

Pratibha Dave

From: Conservation Observations
Sent: 19 January 2021 11:28
To: Andrew Tew
Subject: RE: W/20/2113 - The Old Farm, Quarry Lane, Rowington, Warwick, CV35 7JQ

Hi Andrew,

This response concerns an application submitted for Prior Approval for the change of use of an agricultural building into a dwelling at Old Farm, Rowington. The existing site comprises of a Grade II listed building, known as Old Farm, and curtilage listed outbuildings, with the existing barn located to the south of the main agricultural complex.

In its current form, we are unable to support the proposal as the scheme is considered contrary to the Council's [Historic Building Guidance: Agricultural Buildings and Conversion – Barns](#) SPD and policies HE1, BE1 and BE4 of the Local Plan. The number of proposed new openings (roof lights and windows) is excessive, resulting in a clear departure from the original agricultural characteristics of the site which is also considered harmful to the setting of the listed building. The agent/applicant should consult this guidance in order to gain an understanding of what we would consider acceptable for conversion of agricultural buildings.

The aforementioned SPD explains that barns are an important and valuable feature of the landscape. Their acceptability for conversion will depend firstly upon meeting the Local Plan policy criteria of the District Council where appropriate and secondly upon achieving proper standards of design and appearance. The introduction of inappropriate design elements can be highly destructive to the character, historic fabric and setting of a former barn or agricultural complex. With the exception of the occasional pitching loft, roofs on barns and other agricultural buildings are characterised by their unbroken lines and total lack of any openings. It is essential that this quality is retained in any conversion work. The addition of roof lights can disrupt the visual appearance of the roof; if additional daylight is required, consideration, in the first instance, should be given to using unobtrusive openings in gable ends or utilising existing openings such as pitch holes etc. Roof lights should also be modest in size, located flush with the roof pitch, restricted to the absolute minimum and certainly located below the centre line of the roof slope, preferably in the bottom third and related to the scale of the existing building. Consideration should be given to varying the size and position of any new roof lights to avoid excessive symmetry and produce a more visually appropriate solution. Nothing is so visually obtrusive as the distinctive patches of reflected light produced by a number of inappropriately sized and located roof lights. In some situations it may be appropriate to use an area of patent glazing in lieu of roof lights. With the exception of the main cart doors and ventilation slots, barns are characterised by their lack of openings. Windows in particular are an alien feature and as a consequence their introduction has to be handled with extreme care to avoid adversely affecting the character of the building. New windows should only be located to provide the necessary daylight and not to provide views out, with new openings kept to an absolute minimum.

This is supported by BE4 of the Local Plan which states that proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:

- a) the building is of permanent and substantial construction;
- b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation;
- c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;
- d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and;
- e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

This policy adds that rural buildings are an important element of the local character of the rural area in Warwick District. The Council is keen to support measures that bring vacant or redundant rural buildings back into productive use subject to the nature, scale, form and location of the building and the proposed use. The policy seeks to ensure that the conversion retains the original qualities and features of the building without extensive rebuilding and

alteration. Where proposals include extending rural buildings as part of their conversion, these will not be approved unless it can be demonstrated that the extension is essential for the retention of the building.

In addition, BE1 (Layout and Design) of the Local Plan explains that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate – alongside other requirements, but most relevant for this proposal – that they reflect, respect and reinforce local architectural and historical distinctiveness; enhance and incorporate important existing features into the development; adopt appropriate materials and details. Poor layout and design that does not comply with this policy or any supplementary planning guidance adopted by the Council will be refused.

The application is considered contrary to the aforementioned policy and guidance and we therefore object to the proposal in its current form.

Please do not hesitate to contact us again for further comment.

Kind regards,

Robert Dawson BA (Hons), MA, IHBC
Principal Conservation Officer

Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

Email: Robert.Dawson@warwickdc.gov.uk

From: andrew.tew@warwickdc.gov.uk [mailto:andrew.tew@warwickdc.gov.uk]
Sent: 12 January 2021 16:14
To: Conservation Observations <conservation.observations@warwickdc.gov.uk>
Subject: W/20/2113 - The Old Farm, Quarry Lane, Rowington, Warwick, CV35 7JQ

Dear Sir/Madam

Please see the attached consultation letter (which is in .pdf format), which relates to a planning application at the above site. A copy of the application documents can be found by clicking on the link below.

[Link to on-line application documents](#)

Regards,

Planning Services

Warwick District Council