

North Yorkshire Council

Community Development Services

Skipton and Ripon Constituency Planning Committee

6TH AUGUST 2024

ZC23/01692/LB- INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BARN NORTH-EAST OF FARMHOUSE COMPRISING OF REPLACEMENT TIMBER WINDOWS/DOORS, 2 NO. CONSERVATION STYLE ROOFLIGHTS, 1 NO. INTERNAL OPENING, INTERNAL STAIRCASE AND NEW FIRST-FLOOR STRUCTURE IN ASSOCIATION WITH CONVERSION TO A TWO-BEDROOM DWELLING AT MANOR FARM, FEARBY ON BEHALF OF SWINTON ESTATES

Report of the Assistant Director Planning – Community Development Services

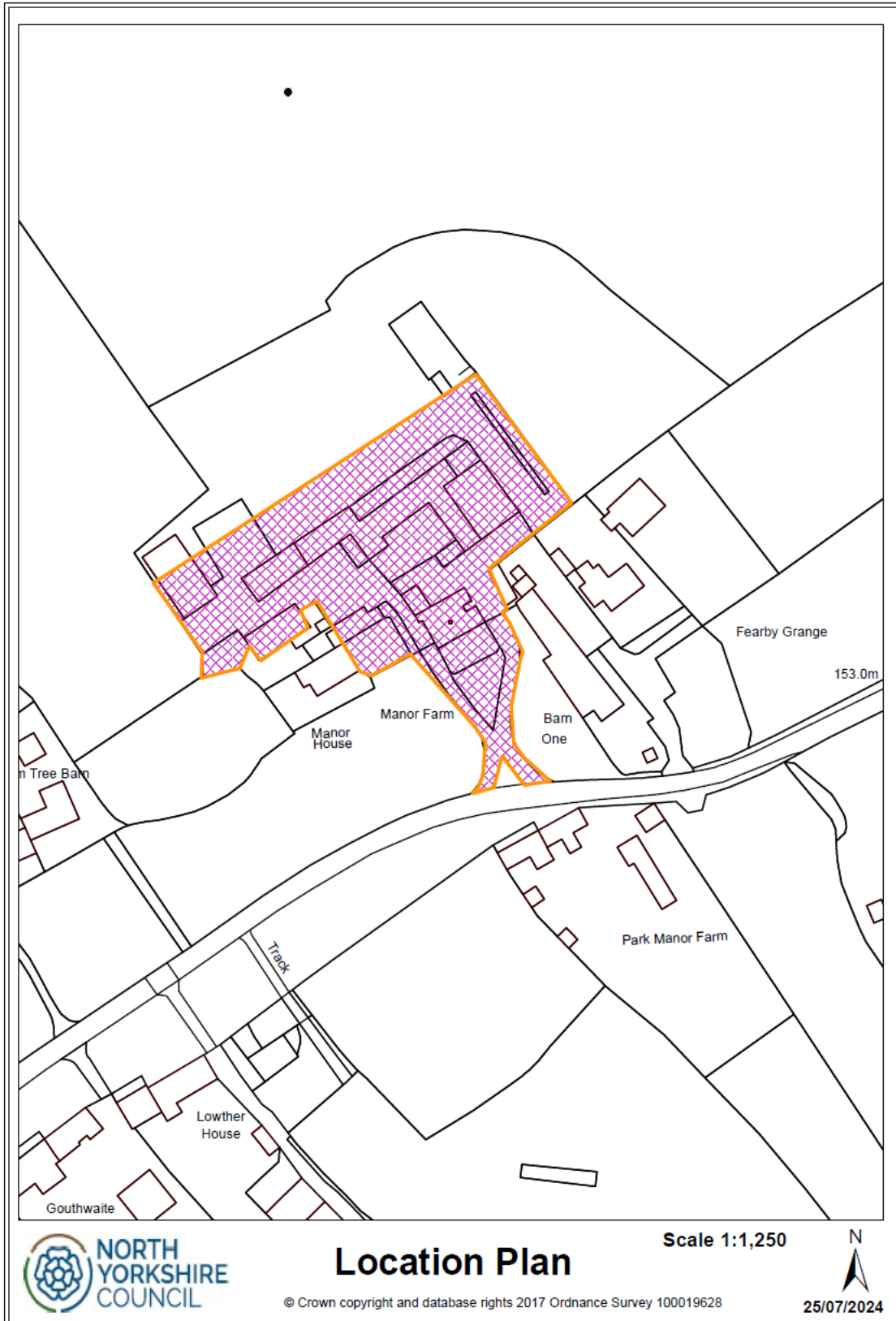
1.0 Purpose of the Report

- 1.1 To determine a planning application for the Internal and external alterations to Grade II listed barn north-east of farmhouse comprising of replacement timber windows/doors, 2 no. conservation style rooflights, 1 no. internal opening, internal staircase and new first-floor structure in association with conversion to a two-bedroom dwelling at Manor Farm in Fearby.
- 1.2 This application is brought to the Area Planning Committee as the applicant is related to a local Member.

2.0 EXECUTIVE SUMMARY

RECOMMENDATION: That planning permission be GRANTED subject to conditions listed below.

- 2.1. This application seeks Listed Building Consent for works to enable the conversion of the Grade II listed barn at Manor Farm, Fearby to form a 2 bedroomed dwelling. The works include the replacement of existing timber windows/doors, the insertion of 2 no. conservation style rooflights, the creation of 1 no. internal opening and other internal alterations including internal partitions and an internal staircase and a new first-floor structure.
- 2.2. The wider farm site comprises a range of traditional farm buildings including a Grade II listed barn and non-listed modern farm buildings to the rear of Manor Farm, Fearby, which is also a Grade II listed building. The buildings are accessed by an existing track across the village green within the Fearby Conservation Area.
- 2.3. The proposal represents a sensitive scheme to bring the buildings back into use, and whilst the scheme will create 'less than substantial harm' to the heritage assets, it is considered that the public benefits outweigh this harm. The proposal is therefore considered to comply with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and also Section 16 of the NPPF and Local Plan Policy HP2.



3.0 Preliminary Matters

- 3.1. Access to the case file on Public Access can be found [here](#)
- 3.2. The application has been amended during the determination process to reduce the proposed alterations to the listed barn and also to provide additional information in relation to the technical details of the proposal.
- 3.3. There is 1 relevant planning application for this application which is detailed below.

ZC23/01691/FUL Change of use of traditional farm buildings to form 4no. dwellings and associated demolition of modern farm buildings. Pending consideration.

This application is also on today's agenda.

4.0 Site and Surroundings

- 4.1. The application site comprises a Grade II listed barn situated to the east of Manor House, Fearby. The building is accessed by an existing track across the village green within the Fearby Conservation Area.
- 4.2. The application site is outside defined development limits and therefore is located within open countryside. The site is also located within the Nidderdale National Landscape (AONB).

5.0 Description of Proposal

- 5.1. This application seeks Listed Building Consent for works to enable the conversion of the Grade II listed barn at Manor Farm, Fearby to form a 2 bedroomed dwelling. The works include the replacement of existing timber windows/doors, the insertion of 2 no. conservation style rooflights, the creation of 1 no. internal opening and other internal alterations including internal partitions and an internal staircase and a new first-floor structure.

6.0 Planning Policy and Guidance

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with Development Plan so far as material to the application unless material considerations indicate otherwise.

Adopted Development Plan

- 6.2. The Adopted Development Plan for this site is:
 - Harrogate District Local Plan 2014 - 2035 (adopted 2020)
 - Joint Minerals and Waste Plan (adopted 2022)

Emerging Development Plan – Material Consideration

- 6.3. The North Yorkshire Local Plan is the emerging development plan for this site though no weight can be applied in respect of this document at the current time as it is at an early stage of preparation.

Guidance - Material Considerations

- 6.4. Relevant guidance for this application is:

- National Planning Policy Framework December 2023
- National Planning Practice Guidance
- National Design Guide
- Heritage Management Guide
- Nidderdale AONB Management Guide
- Fearby Conservation Area Appraisal

7.0 Consultation Responses

- 7.1. The following consultation responses have been received and have been summarised below. Focus on the most recent comments from consultees.

- 7.2. **Parish Council:** No comments received

- 7.3. **Footpath Officer:** recommends informative.

- 7.4. **Conservation Officer:** No objections subject to conditions

Local Representations

- 7.5. No local representations have been received.

9.0 Main Issues

- 9.1. The key considerations in the assessment of this application are:

- Impact on Listed Building

10.0 ASSESSMENT

Impact on Listed Building

- 10.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid in the exercise of planning functions to the desirability of preserving and enhancing the character and appearance of a Conservation Area.

- 10.2. In determining planning applications concerning the historic environment, Section 16 of the NPPF indicates 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; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

- 10.3. 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. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 10.4. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.
- 10.5. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 10.6. Harrogate Local Plan Policy HP2 seeks to ensure that proposals for development that would impact on heritage assets (designated and non-designated) will be determined in accordance with national policy. Proposals affecting a heritage asset, or its setting, must protect or enhance those features which contribute to its special architectural or historic interest.
- 10.7. The proposed development relates to a listed barn to the west of Manor Farm in Fearby, which is also a listed building. The building is also located within the Fearby Conservation Area.
- 10.8. The building, along with the surrounding agricultural buildings are in a poor state of repair and are noted as an area of enhancement in the Conservation Area appraisal. The appraisal notes 'vacant farm buildings and outbuildings should be returned to use in an appropriate manner which respects their traditional character'.
- 10.9. The buildings are no longer suitable for modern farming practices and the modern buildings that are attached to the buildings are also in a poor state of repair and detract from the village green.
- 10.10. The listed building application accompanies a full planning application for the wider site. The listed building application relates only to Unit 4, the Grade II listed barn. The proposal represents a sensitive conversion of the building to provide a two bedroom

dwelling and the proposed alterations have been kept to a minimum and retain and respect the traditional character and historic fabric of the original building.

- 10.11. The scheme has been amended in response to comments made by the Conservation Officer who raised no objections but sought amendments to the original scheme. The proposal has been amended to ensure that the alterations to the buildings retain as much as the historic fabric as possible and the amended details have been considered acceptable to the Conservation Officer subject to a number of conditions relating to specific technical details.
- 10.12. The scheme involves the creation of an upper floor and the installation of a number of partitions along with the creation of an opening between the two parts of the barn, to allow internal access between the two sections. The proposal makes use of the existing openings and does not create large openings through the use of timber boarding. Two rooflights are proposed to the northern elevation.
- 10.13. The proposed development is considered to comply with Local Plan Policy HP2 and whilst the proposal will lead to 'less than substantial harm' to the Listed Barn as there will be some loss of fabric to enable the conversion to be undertaken, it is considered that this is outweighed by the public benefits of the scheme. The proposal will bring back into use the vacant farm building which directly affects the appearance of the Conservation Area and the setting of the nearby listed buildings and also ensure that the listed barn is saved from any further deterioration.
- 10.14. The proposal therefore accords with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and also Section 16 of the NPPF.

11.0 PLANNING BALANCE AND CONCLUSION

- 11.1. The application site comprises a Grade II listed barn. The site is also located within the Fearby Conservation Area. The proposed development (as amended) provides a sensitive scheme which enables the conversion of the building to form a 2 bedroomed dwelling. Whilst it is acknowledged that the proposal will create 'less than substantial harm' to the heritage assets due to the loss of some historic fabric, this is outweighed by the public benefits of the proposal. The scheme will enable the buildings to be brought back into use and ensure no further loss of fabric to the listed barn. This was also improve the appearance of the Conservation Area and the setting of the nearby listed buildings. This accords with Local Plan Policy HP2 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and also Section 16 of the NPPF.

12.0 RECOMMENDATION

- 12.1 That listed building consent be GRANTED subject to conditions listed below:

Recommended conditions:

Condition 1 Time Limit

The works hereby permitted shall be begun on or before three years from the

date of this permission.

Reason: To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.

Condition 2 Approved Plans

The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:

Location Plan submitted to the LPA on 17th July 2024

Proposed Site Plan – Drawing No 8 submitted to the LPA on 17 June 2024
Proposed Floor and Elevational Plans – Barn 4 – Drawing No 7 submitted to the LPA on 17 June 2024

Enlarged Cross Section Detail – Drawing No 8 submitted to the LPA on 17 June 2024

Reason: In order to ensure compliance with the approved drawings.

Early Stage/ Construction Period

Condition 3 Materials (Stone) (discharge required)

Any new stonework shall match the stonework of the original building in type, size, colour, dressing, coursing and pointing to the satisfaction of the local planning authority. Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.

Reason: In the interests of preserving the character and appearance of the buildings the Fearby Conservation Area and the Nidderdale National Landscape and to accord with Local Plan Policies HP2, HP3, GS6 and HS6.

Condition 4 – Materials Roof (discharge required)

Before the first use of any materials in the external construction of the roof of the dwellings hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the buildings the Fearby Conservation Area and the Nidderdale National Landscape and to accord with Local Plan Policies HP2, HP3, GS6 and HS6.

Condition 5 – Cross Section Details

The development of all barns shall be undertaken in accordance with the 'Enlarged Cross Section Detail' shown on drawing no. 8 to provide a permeable solid floor, lime to the walls and woodfibre board to the underside of the roof. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of preserving the value of the heritage assets and to accord with Local Plan Policy HP2.

Condition 6 – Window Details (discharge required)

Prior to the installation of any windows or doors details of the proposed joinery at a scale of 1:5 shall be provided for the approval of the Local Planning Authority. Glazing shall be putty fixed (not timber beading) and details should show through glazing bars and not externally applied glazing bars. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of preserving the value of the heritage assets and to accord with Local Plan Policy HP2.

Condition 7 – Rooflights (discharge required)

Prior to the installation of any rooflights, technical details and sizes shall be submitted to the Local Planning Authority for approval. The rooflights shall be cast iron framing, flush to the roof slope with lead glazing bar and lead flashing. Rooflights should not be constructed of timber. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the buildings and the Conservation Area in which they are located and to accord with Local Plan Policy HP2.

Condition 8 – Door details (discharge required)

Prior to the installation of any doors 1:20 scale drawings shall be provided of the door joinery and cross section plans. The doors shall be vertical boarded ledged, braced with no border around the edge of the opening door. Plans should also include details of the proposed ironmongery. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the buildings and the Conservation Area in which they are located and to accord with Local Plan Policy HP2.

Condition 9 – Structural Interventions (discharge required)

Prior to any structural interventions being undertaken, including but not limited to metal work or rebuilding works, full details of the proposed interventions including a method statement shall be submitted to the LPA for approval. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of preserving the value of the heritage assets and to accord with Local Plan Policy HP2.

Condition 10 – Rainwater Goods (discharge required)

Prior to the installation of any rainwater goods, details shall be submitted to the LPA for approval. This should include details of the materials and proposed brackets. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of preserving the value of the heritage assets and to accord with Local Plan Policy HP2.

Target Determination Date: 15.08.2024

Case Officer: Emma Howson, emma.howson@northyorks.gov.uk