

**North Northamptonshire Area Planning Committee
(Thrapston)
20 September 2021**

Application Reference	20/01155/LBC
Case Officer	Patrick Reid
Location	Home Farm Cottages, Lower Street, Twywell, Northamptonshire, NN14 3AH
Development	External and internal alterations to Grade II Listed buildings to allow for their conversion into residential dwelling; demolition of modern extension and a curtilage listed building; and construction of a combined garage and carport
Applicant	Tata Steel (UK) Ltd
Agent	Harris Lamb
Ward	Thrapston
Overall Expiry Date	23 February 2021
Agreed Extension of Time	TBC

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there it is associated with full application ref. 20/01154/FUL for the works, which is being considered by the Committee due to the number of objections received.

1. Recommendation

- 1.1 That listed building consent be GRANTED subject to conditions.

2. The Proposal

- 2.1 It is proposed to change the use of traditional agricultural barns to residential use as a single dwelling. The works proposed also include the physical operations to undertake the conversion both internally and externally. The works include the installation of windows, doors and a chimney. Part of the barns proposed to be converted are Grade II listed, known as Home Farm Cottages.
- 2.2 The dwelling to be created would have an 'L' shape footprint with a parking area and outside amenity space on the west/south of the barns. A vehicular access and driveway would be developed on the northern/western side of the barns which would run around the outside of the existing built area, alongside Home Farm House on the highway frontage.
- 2.3 To the north-west of the house a new car port/garage is proposed. It would be constructed of timber and include an enclosed garage area. In front of the car port would be a driveway/parking area. This area and that of the proposed garden would be created by the removal of a timber barn. Toward the western part of the site, adjacent to the proposed access, are two outbuildings/barns which are proposed to be refurbished with new roofs of clay pantiles.
- 2.4 The physical works to the barns, including that subject of the grade two listing. On the western elevation, the works include the creation of a full-height glazed opening, the repair of existing window openings and the insertion of two rooflights and one ground floor window. On the eastern side there is to be five rooflights, as well as repaired window openings. A centrally large glazed opening will be in place of the existing barn door opening. The windows proposed for the house are to be timber for the smaller openings and the larger full-height feature is to be aluminium framed.
- 2.5 Amended drawings were received during the application to address concerns raised by officers. The amendments included the removal of a garden area on the eastern side of the proposed dwelling; alterations to the openings proposed on the barn and a red line alteration to include the verge across which access would be taken. The current documents subject of determination include:
- Proposed Plans ref. PL-211 rev. A;
 - Proposed Elevations ref. PL-212 rev. A;
 - Car Port Proposed Plans and Elevations ref. PL-213 rev. A;
 - Schedule of Works for Home Farm Barn C, dated January 2021;
 - Design and Access Statement;
 - Heritage Statement dated July 2020;
 - Structural Assessment for Planning dated August 2018;
 - Planning Supporting Statement dated September 2020.

3. Site Description

- 3.1 The application site comprises a Grade II listed agricultural barn, and an adjoining unlisted barn, located on the edge of Twywell. The listed barn is of a stone construction with a pitched roof, and the building is showing signs of disrepair at places. The main part of the site comprises two barns that adjoin in an 'L' shape. To the north of the buildings is agricultural land through which is a public right of way. Adjoining the main barn on its southern side is an attached listed dwelling, which was historically created through the conversion of part of the barn. To the west the land is agricultural, including the site of the proposed access.
- 3.2 To the south is High Street and residential properties located off it. Adjoining the southern part of the barn is a two-story stone cottage. Nearer to the High Street is a two-storey detached house, Home Farm House, which is Grade II listed.
- 3.3 To the west of the 'main' listed barn are smaller and less substantial timber barns. These are also in a state of disrepair and do not appear to have been in regular use in recent years. The land in between the barns is soil/grass with some hedging and shrub-like vegetation growing around the perimeters of the external area.
- 3.4 On the western side of the yard is a more modern brick-built barn with a tile roof in front of which is an area with concrete hardstanding. To the rear of this building is a brick wall which provides a separation between the former agricultural yard and the undeveloped land to the west.
- 3.5 All of the barns, subject of the application, are located with the settlement boundary for Twywell. However, the land on the western side on which the access is proposed, is outside of the settlement boundary as identified on the Rural North, Oundle and Thrapston Plan (2011). The site lies entirely within the Twywell Conservation Area.

4. Relevant Planning History

- 4.1 20/01154/FUL - External and internal alterations to Grade II Listed buildings to allow for their conversion into residential dwelling; demolition of modern extension and a curtilage listed building; and construction of a combined garage and carport – UNDER CONSIDERATION
- 4.2 Other relevant applications in Twywell:
- 20/01019/FUL - Alteration and conversion of four disused agricultural buildings into four residential dwellings (Class C3), to include extension works, new car ports, associated site layout and landscaping works – PERMITTED (20.07.21)

5. Consultation Responses

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

5.1 Twywell Parish Council

No comments received.

5.2 Neighbours / Responses to Publicity

1 representation has been received which is in objection to the proposal. The points raised are summarised as follows:

- There are other recent applications in the village from the Applicant and all applications should be determined equally.

5.2 Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

5.3 Principal Conservation Officer

Initial comments: the proposed alteration to the landscape setting of the site (including the site access) requires further consideration. In terms of the amenity space it would appear that there would be ample room within the existing site to accommodate this without changing the use/character of the surrounding land. Further comments relating to openings and roof ties, requesting further details.

Subsequent verbal comments summarised:

- The works to the listed building are now acceptable following the proposed changes to the openings;
- The roof structure details are now acceptable.

5.4 Archaeological Advisor

No objection subject to the inclusion of a condition for an archaeological programme of works and recording to any permission granted in respect of this application.

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) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)
The Planning (Listed Buildings and Conservation Areas) Act 1990
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
Policy 8 - North Northamptonshire Place Shaping Principles
- 6.4 Emerging East Northamptonshire Local Plan (LPP2) Submission version (2021)

EN14 - Designated Heritage Assets
- 6.5 Other Relevant Documents
None.

7. Evaluation

The key issues for consideration are:

- Impact on the significance of the grade II listed building;
- Archaeology.

Impact on the significance of the grade II listed building

- 7.1 The proposed works have been subject of consideration from the Council's Principal Conservation Officer and they have been revised during the application process in order to address concerns raised. Initially, the proposal included a relatively large first floor opening/window, where there currently is a thin slit. This was amended to be more respectful to the historic form of the building. The changes during the application process have been modest as the works initially proposed were considered on the whole respectful of the historic fabric, save for a couple of changes that have subsequently been made.
- 7.2 This application is considered alongside the application for full planning permission ref. 20/01554/FUL. The consideration of this application is therefore the impact on the heritage asset as required due to the listed status of the building. In considering the significance of the heritage asset, it is noted that the building is listed under the description of 'Home Farm Cottages and attached barn'. The listing notes that, at the time of listing, the building comprised two houses and attached barn, dating from the late seventeenth century. The listing estimates the conversion of part of the barn to residential to have occurred in the mid nineteenth century. The works relate almost solely to the attached barn which is an open space with entrances on either side

- 7.3 This information is taken from the statutory List as it was in 2001 and may not be up to date. The listing sets out that it is included for 'group value', including the attached residential unit. Based on this, the significance of the building derives from its age and as an historic example of a seventeenth century traditional barn. It also is apparent from the submitted structural survey and from the site visit, that the main listed barn has significant structural problems and is in need of repairs and work. From inside the building, it is clear that large cracks in the walls need repairs. The damage on the northern side of the barn where part of the roof is missing and a wall has part collapsed is further evidence of this. Due to an absence of a current active use of the building, it is considered there is a real probability that the building would further decline without intervention.
- 7.4 The works proposed retain the main form of the barn and evidently involve the repair of the walls and roof as necessary. The large openings on either side utilise the existing openings and are considered appropriate. The ground floor openings otherwise are limited and primarily use the existing window spaces. The first floor addition of rooflights is considered sensitive as it limits the changes to the appearance of the roof to as little as possible to create a useable first floor. The use of natural slate for the roof will benefit the integrity of the historic appearance and nature of the building.
- 7.5 The openings are to be fitted with timber casements for the smaller windows whilst the two large glazed openings are to be aluminium framed. Whilst aluminium is not a traditional material, these represent a modest contrast with the traditional materials of the rest of the building.
- 7.6 The floor layout also pay respect to the historic form of the space through having a large open-plan ground floor space, reflecting the barn use.
- 7.7 The works to the adjoining building as well as the works to remove the modern barn, which would result in the dwelling's orientation and outside space layout, are considered appropriate. They would enhance the building which is in need of work, and assist in ensuring the long term retention of the listed building as it is brought back into active use.

Archaeology

- 7.8 The Council Archaeologist has commented on the application as well as the full application. They have recommended a condition requiring a programme of building recording, as defined by Historic England, be required by condition. This has also been requested on the full application and it is deemed unnecessary for it to be included on both applications. The condition is recommended to be included on the full application and it is therefore unnecessary for it to also be on this listed building consent application.

8. Other Matters

- 8.1 Neighbour comments: Concern was raised that all applications in Twywell be considered equally on their own merits. There have been a number of applications relating to listed building in Twywell in recent years and all of them have been assessed against the relevant planning policies.

8.2 Equality: the application raises no matters of equality concern.

9. Conclusion / Planning Balance

9.1 The building is Grade II listed and evidently in need of repair and works to ensure its long-term retention. This proposal brings the building back into use and ensures it is done so in a sympathetic manner, retaining the historic fabric. The addition of a new vehicular access is not ideal and would cause a small amount of visual harm through the loss of undeveloped land to create it. However, this is weighed against the benefits brought by securing the heritage asset and providing a dwelling in a village location. The benefits are considered to outweigh the harm.

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 The works hereby permitted shall be carried out in accordance with the following approved plans:

- Site C rev. G;
- Proposed Plans ref. PL-211 rev. A;
- Proposed Elevations ref. PL-212 rev. A;
- Existing Plans ref. PL-108 rev. A;

Reason: In order to clarify the terms of the consent and to ensure that the works are carried out as permitted.