

Target Decision Date: 01/04/2022

Expiry Date: 15/04/2022

OFFICER'S REPORT AND RECOMMENDATION

CASE OFFICER: John Pateman-Gee

CASE REFERENCE: DC/21/06721

The Openness of Local Government Bodies Regulations 2014

The new national regulations on openness and transparency in local government require the recording of certain decisions taken by officers acting under powers delegated to them by a council. The written record should include the following: The decision taken and the date the decision was taken; the reason/s for the decision; any alternative options considered and rejected; and any other background documents. This report and recommendation constitute the written record for the purposes of the regulations and when read as a whole is the reason for the decision.

PROPOSAL: Application for Listed Building Consent - Works to facilitate conversion and extension of outbuildings to form annex and carport (following partial demolition of outbuildings)

LOCATION: Siva Kennels, The Green, Monk Soham, Suffolk, IP13 7EZ

PARISH: Monk Soham

WARD: Hoxne & Worlingworth

APPLICANT: Mr and Mrs A Muttock

ENVIRONMENTAL IMPACT ASSESSMENT: No

SITE NOTICE DATE:

PRESS DATE: 23/02/2022

BACKGROUND DOCUMENTS

This decision refers to drawing number Location Plan AB201 A received 30/03/2022 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Elevations - Existing AB203 - Received 13/12/2021

Floor Plan - Existing AB202 - Received 13/12/2021

Floor Plan - Proposed AB205 A - Received 13/12/2021

Floor Plan - Proposed AB204 - Received 13/12/2021

Defined Red Line Plan Location Plan AB201 A - Received 30/03/2022

Design Statement Design Statement - Received 13/12/2021

Preliminary Ecological Appraisal - Received 18/02/2022

Elevations - Proposed 206 B - Received 28/03/2022

Block Plan - Proposed 201 A - Received 28/03/2022

The application, plans and documents submitted by the Applicant can be viewed online at www.babergh.gov.uk or www.midsuffolk.gov.uk.

SUMMARY OF CONSULTATIONS

Heritage Team Comments Received - 08/03/2022

I consider that the proposal would cause:

- A low level of less than substantial harm to a designated heritage asset because I consider that the proposed rooflights on the front elevation of the outbuilding would give the building an overly domestic appearance, which would detract from the significance of the listed former farmhouse as the principal residential building on the site historically.

I would recommend that these rooflights are removed.

Minimal harm may occur from other elements of the proposal, but these are considered justified and outweighed by the heritage benefits.

The application proposes the conversion of an outbuilding, consisting of various different elements, within the grounds of Siva Kennels, to form a residential annexe and carport, including partial demolition, alterations and extensions. The heritage concern relates to the potential impact of the works on the significance of Siva Kennels, a Grade II Listed C16 timber framed former farmhouse.

The oldest element of the outbuilding to be converted appears to be the small, rendered, clay lump, pitched roof building in the centre, which may have been a stable or similar originally. Its form is suggestive of a C18-C19 date, and it appears to be depicted on the 1st Edition OS Map of 1884. The age of this range, combined with the use of traditional materials reflective of the local area, are such that I consider it has some historic interest. However, it appears to have had various later alterations, including replacement of some walls with concrete blockwork, and installation of a concrete floor, which reduce its significance – in fact less areas of clay lump walling appear to survive than the submitted plans suggest, based upon a site visit. The other parts of the outbuilding appear to be mid-late C20 additions. I consider they are not of historic interest and are unsympathetic in design and materials to the setting of the listed building. Given the age of the earliest part of this building, and its likely ancillary role to the listed building historically, it is considered reasonable to identify it as potentially curtilage listed. However, the overall historic interest of the building is limited and its contribution to the significance of the listed farmhouse is considered to mainly derive from the overall form of the clay lump range and its connection to historic farming activities.

I have no particular concerns with the proposed change of use of the outbuilding to a residential annexe, providing it remains ancillary in use to the house so as to avoid fragmentation of the farmstead into different planning units. The outbuilding appears to be disused/underused and in need of a new use to preserve its remaining historic interest, which the proposal would provide. Minimal harm may occur from certain physical works, including covering over areas of clay lump walling where it remains exposed internally. However, this seems inevitable in order to convert the building and not sufficient to warrant objection to the principle. The replacement of the roof of the clay lump element may also cause minimal harm, but again its significance is limited, and the roof is in a fairly poor condition, so I again consider this is justified, and I would not require a Structural Engineer's Report to justify this work in this case. I also have no concerns with the slight change to the roof height of the reconstructed roof proposed.

Furthermore, I consider that the proposed replacement structures for the existing C20 parts of the outbuilding would be more sympathetic in character to the setting and thus significance of the farmhouse (though see below regarding rooflights) and thus provide further heritage benefits to justify and outweigh the harm referred to above. This is subject to further details at condition stage.

My main concern with the scheme is the rooflights proposed on the front elevation of the clay lump range, and that on the front of the new carport adjacent. Rooflights are traditionally a domestic detail. Therefore, I consider that their use on an outbuilding that was, and would/should continue to be, ancillary to the main domestic building on the site could appear out of keeping, particularly where they would be prominently located. I consider that they should therefore be limited in size and number, and away from prominent elevations. On this basis, I consider that the rooflights proposed on the front (south) elevation of the

outbuilding, facing directly towards the farmhouse, would discernibly harm the significance of the farmhouse. As it is not obvious that these three rooflights are essential to the conversion, I therefore consider that they should be removed (see below). I am satisfied that the position, size and amount of rooflights on the other elevations would be such that they would be suitably discreet so as to not harm the significance of the listed building. A second rooflight could be added to the rear of the carport element to compensate, though more rooflights on the rear of the clay lump range might result in an overly cluttered appearance.

Conditions - Subject to the above, conditions requiring finishing details should be imposed.

Monk Soham Parish Clerk Comments Received - 10/03/2022

No objection.

SUMMARY OF REPRESENTATIONS

None received.

PLANNING POLICIES

NPPF - National Planning Policy Framework

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

HB01 - Protection of historic buildings

PLANNING HISTORY

REF: DC/21/06720	Householder Application - Conversion and extension of outbuildings to form annex and carport (following partial demolition of outbuildings)	DECISION: PCO
REF: DC/21/06721	Application for Listed Building Consent - Works to facilitate conversion and extension of outbuildings to form annex and carport (following partial demolition of outbuildings)	DECISION: PCO
REF: 0383/13	Demolition of single storey outbuilding and erection of annex structure	DECISION: PNR
REF: 0382/13	Demolition of single storey outbuilding and erection of annex to serve Siva House.	DECISION: GTD
REF: 3595/12	Conversion of existing outbuilding to annex accommodation	DECISION: REC
REF: 2837/06	Demolition of external conservatory and lean to. Erection of conservatory and linked single storey extension.	DECISION: GTD
REF: 2054/06	Demolition of ex conservatory and lean-to. Erection of conservatory and linked single storey extension.	DECISION: GTD

ASSESSMENT

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

Site and Surroundings

Siva Kennels is one of a handful of large, detached farm houses located along 'The Green' which is a dead end road leading off of the road from Monk Soham Green to Kenton Corner. It is an 'L' shaped site with the main dwelling located at the elbow of the site. Siva Kennels, a former farmhouse, is Grade II listed.

Proposal

The application proposes the conversion of a northern (curtilage listed) outbuilding into an ancillary, two bedroom annexe with store and office accommodated in the roof space. Partial demolition, alterations and extensions are proposed to the outbuilding. In addition it is proposed to rebuild a section of the outbuilding to form a three bay carport with office accommodation over to serve the main house. Finishing materials comprise weatherboarding, timber framed windows and pantile roof. The carport is oak framed. The rear (east) elevation incorporates an external staircase.

Vehicle access remains unchanged.

A concurrent planning application 21/06720 is pending consideration.

Amended Plans

Amended plans have been received in response to the concerns raised by the Heritage Team regarding the rooflights.

Heritage Character, Design and Layout

NPPF paragraph 130(c) states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Policy GP01 calls for proposals to, amongst other matters, maintain and enhance the character and appearance of their surroundings.

Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of listed buildings. Policy HB3 requires alterations to listed buildings to be of a high standard of design, detailing materials and construction. Policy HB4 requires extensions to listed buildings to not dominate the original building nor detract from the architectural or historic character of the listed building.

The Heritage Team considers that the harm to the significance of the listed building, and its setting, brought about by the works would be limited. The Team notes that the proposed replacement structures for the existing C20 parts of the outbuilding would be more sympathetic in character to the setting and thus significance of the farmhouse and thus provide further heritage benefits to justify and outweigh the identified harm. The Heritage Team recommends conditions and these are supported, to be included on the concurrent listed building consent.

The Heritage Team raises concern regarding the number of rooflights proposed to the southern side elevation facing the former farmhouse. In response, the applicant has revised the design by omitting all rooflights on this elevation.

The proposal will realise a new long-term function for the retained existing curtilage-listed structure. This is a heritage benefit. The works are sensitively designed. On the whole, the proposal accords with relevant heritage related policies of the development plan.

CONCLUSION

The conversion works have been sensitively designed. The design has been slightly modified to take account of the Heritage team's concerns regarding rooflights. The setting of the listed building, and the character and appearance of the curtilage listed outbuilding, is maintained.

Listed building consent is recommended.

RECOMMENDATION

I have considered Human Rights Act 1998 issues raised in relation to this proposal including matters under Article 8 and the First Protocol. I consider that a proper decision in this case may interfere with human rights under Article 8 and/or the First Protocol. I have taken account of exceptions to Article 8 regarding National Security, Public Safety, Economic and wellbeing of the Country, preventing Crime and Disorder, protection of Health and Morals, protecting the Rights and Freedoms of others. I confirm that the decision taken is necessary, not discriminatory and proportionate in all the circumstances of the case.

RECOMMENDED DECISION:

Approve

CONDITIONS

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission.

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

3. PRIOR TO COMMENCEMENT OF WORKS: BRICKWORK DETAILS

Prior to commencement of works above slab level, details, including manufacturer's literature as appropriate, of bricks to be used in areas of new external plinths, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the heritage significance of the designated heritage asset.

4. PRIOR TO COMMENCEMENT OF WORKS: ROOF COVERING DETAILS

Prior to installation of new roof covering materials, details, including manufacturer's literature as appropriate, of new roof covering materials shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the heritage significance of the designated heritage asset.

5. PRIOR TO FENESTRATION INSTALLATION: FENESTRATION DETAILS

Prior to installation of new fenestration, detailed section drawings, at 1:2, and/or manufacturer's literature, as appropriate, of new fenestration, to show section details shall be submitted to and approved by the Local Planning Authority. These shall be implemented fully as may be approved.

Reason: In the interests of the heritage significance of the designated heritage asset.

6. ONGOING REQUIREMENT: WEATHERBOARDING AND FASCIAS

All new weatherboarding shall be featheredged and all new bargeboards and fascias shall be timber.

Reason: In the interests of the heritage significance of the designated heritage asset.

7. ONGOING REQUIREMENT: CLAY LUMP

All existing clay lump shall be retained where possible, with repairs where necessary to match existing.

Reason: In the interests of the heritage significance of the designated heritage asset.

Case Officer Signature: John Pateman-Gee	Date:
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