The archaeological programme of works being requested by the Archaeological Advisor will be imposed on the linked planning application (20/01019/FUL).

7.1.7 There is also a public benefit to the proposal in that it will bring these curtilage listed buildings back into permanent use, and will restore the damaged / collapsing parts to their previous state. This is desirable and will aid in preserving / enhancing the character and setting of not only the listed building, but also the wider conservation area.

7.1.8 The stone setts along the High Street (on the highway), which the Principal Conservation Officer has adjudged not to be historic, would be retained, and a condition is proposed to ensure that any damage caused during construction results in repair / replacement as appropriate.

8. Other Matters

8.1 Neighbour / Parish comments:

- *Perceptions of preferential treatment of one applicant over another, and a wish for applications by this applicant to either all be approved or refused for consistency:* Each application must be determined on its individual planning merits, irrespective of who the applicant is. The council cannot determine applications based on who an applicant is. Planning permission goes with the land and not the applicant. There has been no preferential treatment of one applicant over another.
- *Names of the barns should be retained:* This is desirable but not a material planning consideration; however, an informative will be included to encourage this.

- *Other negative impacts:* This proposal is for listed building consent for works to the buildings only. Impacts upon the footpath, wildlife, highways etc are all discussed further in the report for the parallel full planning application (20/01019/FUL)

8.2 Equality: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

9. Conclusion / Planning Balance

9.1 The application represents an opportunity to convert, repair and re-use a range of curtilage listed barn buildings which are in poor condition. Subject to a range of conditions as set out below the proposal would be acceptable.

10. Recommendation

10.1 That Listed Building Consent be GRANTED subject to conditions.

11. Conditions

1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Prior to the installation of the windows and doors hereby approved, full joinery details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include elevation drawings, horizontal and vertical cross sections at a scale of at least 1:5 and details of specific mouldings at a scale of at least 1:2. Details shall confirm the finish, depth of reveal and include their opening method and sill. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: To preserve the character and special interest of the listed buildings in accordance with Policy 2 (b) of the North Northamptonshire Joint Core Strategy.

3 The development hereby permitted shall be carried out strictly in accordance with the following plans / documents:

- Application form
- Tree Report ref PRI22496ts by ACD Environmental, dated 03.06.2019
- LP-001 Rev A – Site B Location Plan
- LA-001 Rev G – Site B Block Plan
- PL-203 Rev B – Proposed Plans (Barn B1)
- PL-204 Rev B – Proposed Elevations (Barn B1)
- PL-205 Rev C – Proposed Plans (Barn B2)
- PL-206 Rev C – Proposed Elevations (Barn B2)
- PL-207 Rev B – Proposed Plans (Barn B3)
- PL-208 Rev B – Proposed Elevations (Barn B3)
- PL-209 Rev B – Proposed Plans (Barn B4)
- PL-210 Rev B – Proposed Elevations (Barn B4)
- PL-213 Rev B – Proposed Plan and Elevations (Carports)

Reason: In order to clarify the terms of the permission and to ensure that the development is carried out as permitted.