

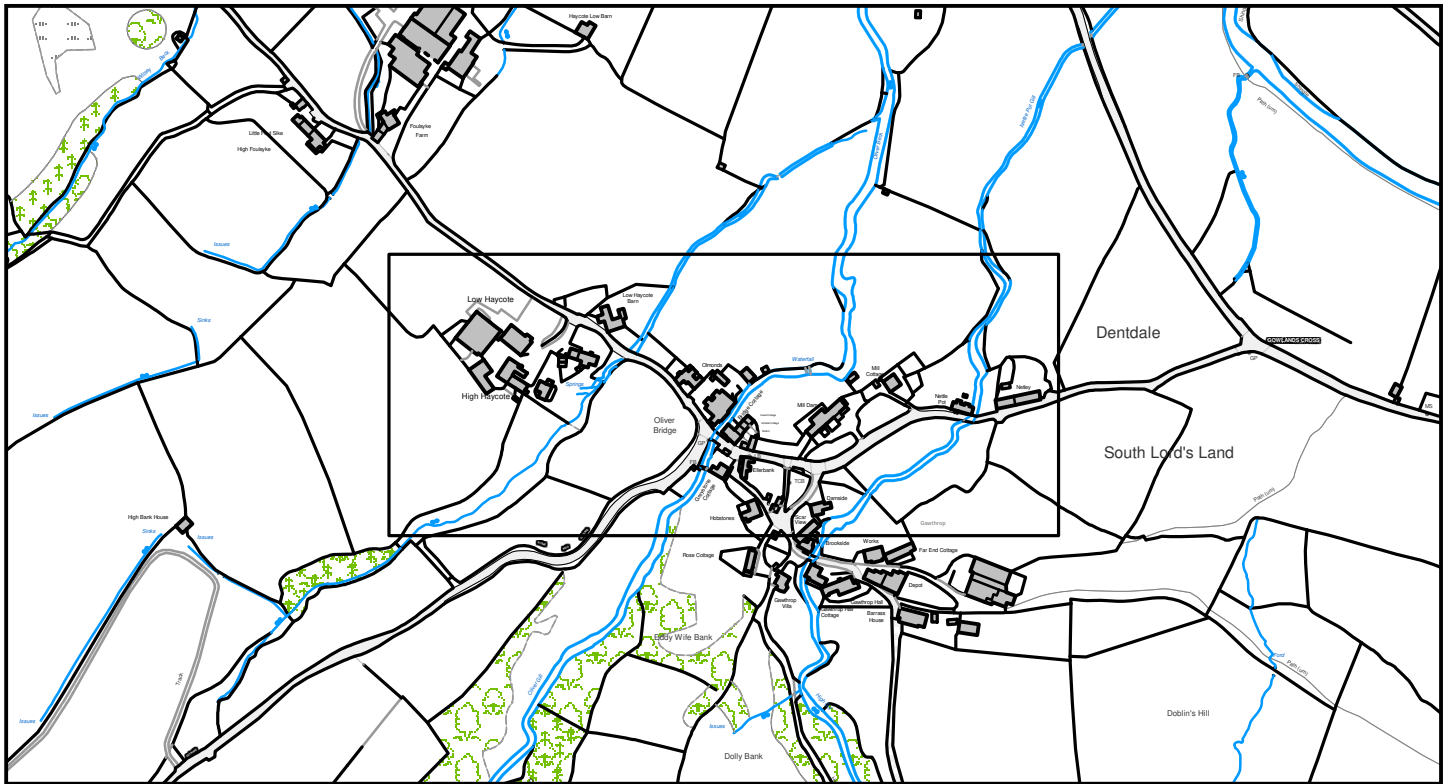
# Yorkshire Dales National Park Authority

Application Code: S/01/308

Committee Date: 09/07/2019

Location: Main Barn, Olmonds Farm, Gawthrop

# 06



FOR REFERENCE PURPOSES ONLY. NO FURTHER COPIES TO BE MADE

## Schedule No:6

<b>Application No:</b>	S/01/308	
<b>District:</b>	South Lakeland	
<b>Parish:</b>	Dent	
<b>Applicant's Name:</b>	Mr B Goad,	
<b>Grid Ref:</b>	SD69268741	
<b>Received by YDNP:</b>	03/09/2018	<b>Officer:</b> Paul Martinson

**PROPOSAL:** full planning permission for conversion of barn to form 2 No. local occupancy dwellings or short term holiday lets, and installation of package treatment plant

**LOCATION:** Main Barn, Olmonds Farm, Gawthrop

### CONSULTEES

<b>Dent PC</b>	The Parish Council recognises the need to develop these buildings but is not keen to see more holiday lets in the dale. However we support the application for local occupancy dwellings.
<b>Highways, Cumbria County Council</b>	No comments received.
<b>United Utilities Water Ltd</b>	No comments received.
<b>Environment Agency - for All areas</b>	No objections following revised FRA.
<b>Firefighter in Fire Protection</b>	No comments received.
<b>CEHO - South Lakeland District Council</b>	No objections subject to conditions.
<b>Senior Listed Building Officer</b>	No objections.
<b>Wildlife Conservation Officer</b>	No objections.

### PUBLIC RESPONSES

None to date.

### RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

L2(15) - Conversion of traditional building - acceptable uses

L3(15) - Conversion of traditional buildings - building treatment

W1(15) - Wildlife sites, species and networks

## **Schedule No:6**

W2(15) - Biodiversity enhancement

CC2(15) - Flood risk

SP2(15) - National Park Purposes

SP4(15) - Development Quality

### **OFFICER OBSERVATIONS**

#### **REASON FOR COMMITTEE CONSIDERATION**

In the opinion of the Head of Development Management it is in the best interests of the National Park Authority that the application is considered by the Committee.

#### **APPLICATION SITE**

The application relates to a large broad roofed Victorian barn, dated 1872, orientated north-south and positioned adjacent to a small courtyard shared with another barn (S/01/308A) and the Olmonds Farm farmhouse in Gawthrop. The courtyard is accessed directly from the Gawthrop road adjacent to the Grade II Listed Oliver Bridge. A large horse chestnut tree is growing adjacent to the site access. The eastern boundary of the site is defined by Oliver Gill, a small watercourse with a relatively deep channel running through the centre of the hamlet of Gawthrop. The curtilage of Bridge Cottage, an existing dwelling, abuts the eastern edge of Oliver Gill.

#### **PROPOSAL**

The application is for the conversion of the barn to form 2 no. local occupancy dwellings/holiday lets. It is proposed to split the building on an east-west axis to form 2 equal units. Unit 1 would include the large arched cart door entrance with the date stone with Unit 2 extending to the southern part of the building incorporating the single storey dual pitched outshot. The proposal would utilise all existing openings with the addition of 1 new opening to serve the dining room. 3 rooflights would be provided to serve the upper floor (living room) of each unit, 2 of which would serve an escape function.

It is proposed to form a garden area for each unit within the yard area to the north east of the building that would be subdivided by a 1.2m high drystone wall. The existing modern shed defining the north eastern edge of this yard would be demolished as part of the proposals and the land restored to the existing agricultural field.

The agent has confirmed that the existing cobbles would remain as the surface for the courtyard to the north west of the building which would be utilised as a parking area for the 2 units and the small barn that has already been approved (S/01/308A).

#### **RELEVANT PLANNING HISTORY**

S/01/308A – Small Barn at Olmonds Farm – Planning permission granted 27 March 2019 for the conversion of the building to one local occupancy/holiday let.

#### **KEY ISSUES:**

- principle
- impact on character and appearance
- impact on designated heritage assets
- impact on residential amenity
- flood risk
- highway safety
- protected species

## **Schedule No:6**

-biodiversity enhancement

### **PRINCIPLE**

The National Planning Policy Framework (NPPF 2018) sets out the purpose of the planning system: to contribute to the achievement of sustainable development.

Great weight is given to the benefits of using suitable sites within existing settlements for homes, and in particular in those settlements that are well served by services. The use of previously developed land is supported and sites the development of land that is physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The Yorkshire Dales Local Plan (2015-30) aims to deliver sustainable development in the National Park context. It aims to achieve the conservation and enhancement of traditional buildings (heritage assets) by allowing them to be adapted or converted to new uses, providing the building and its surroundings have the capacity to absorb them.

Policy L1 considers development affecting heritage assets. Traditional buildings may be designated as Listed Buildings or are considered to be 'heritage assets' despite not being designated. Proposals affecting undesignated heritage assets that are demonstrably of equivalent significance to designated heritage assets will be treated as though they were designated for the purposes of the policy.

Policy L2 is a strategic spatial planning policy (ie. it governs where development 'should go'). It allows traditional buildings to be changed to residential and employment uses in certain locations (in existing settlements, building groups, or suitable roadside locations).

Policy L3 considers the details of the conversion works. Proposals will not be allowed where they undermine the architectural and historic character of the traditional building and its landscape setting. The building must have the physical capacity to accommodate the new use without significant extension or alteration or requiring new ancillary buildings.

A proposal to convert a traditional building to a new use must satisfy the requirements of all three policies.

This large attractive stone barn is a non-designated heritage asset and is considered to be a traditional building for the purposes of L2. The building derives its significance from its form and scale, large arched cart entrance, large expanse of slate roof, prominent barge boards and decorative carved exposed rafters. It has a date stone of 1872 and forms part of a group of buildings arranged around a courtyard.

The building is within an existing building group and its curtilage adjoins the roadside. The building therefore meets the locational requirement of L2 and its conversion to 2 dwellings is acceptable in principle.

### **CHARACTER AND APPEARANCE**

Policy L3 considers the details of applications involving the change of use of traditional buildings. Proposals will not be allowed where they undermine the architectural and historic character of the traditional building and its landscape setting. The building must have the physical capacity to accommodate the new use without significant extension or alteration or requiring new ancillary buildings.

The building is a prominent 2 storey building with the bulk of its accommodation at ground

## **Schedule No:6**

floor. The application is proposing one new opening and whilst 3 rooflights are proposed, these would be in different locations to those 3 that exist at present. Given the scale of the roof and the fact that the rooflights proposed would be on the least publicly visible elevation, it is considered that the additional rooflights would not harm the character of the building.

Whilst the plans show a side hung casement window in the majority of the openings, the agent has confirmed that the application will be amended to show hopper style windows, reflecting those that exist at present. Any changes to the application will be reported at the meeting. This change would represent a significant improvement in terms of preserving the existing agricultural character of the building.

The cart door opening would be fully glazed with a central glazed door whilst the remaining door openings would consist of vertically boarded timber doors with a square glazed window. It is considered that these treatments would preserve the traditional agricultural character of the building. It is important that the barge board and carved exposed rafters remain or are repaired or replicated where necessary. This can be secured by a planning condition.

The agent has stated that the existing cobbled yard would be retained as the parking area for the 2 units and has confirmed that the new drystone wall shown to the front of the large cart opening would be removed from the plans as this would have the effect of visually detaching the barn from its original setting of the cobbled yard. The subdivision of the existing yard to the north east of the building; which is a more informal yard area with no cobbled surface, would not adversely impact on the setting of the building as this area has a much less clear visual relationship with the building group. The use of drystone walls would be an appropriate form of boundary definition.

There would be minor changes to the rear of the building but these would not undermine its character; and overall it is considered that the proposal would enhance the building through securing a new use that would safeguard its future whilst preserving its traditional agricultural character. The proposal would therefore comply with policy L3 of the Yorkshire Dales Local Plan (2015-2030).

### **IMPACT ON SETTING OF LISTED BUILDING**

The barn is next to the Grade II Listed Martin Bridge and would be visible as part of its setting. It is recommended that a condition is imposed preserving the retention of the boundary walls, which is particularly important where they adjoin the bridge. This wall is of a high quality with cut triangular coping stones.

A small area of land that is partly enclosed by a drystone wall abuts the edge of Oliver Gill. The plans show this area as being retained as existing. It is important to ensure that this area does not become a heavily engineered outside seating/decked area as exists at the adjacent dwelling as this would potentially undermine the agricultural character of the building and would be highly prominent in views from the bridge. It is recommended that condition is imposed clarifying the site levels of this area of land and preventing the installation of any decked area or platform without planning permission.

Ultimately providing the above issues are addressed through condition, it is considered that a sensitive conversion of this building would enhance the setting of the Listed bridge and as such would comply with policy L1 of the Yorkshire Dales Local Plan (2015-2030).

## **Schedule No:6**

### **RESIDENTIAL AMENITY**

The north elevation of the barn with the large cart entrance faces onto the courtyard shared with Olmonds Farmhouse and the Small Barn that has been recently approved for conversion. The windows in the north elevation look towards those in the ground and first floor windows in the gable of the applicant's dwelling, Olmonds Farmhouse, at a distance of around 13m. Whilst this distance is less than would be expected from a new building housing development, these windows are not particularly private at present, being visible from the road at a distance of less than 13m. Taking this into account and the lack of any first floor windows in the barn, it is considered that the relationship with the existing dwelling would be acceptable.

As the Small Barn is positioned perpendicular to the Main Barn, it is considered that the proposed conversion would result in an acceptable relationship with the Small Barn and any overlooking would be extremely limited.

The south elevation of the building faces a single storey extension attached to the gable of Bridge Cottage at a distance of around 11m across Oliver Gill. This extension is adjacent to an outdoor seating platform that is enclosed by a wrought iron fence. The windows in the barn are considerably lower than the single window in this extension (which serves a kitchen) and consequently it is likely that the majority of the window would be viewed from the barn through the wrought iron fence. Taking into account that this window and the seating area are visible from the public highway at present, it is considered that the existing fence would interrupt views such that the proposal would have an acceptable relationship with Bridge Cottage and would not result in unacceptable levels of overlooking.

The south elevation also faces the remainder of the row of cottages attached to Bridge Cottage (Midcot, Hillside Cottage, Hazel Cottage). These dwellings are orientated north west-south east with their gardens located on the opposite side of the dwellings to Oliver Gill. These dwellings have few openings on the elevation facing the Main Barn and those that exist are small. It is therefore considered unlikely that the windows in the south elevation of the barn would result in an adverse impact on the occupiers of these dwellings in terms of overlooking.

It is considered that the proposal would not be harmful to residential amenity and would comply with policy SP4 of the Local Plan (2015-2013).

### **HIGHWAY SAFETY**

The proposal includes sufficient parking and would utilise an existing access and yard that has previously been in agricultural use. The Highway Authority has not commented on the application. The visibility from the access is reasonable and speeds travelling through the tight cluster of dwellings at Gawthrop are likely to be low. It is considered that the proposal would not be detrimental to highway safety and would comply with policy SP4 of the Local Plan (2015-2013).

### **FLOOD RISK**

The site is located close to an existing watercourse which bounds the site. After several drafts being provided, the applicant's most recent Flood Risk Assessment has been accepted by the Environment Agency. This has provided historic flood data for Oliver Gill and requires the provision of an internal floor level of 450mm higher than the external ground level. Whilst this is considered to alleviate the risk of flooding in this location, it introduces a new issue in terms of the provision of ramps externally and the provision of doors and windows at a higher level than they exist at present. This would affect the

## **Schedule No:6**

appearance and character of the building. As such it is recommended that the floors are raised with steps provided internally and that no ramps are provided to the exterior of the building. This can be secured by a planning condition. Notwithstanding this it is considered that the proposed dwellings would not be at risk of flooding and would not increase the risk of flooding elsewhere. The proposal would therefore comply with policy CC2 of the Yorkshire Dales Local Plan (2015-2030).

### **ECOLOGY**

Bats are a Protected Species by virtue of the EU Habitats Directive and the Conservation of Habitats and Species Regulations 2010. A bat survey report accompanies the planning application. No evidence was found of any bat roost. The Senior Wildlife Conservation Officer has no objection to the scheme providing that the development is carried out in accordance with the report's recommendations namely that measures are taken to minimise the risk to roosting bats should any be found before development commences.

Policy W2 of the Local Plan requires development of this type and scale to provide a biodiversity enhancement equivalent to multiple nesting boxes or bat roosts, boundary and landscaping enhancements. Given the nature of the proposal it is recommended that 3 durable bird and 3 bat nesting boxes are required to be installed at the site through a planning condition. It is considered that this would be a suitable biodiversity enhancement and would meet the requirements of policy W2.

### **TREES**

A large horse chestnut tree is growing adjacent to the entrance to the site. No major works are proposed within the Root Protection Area (RPA) as the existing cobbled yard is proposed to be retained. The Tree Officer has been consulted on this application and any response will be reported at the meeting.

### **ANALYSIS OF MATERIAL CONSIDERATIONS**

The proposed conversion of the traditional barn to a local occupancy dwelling or holiday let would meet the locational criteria contained within policy L2 and would respect the heritage significance of the building. The proposal would not result in an adverse impact on residential amenity, be harmful to protected species or have an adverse impact on highway safety and would provide an opportunity for biodiversity enhancement. Subject to an acceptable impact on the horse chestnut tree, the proposal complies with policies SP2, SP4, L1, L2, L3, CC2, W1 & W2 of the Yorkshire Dales Local Plan (2015-2030).

### **RECOMMENDATION**

It is recommended that planning permission is granted subject to the completion of a s.106 legal agreement securing the occupation of the dwellings as local occupancy or short stay holiday accommodation and conditions based on the following:

1. Standard time limit
2. Accordance with approved plans
3. No demolition
4. No sandblasting
5. Roofing slates to be retained and matched
6. Approval of/compliance with details:
  - pointing
  - rooflights, windows and doors (including recess), rainwater goods, cills/lintels/jambs, flues and vents, boundary treatment, bin storage, car parking and access, barge boards, exposed rafters, floor levels

## **Schedule No:6**

7. Restriction on external lighting
8. Biodiversity mitigation requirements and enhancement
9. Reporting unexpected contamination
10. Removal of permitted development rights
11. Landscaping - retention of cobbles
12. Tree Protection
13. Biodiversity enhancement
14. Private water supply
15. Package treatment plant
16. Hours of operation