



**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 15 May 2018

**DEVELOPMENT:** Conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works (Listed Building Consent)

**SITE:** Land To The Rear of Lloyds Bank TSB Limited 37 High Street Steyning West Sussex BN44 3ZA

**WARD:** Steyning

**APPLICATION:** DC/17/2621

**APPLICANT:** **Name:** Mr Cameron Robertson-Aitken **Address:** c/o agent

**REASON FOR INCLUSION ON THE AGENDA:** By request of Cllr Willett, and as the application accompanies DC/17/2620

**RECOMMENDATION:** To approve listed building consent subject to conditions

**1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

**DESCRIPTION OF THE APPLICATION**

- 1.1 The application seeks Listed Building Consent for internal and external alterations to the curtilage barn that fronts Charlton Street, to facilitate its conversion to a 1-bed dwelling.
- 1.2 The existing barn is positioned to the south-west of the site, and lies directly adjacent to Charlton Street. The proposal would involve internal and external alterations to facilitate the change of use to a 1-bed dwelling, which would have a total floor area of 75.2sqm. The proposal would include the internal subdivision of the ground floor to incorporate a kitchen and bathroom, and an internal staircase installed to provide a bedroom on a mezzanine level. The proposal would incorporate 2 no. rooflights to the eastern roof slope, with the addition of new doors to the south and west elevations.

**DESCRIPTION OF THE SITE**

- 1.3 The application site consists of the rear yard of the frontage building known as 34 High Street, which is designated as a Grade II Listed Building.
- 1.4 The site lies within the built-up area and Primary Shopping Area of Steyning, and sits within the designated Conservation Area of Steyning. The site is surrounded by a mix of retail, commercial, and residential properties, many of which consist of Grade II Listed Buildings.

- 1.5 The rear yard consists of amenity space, with the curtilage listed barn positioned to the west of the site, fronting Charlton Street. This building is of timber frame and flint construction, and is currently in use for sporadic storage purposes.
- 1.6 The application site is accessed from an existing vehicle crossover, with an area of hardstanding separating Charlton Street from the amenity area. The site is bound by a mix of fencing and flint wall, with an entrance gate fronting Charlton Street.
- 1.7 The neighbouring properties sit along the frontage of High Street to the west of the application site, with ancillary buildings positioned directly to the north of the site. A converted barn to the north-west of the site is used as an independent residential dwelling.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

- 2.2 **National Planning Policy Framework**

- 2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 34 - Cultural and Heritage Assets

Supplementary Planning Guidance:

- 2.4 N/A

### RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Following the de-cluster of the SWAB group, Steyning Parish Council at Full Council Meeting (20/11) approved to move forward with a new neighbourhood plan and agreed Terms of Reference. The Parish Council are now recruiting steering group members to assist with the development of the Neighbourhood Plan.

- 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2703	Conversion of existing barn to form 1 No. residential unit and re-development of the rear of the site to create 3 No. three-storey town houses (Listed Building Consent)	Withdrawn Application on 23.01.2017
DC/17/2620	Proposed erection of 2 no. 3-bedroom dwellings and conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works, drainage works, car parking, refuse storage and cycle storage (Full Application)	Accompanying planning application, also included on this Agenda

### 3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

#### MEMBER CONSULTATION

- 3.2 Cllr Clarke provided comments, raising concerns with the following aspects:

- Provisions for affordable housing given the number of units provided across the two schemes
- Limited parking provision for both schemes and the impact of the proposals on the controlled parking within the vicinity
- Appearance of the proposed dwellings and how they relate to the Listed Building and Conservation Area

#### INTERNAL CONSULTATIONS

- 3.3 **HDC Conservation:** No Objection

The principle of development and the proposed internal works to the curtilage listed barn is acceptable. The mews style of development has reduced the extent of the built form, in a manner that reflects the historic evolution of the site, and its setting within the designated Conservation Area. Consideration must be given to the use of glazing on the south and west elevations of the curtilage listed barn to ensure that the barn retains its utilitarian character. It appears that attempts have been made to address these concerns through the introduction of doors to the former cart opening. Glazing should be set back to include deep reveals to retain the special character of the curtilage listed structure.

#### OUTSIDE AGENCIES

- 3.4 **Archaeology:** No Objection

#### PUBLIC CONSULTATIONS

- 3.5 **Steyning Parish Council:** Objection on the following grounds:

- Overdevelopment of the site
- Loss of trees and vegetation
- Inadequate parking arrangement

- 3.6 Three letters of objection were received from two households, and these can be summarised as follows:

- Publicity of application
- Archaeological interest of the site
- Overdevelopment of the site
- Loss of trees

### 4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

## **5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

## **6. PLANNING ASSESSMENTS**

- 6.1 The application seeks Listed Building Consent for internal and external alterations to the curtilage barn that fronts Charlton Street, to facilitate the conversion to a 1-bed dwelling.
- 6.2 Paragraph 132 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'
- 6.3 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that '*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

### **Special character and distinctiveness of the Listed Building and its setting:**

- 6.4 Policy 34 states that work to Listed Buildings should reinforce and make a positive contribution to the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.
- 6.5 The proposed conversion of the existing barn would result in a number of external alterations, including the installation of 2 no. rooflights to the eastern roof slope, with the provision of full height glazed doors to south and west elevations. The proposed external alterations are considered to be of a scale, appearance and form that would respect the distinctive character of the curtilage listed structure, and the historic townscape of which it forms a part, without resulting in harm to the significance of the buildings or its special architectural or historic interest.
- 6.6 The proposed external alterations to facilitate the conversion of the existing barn would therefore retain the special character and significance of the curtilage listed structure, in a manner that would reflect the historic character of the designated heritage asset. As such, the proposed alterations and additions are considered to relate sympathetically to the special character and significance of the curtilage listed structure and historic townscape of which it forms a part, in accordance with Policy 34 of the Horsham District Planning Framework (2015).
- 6.7 The proposal would retain the historic fabric of the barn, with the addition of partitions and insulation internally to facilitate the conversion. The applicant has outlined the proposed methodology of works, which is considered to utilise materials and building techniques that would preserve and ensure the clear legibility of the historic significance. As such, the proposal is considered to accord with Policy 34 of the Horsham District Planning Framework (2015).

## Conclusion

- 6.8 The proposed development is considered to relate sympathetically to the special character and appearance of the Listed Building without resulting in harm to its special architectural or historic interest, and is considered to reflect the locally distinctive vernacular of the building, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

## 7. RECOMMENDATIONS

- 7.1 To approve listed building consent subject to the following conditions:

1 **Approved Plans Condition**

- 2 **Standard Time Condition:** The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 **Pre-Commencement Condition:** Notwithstanding previously submitted drawings, no development shall commence until the detailed design, including materials and finishes, of the following items have been submitted to and approved in writing by the Local Planning Authority:

- a. All new services, including pipework, for the bathroom and kitchen
- b. All new extraction and boiler flues and vents
- c. All new external doors (including door furniture)
- d. All new windows (including reveals, cill and head treatment)

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: As this matter is fundamental to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The works undertaken shall strictly accord with the methodology and specification as outlined on the approved plan reference 2.04 received 22.11.2017. These works shall thereafter be retained.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black, and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The rooflight(s) hereby approved shall be metal framed, painted black, and fitted flush with the adjoining roof surface, shall not project above the plane of the roof and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the listed building.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/2621  
DC/17/2620