

## North Northamptonshire Area Planning (Kettering) Committee 30/09/2021

<b>Application Reference</b>	<b>KET/2020/0895</b>
<b>Case Officer</b>	<b>Nicola Wheatcroft</b>
<b>Location</b>	<b>Moat Farm (barns adj), Corby Road, Little Oakley</b>
<b>Development</b>	<b>Application for Listed Building Consent: Conversion and extension of existing barns to 1 no. dwelling including demolition of an agricultural barn, with new shared vehicular access</b>
<b>Applicant</b>	<b>Mr S Rees Boughton Estates Ltd</b>
<b>Agent</b>	<b>Mr J Mason Carter Jonas</b>
<b>Ward</b>	<b>Queen Eleanor and Buccleuch</b>
<b>Overall Expiry Date</b>	<b>01/03/2021</b>
<b>Agreed Extension of Time</b>	

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

### **Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are unresolved, material objections to the proposal.

#### **1. Recommendation**

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1.1 That listed building consent be granted subject to the following conditions

## **2. The Proposal**

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- 2.1 The application seeks listed building consent for works to extend and convert the existing barns to form one new dwelling, with associated access, parking and landscaping.
- 2.2 The barns were originally located within the curtilage of Moat Farm and are therefore considered curtilage listed buildings. A planning application is also under consideration (KET/2020/0876) which is elsewhere on this agenda.

## **3. Site Description**

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- 3.1 The application site is currently occupied by traditional single storey stables and two barns and areas of hardstanding and grass. The curtilage listed barns and stable are single storey and of traditional construction, comprising stone and red brick with slate tile roofs.
- 3.2 The site comprises a detached stone barn with tile roof, aligned east-west on the north boundary, fronting the Corby Road. It has a single door on the eastern elevation and two doors and small windows on the southern elevation. There is a boundary wall (1.4m high) linking the eastern elevations of the northern barn and the central barn. It has a single doorway linking the access road and the courtyard.
- 3.3 A second stone barn (46sq.m) oriented north-south with tile roof. It has single doors on its eastern and western elevations. There are red brick stables south of and adjoining the central barn (12sq.m) oriented north-south. Internally it is divided into four stables. It has doorways on its eastern, southern and western elevations. There is a courtyard south and west of the barns, comprising hardstanding and grassed areas, and bounded by walls and close boarded fences. There is an access and yard area to the east of the barns, with access from Corby Road.
- 3.4 Three modern agricultural sheds lie to the east of the traditional barns, comprising blockwork bases with corrugated metal walls and roofs. They have until recently been in use for livestock and machinery storage.
- 3.5 The Grade II listed former School House is located diagonally opposite the Application Site, on the northern side of Corby Road. To the east of the Application Site is Moat Farmhouse and Farmyard, the Farmhouse and the attached wall are Grade II listed. The barns and yard at the application site have been historically used as part of Moat Farmhouse and are considered curtilage listed, but they are physically separate from the historic house and farmyard and are not within the curtilage. The site was separated off in the 1970s, prior to the listing of the Farmhouse.
- 3.6 To the west of the application site is Moat Farmhouse, its yard and garden area; to the north is Corby Road.

## **4. Relevant Planning History**

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- 4.1 There is no relevant planning history.

## **5. Consultation Responses**

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A full copy of all comments received can be found on the Council's website at:  
<https://www.kettering.gov.uk/planningApplication/search>

### **5.1 Parish / Town Council**

No comments have been received in relation to the listed building consent.

### **5.2 Neighbours / Responses to Publicity**

1 representation, making the following observations:

No demand for further housing

The barns are sound and could be used for their original purpose

Could lead to further residential development

Visibility poor from access

Barns need TLC and there is demand for the use

### **5.3 Senior Historic Buildings Consultant on behalf of NNC**

No objection to the conversion of the buildings to residential use. This provides them with a viable long-term use to secure their future maintenance and conservation. Concerns were raised regarding detailed elements of the scheme which have been amended. Conditions will be introduced on the use of materials and the retention of openings.

### **5.4 NNC Archaeological Advisor**

No objection subject to a condition on archaeological programme of works as per NPPF paragraph 199, this is included in the recommendation.

### **5.5 Environmental Protection**

No objection subject to a standard condition on contaminated land which is included in the recommendation.

### **5.6 Highways**

No observations

## **6. Relevant Planning Policies and Considerations**

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### **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)

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 12: Achieving well-designed Places

Section 16: Conserving and enhancing the Historic Environment

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

#### RA4. Rural Area: Restraint and Scattered Villages

- 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  
Policy 9: Sustainable Buildings  
Policy 15: Well-connected Towns, Villages and Neighbourhoods
- 6.4 Saved Policies in the Local Plan for Kettering Borough  
Policy 7: Environment: Protection of the Open Countryside  
Policy RA4: Housing in Restraint and Scattered Villages  
Policy RA5: Housing in the Open Countryside
- 6.5 Site Specific Part 2 Local Plan  
Policy RS2: Category B Villages  
Policy RS5: General Development Principles in the Rural Areas  
Policy LOA1: Little Oakley Development |Principles

## **7. Evaluation**

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The key issue for consideration is:

- Heritage Issues, impact on the curtilage listed buildings

### **7.1 Heritage Issues**

- 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. In addition, section 16 of the NPPF relates to the conservation and enhancement of the historic environment, Paragraph advises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 7.1.2 Policy 2 of JCS seeks to protect, preserve and, where appropriate, enhance the historic environment by taking into account the significance of the heritage asset.
- 7.1.3 The application is accompanied by a 'Heritage Impact Assessment' (HIA) which is a requirement under paragraph 194 of the NPPF where development has impact on heritage assets so that the significance of assets may be understood.
- 7.1.4 The significance of the buildings is in their small scale, original fabric and relationship with the listed farmhouse within the village setting. The conversion of the vacant barns and erection of a linking structure to a dwelling will ensure the retention of the buildings in a viable use. The proposed link between the retained buildings will be a subservient light-weight addition set back from the road with limited visibility. The original eastern wall will be retained and form the front external wall of the new linking element. The existing opening in that wall will also be retained forming the main entrance into the new dwelling. The retention of

historic fabric is a positive element of the scheme. The western elevation will have a blackened timber boarding finish. This is a traditional building material in farm and rural contexts which will add to the character of the area. However, the black timber could be softened in appearance by using untreated timber. A condition on the proposed materials will be attached to the planning permission.

- 7.1.5 Following the Heritage Consultant's comments the scheme has been modified to remove the rooflights in the western side of the barn, the removal of the garage and the re-orientation of the link extension. Which are considered to be improvements to the scheme which ensures that the proposal has an acceptable impact on the curtilage listed buildings.

## **8. Other Matters**

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None

## **9. Conclusion / Planning Balance**

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- 9.1 The proposal is considered to have an acceptable impact on the special architectural or historic interest of the curtilage listed buildings and thus accords with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and Policy 2 of the JCS.

## **10. Recommendation**

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- 10.1 It is recommended that listed building consent is granted subject to conditions

## **11. Conditions**

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1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.  
REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.
2. New rainwater goods shall be of black painted metal unless otherwise agreed in writing with the local planning authority.  
REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.
3. No meter boxes, pipes, flues, ducting, extract vents, satellite dishes or lighting shall be fixed to the external fabric of the building unless agreed in writing with the local planning authority.  
REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.
4. No work shall commence until section drawings to show the build up of floors, walls and roof, to include details of any insulation, membranes and internal surface finishes, have been submitted to and approved in writing by the local

planning authority prior to the first upgrading of any internal walls, floors or roof. The works shall be carried out in accordance with the approved details.  
REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

5. A schedule of works and repairs methodology detailing any repointing (including mortar mix, colour and pointing profile) and any repairs or replacement of historic fabric where necessary (including wall plates and lintels) shall be submitted to and approved in writing by the local planning authority prior to the removal or repair of any historic fabric. The works shall be carried out in accordance with the approved details.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

6. No work shall commence to the existing openings, including existing windows, doors and louvers until additional drawings showing details of new windows, doors and rooflights in section and elevation, at a scale between 1:1 and 1:20 as appropriate, retaining as much original fabric as possible, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

7. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

## **12. Informatives**

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Positive/Proactive - amendments

## List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

<b>Title</b>	<b>KET Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Existing location plan		(EX)-A-000-C	22/12/20
Proposed location plan		(GA)-A-000-B	22/12/20
Existing elevations		(EX)-A-400-B	22/12/20
Existing ground floor plan & roof plan		(EX)-A-100-B	22/12/20
Existing sections		(EX)-A-300-B	22/12/20
Existing site plan		(EX)-A-001-C	22/12/20
Proposed elevations		(GA)-A-400-E	22/12/20
Proposed ground floor plan & roof plan		(GA)-A-100-G	10/08/21
Proposed long sections		(GA)-A-300-E	10/08/21
Proposed site plan		(GA)-A-001-F	10/08//21
Demolition elevations		(DM)-A-400-C	10/08/21
Demolition plan		(DM)-A-100-C	10/08/21
Design and access statement		4240	22/12/20
Heritage impact assessment		6002A	11/12/20
Phase 1 desk study		UK20-4930	11/12/20
Planning statement	KET/2020/0876/1		22/12/20
Structural survey		PLS/sas/21/0053	2/3/2021



Title: Moat Farm

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