

SDNP/21/03210/LIS – The Longbarn, Russell Way, Petersfield, GU31 4LD



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| Item no. | 02 |
| Report to | Planning Committee |
| Date | 14 October 2021 |
| By | Director of Regeneration and Place |
| Local Authority | East Hampshire District Council |
| Application Number | SDNP/21/03210/LIS |
| Applicant | Mr Russell Oppenheimer |
| Application | Listed building consent - Conversion of the Longbarn garage at Mallards Mere into an artist studio and home office. |
| Address | The Longbarn, Russell Way, Petersfield, Hampshire, GU31 4LD |

Executive Summary

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

This application is referred to the Planning Committee for determination as the applicant is a District Councillor.

The application has been sent to the monitoring officer for confirmation that it has been dealt with in accordance with the Council procedures for handling planning proposals submitted by or on behalf of Council Members and Staff. An update will be provided at the meeting in this regard.

1 Site Description

The Longbarn is a detached residential outbuilding situated within the curtilage of Mallards Mere. The site itself is situated south-east of Russell Way. The property is located outside of the Settlement Policy Boundary of Petersfield but within the Petersfield Neighbourhood Plan area. The outbuilding is situated approximately 10 metres east of the host dwelling. The site is surrounded by vegetation on the boundaries and fields to the north-east and south-west.

Longbarn is a curtilage listed building set within the grounds of Mallards Mere (listed as Wealth Lodge) an early 18th century house. Historic mapping shows an arrangement of outbuildings forming a courtyard on similar footprint to the current Longbarn. However, the current building has been subject to a number of changes over the years most likely before the listing of Mallards Mere in 1973.

2 Proposal

Listed Building Consent is sought to convert the garage section of the Longbarn to an artist studio with living spaces. The conversion would be used in connection with the main dwellinghouse, Mallards Mere.

External alterations would consist of the removal of the two garage doors and replacing them with a window and a set of double doors. The materials to be used would consist of matching brickwork for the walls and white painted timber for the window frame and door frame.

Internal alterations would include:

- Removing the existing toilet and replacing it with a larger bathroom,
- Creating a new opening to connect the new artist studio with living spaces,
- Removing the modern sliding patio doors diving the living space,
- Building a new section of study wall.

3 Relevant Planning History

27273/003 - Alterations to outbuilding to form garage - Approved 02/11/2000.

SDNP/15/04762/LIS - Listed Building Consent - Single storey side extension with an additional room in the roof space, internal alterations and whole house refurbishment following demolition of Conservatory - Approved 26/11/2016.

SDNP/20/00841/HOUS - Installation of 12 solar panels - Approved 03/07/2020.

SDNP/21/03209/HOUS - Conversion of the Longbarn garage at Mallards Mere into an artist studio and home office - Currently under consideration.

4 Consultations

Parish Council Consultee - No objection.

EH - Conservation Section - No objection, subject to conditions.

5 Representations

One letter of representation has been received stating that they do not object to the application and offer the following comments:

- The external appearance of the building would be enhanced,
- The historic fabric of the building is unlikely to be harmed,
- Approval should be subject to the agreement and conditions of the Conservation Officer.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated July 2021. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the general duty as respects Listed buildings and Conservation Areas. Section 66 of the Act sets the general duty as respects listed buildings in exercise of planning functions. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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. Section 72 requires that "special attention shall be paid to the desirability of preserving or enhancing the character of that area".

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

The following policies are relevant from the Petersfield Neighbourhood Plan:

- BEP1 Design

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD14 - Climate Change Mitigation and Adaptation of Historic Buildings

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years.

8 Planning Assessment

Planning Considerations

1. Impact on the historic and architectural interest of the listed building.

Policy SD12 of the SDNP Local Plan states that development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting. Development proposals which affect heritage assets (whether designated or non-designated) or

their setting will be determined with regard to the significance of the asset, including the long-term conservation and enhancement of that asset.

Policy SD13 of the SDNP Local Plan development proposals which affect a listed building or its setting will only be permitted and listed building consent granted where: a) They preserve and enhance the significance of the listed building and its setting by demonstrating that loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or b) Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording. Policy SD13 states that development proposals will be refused planning permission and/or listed building consent where they cause substantial harm to a listed building or its setting.

Policy SD14 of the Local Plan states that development proposals will be permitted, and where relevant listed building consent granted, for works to heritage assets to adapt to, or mitigate the effects of, climate change where it can be clearly demonstrated that this is consistent with all of the following:

- a) The preservation and enhancement of the heritage asset's significance, character and appearance;
- b) The preservation and enhancement of the heritage asset's special architectural or historic interest;
- c) The long-term preservation of the historic built fabric; and
- d) The setting of the heritage asset.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent. The National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The recently published 'Good Practice Advice Notes 1, 2, 3 supersede the PPS 5 Practice Guide which has now been withdrawn by Government. The 'Historic Environment Good Practice Advice in Planning Note 2, states at paragraph 4: 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The proposal appears to have been sensitively thought through using a design that respects the existing form and character of the building. Changes to the structure have been kept to a minimum which include the utilisation of existing openings. This ensures there is an overall improvement to the appearance. As such the proposed conversion does not have an adverse impact on the appearance or historic significance of the existing building.

The Principal Conservation Officer has been consulted on this scheme and has no objection providing that all new works are be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

The Conservation Officer has also requested that details of the window and doors are submitted and approved prior to development commencing.

With the relevant conditions, the conversion and the associated works would not have an adverse impact on the appearance or historic significance of the existing building.

9 Conclusion

The proposal is considered to be acceptable and would not impact on the appearance or historic significance of the existing building. As such, the proposal is in compliance with the relevant policies of the South Downs National Park Local Plan and Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The works hereby consented shall be begun before the expiration of three 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).

2. All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason - To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building.

3. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority . The details to comprise:-

a) Plans to clearly identify the window and door in question and its location within the property.

b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)

c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

In reaching this decision the local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

15. Informative

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

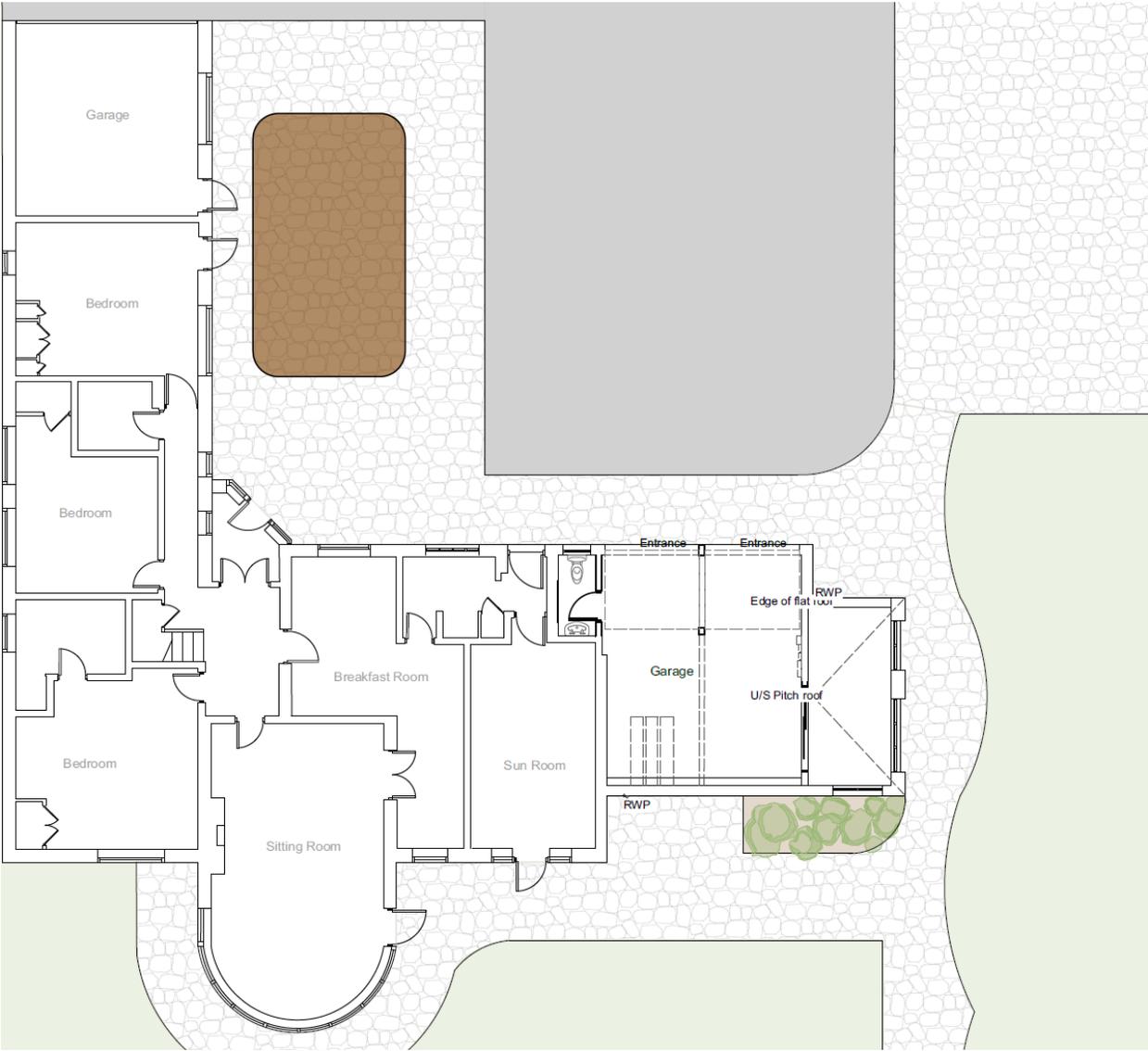
Contact Officer: Danielle Willis
Tel: 01730 234293
email: Danielle.willis@easthants.gov.uk

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

| Plan Type | Reference | Version | Date Received | Status |
|---|-------------|---------|---------------|----------|
| Application Form - Application form | | | 14.06.2021 | Approved |
| Application Documents - CIL Form 1 Additional information | | | 14.06.2021 | Approved |
| Application Documents - Ecosystem Services statement | | | 28.07.2021 | Approved |
| Application Documents - Heritage, Design and Access statement | | | 14.06.2021 | Approved |
| Application Documents - Preliminary Roost Assessment Report | | | 14.06.2021 | Approved |
| OS Extract - Location plan | A1077 100 A | | 28.07.2021 | Approved |
| Plans - Site plan | A1077 101 A | | 14.06.2021 | Approved |
| Plans - Existing ground floor plan | A1077 200 | | 28.07.2021 | Approved |
| Plans - Ground floor plan existing | A1077 203 | | 28.07.2021 | Approved |
| Plans - Existing first floor plan | A1077 204 | | 28.07.2021 | Approved |
| Plans - Proposed ground floor plan | A1077 210 | | 28.07.2021 | Approved |
| Plans - Proposed ground floor plan | A1077 212 | | 28.07.2021 | Approved |
| Plans - Existing roof plan | A1077 201 A | | 14.06.2021 | Approved |
| Plans - Fabric removal plan | A1077 202 A | | 14.06.2021 | Approved |
| Plans - Proposed roof plan | A1077 211 A | | 14.06.2021 | Approved |
| Plans - Existing sections | A1044 301 A | | 14.06.2021 | Approved |
| Plans - Proposed elevations | A1077 310 A | | 14.06.2021 | Approved |
| Plans - Proposed sections | A1077 311 A | | 14.06.2021 | Approved |
| Plans - Existing elevations | A1077 300A | | 14.06.2021 | Approved |

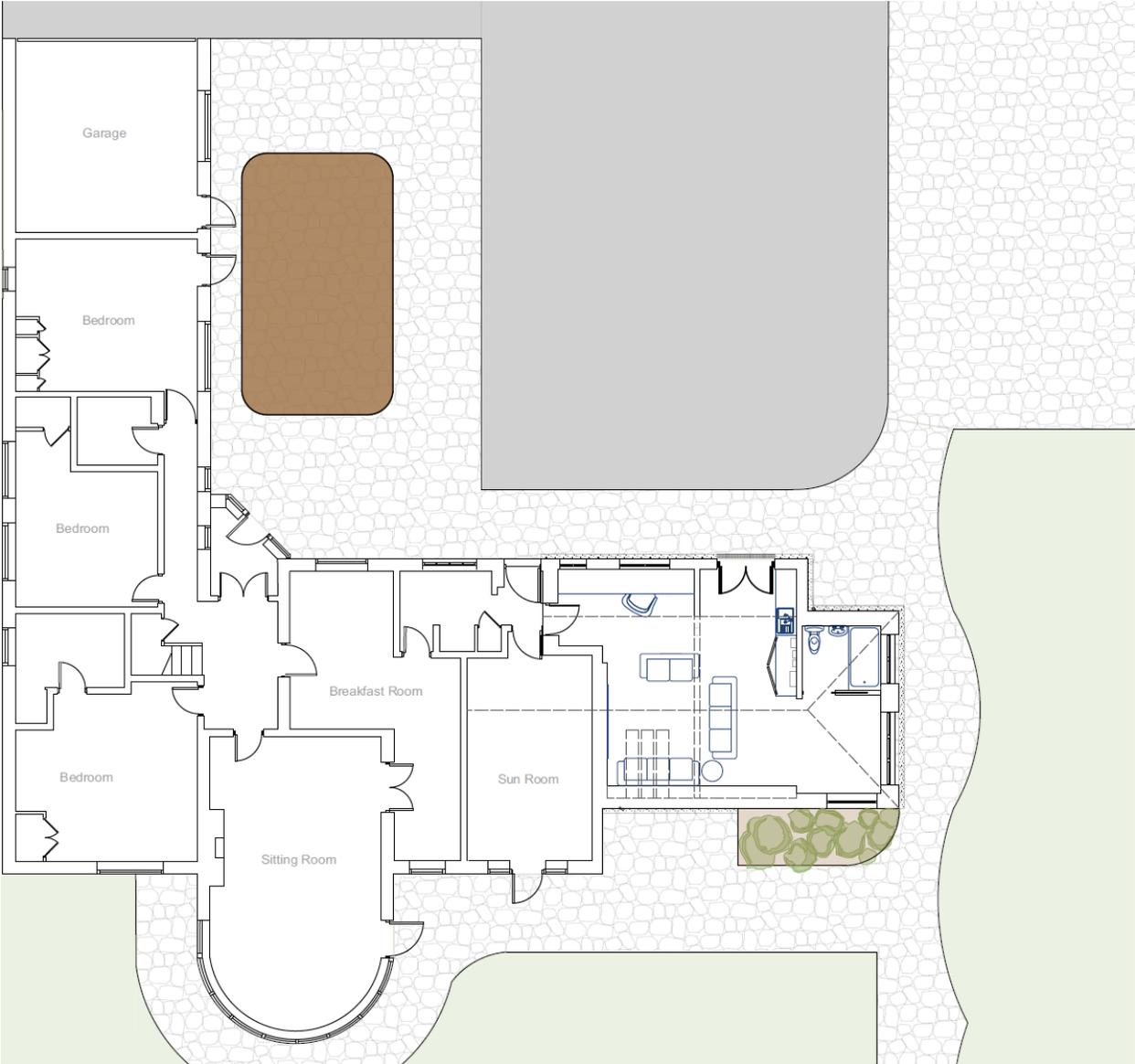
Reasons: For the avoidance of doubt and in the interests of proper planning.

Part 2 Section 1, Item 2 The Longbarn, Petersfield



Existing ground floor plan

Part 2 Section 1, Item 2 The Longbarn, Petersfield



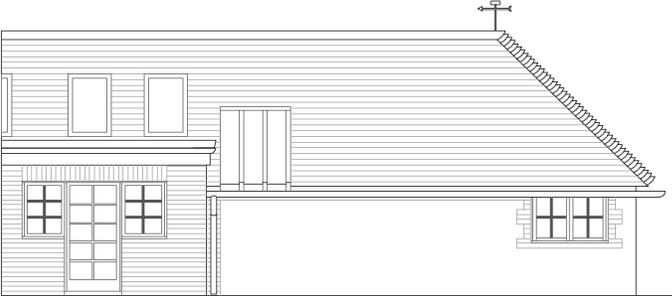
Proposed ground floor plan

Part 2 Section 1, Item 2 The Longbarn, Petersfield



Existing elevations

Part 2 Section 1, Item 2 The Longbarn, Petersfield



South Elevation



East Elevation



North Elevation

Proposed elevations