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Our ref ENQMI/2020/0796

27 August 2020

Dear Mr Garnham

**Location: Markshall Farm Markshall Lane Markshall Norfolk NR14 8QP**

**Proposal: Pre-application advice on proposed conversion of redundant barn to residential - WRITTEN REPLY.**

Thank you for your enquiry. Detailed below are the main planning considerations and planning policies which are relevant to your proposal and an officer's opinion on the likelihood of permission being granted, together with details of how to apply.

#### **Summary of advice**

Providing evidence is submitted to comply with Policy DM2.10 then this is likely a proposal that the council could support.

#### **Constraints associated with the site which may affect your proposal**

Listed Buildings  
Open Country Side  
River Valleys

#### **Relevant Planning History**

2006/1179	Retrospective conversion of barns to residential	Approved
2001/2099	Conversion of barns to 3no residential units	Approved

You can view details of these applications on the planning pages of the Council's website

#### **Officers informal opinion**

##### Principle of the proposal

The site is outside of any development boundary and policy DM1.3 states that permission for development in the Countryside outside of the defined development boundaries will only be



granted where specific Development Management Policies allow.

Policy DM2.10 is Conversion and re-use of buildings in the Countryside for non-agricultural use.

*The change of use and conversion of buildings in the Countryside for Employment Uses (including holiday accommodation) will be supported where the following requirements are met:*

- a) The proposed development should not result in the loss of a farm building suitable for continued agricultural use and which, if its alternative use is permitted, would be likely to result in the construction of a replacement agricultural building;*
- b) The building(s) to be re-used should be standing and of adequate external dimensions to accommodate the proposed use, without the need for the erection of major extensions and additional outbuildings and / or significant changes in materials and appearance that would have a serious adverse impact on the rural characteristics of the original building;*
- c) The development (including associated use of external space and change of use of land) is sympathetic to the setting; and*
- d) Any proposed commercial use (including leisure or retail sales content) should not have an adverse impact or give rise to the dispersal of activity on such a scale as to prejudice the vitality and viability of local rural towns and villages.*

*The conversion of buildings in the Countryside for residential use (Class C3) will only be supported where all the above criteria are satisfied and there is compelling evidence submitted that the building(s):*

- e) Cannot be practically or viably converted for Employment Uses; and*
- f) It is a historic and traditionally constructed building worthy of protection and the proposals will enhance the building and / or the setting of other nearby buildings in the Countryside.*

This policy seeks to achieve an employment use in the first instance and only allows for a residential use where this is proven not to be suitable or viable. In this instance, as the site is surrounded by residential sites and taking account of the size and setting, a large number of employment uses would not be suitable but some could be, including a holiday let.

In order to satisfy this policy evidence would need to be submitted with an application to demonstrate why no employment use, including holiday let, would be viable for this particular site. This is usually done by providing evidence of marketing the property with no resulting viable interest in the employment use and/ or costings that demonstrate that it would not be financially viable to convert the building for an employment use.

#### Design

Joint Core Strategy Policy2, and DM Policy 3.8 promote good design. I have consulted with our design and heritage officer and the following comments have been provided:

*“The photos show that the barn is not that old as a barn structure – the opposite end to the gable parapet end has also been rebuilt so the idea to erect/or reinstate the parapet detail is a valid one. No objection to proposals in principle.”*

#### Impact on neighbours

DM Policy 3.13 relates to the protection of the amenity of neighbouring uses. The proposal re-uses an existing building and given the scale I do not consider a residential use would cause significant harm to neighbour amenity.

#### Impact on the historic environment

DM Policy 4.10 sets out that proposals must have regard to the historic environment and safeguard the setting of such buildings.

#### **Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:**

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the

Secretary of State 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.

The barn is considered to be curtilage listed with the conversion of the three adjacent barns subject to a retrospective listed building application for their conversion under 2006/1179. As such listed building consent would also be required for this proposal if/ when an application is made.

#### Highway safety

DM Policy 3.11 relates to highway safety and DM Policy 3.12 relates to parking. The access used by the three already converted barns is to be used and parking is available on site. Whilst I have no received comment back from NCC Highways I would not anticipate this being an issue.

#### Flood risk, surface water and foul drainage

Policy DM4.2 states that sustainable drainage measures must be fully integrated within designs to manage any surface water arising from development proposals and to minimise the risk of flooding.

The site lies within Flood Zones 1 and therefore is not considered to be at risk from fluvial flooding. Details have not been provided at this stage with regards to drainage but I see no reason why a suitable scheme could not be agreed.

#### Conclusion

Providing evidence is submitted to comply with Policy DM2.10 then this is likely a proposal that the council could support.

Details of the policies referred to above can be seen on the Council's website [www.south-norfolk.gov.uk](http://www.south-norfolk.gov.uk) on the planning pages.

#### **Community Infrastructure Levy**

The council now applies Community Infrastructure Levy (CIL) charging to some forms of new development. The charging schedule and more information on liability can be found here on the Community Infrastructure pages of the Council's web site.

From the information you have submitted, the proposal will be liable for CIL

#### **Consultees**

As part of the planning application, we are likely to consult the following bodies. You may wish to contact them prior to submitting an application :

Highway Authority – Norfolk County Council

#### **How to apply**

The Council's Statement of Community Involvement strongly encourages developers and agents of all application types to engage with the community at the earliest opportunity. Particularly with larger schemes, you are encouraged to contact town/parish councils, local community groups and neighbours at the earliest possible stage. Involvement by all parties allows issues and concerns to be raised as soon as possible, potentially enabling them to be addressed and giving communities the opportunity to shape or influence the development proposals, giving the planning application the best chance of success.

Further information how to apply can be found on the Council's web site under "planning" and "How do I submit a planning application" (<http://www.south-norfolk.gov.uk/how-do-i-submit-planning-application>).

We would encourage you to submit your application on line using the Planning Portal <https://1app.planningportal.co.uk/>. Details of the information needed to complete your application can be found on the Planning pages of the Council's website. You should submit a completed application form, site location plan (to appropriate scale, red line around all of land required for the proposal and sufficient road names/features to easily identify the site), fee and a full set of existing and proposed site, floor and elevation plans as necessary to explain the proposal.

I would highlight that your application should include :

- Design and Access Statement

A CIL Additional Information Requirement Form should be submitted.

Consent under the Building Regulations may be required for the proposal and work should not proceed until any necessary consent has been obtained. Please contact CNC Building Control on (0808 1685041), or [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk) for more information.

You should be aware that any pre-application advice provided by the Local Planning Authority is made at officer level only, and does not constitute a formal decision of the Council. Any views or opinions expressed, are given without prejudice to the consideration by the Council of any formal planning application, which will be subject to wider consultation and publicity.

It should be noted that policies, constraints etc. change from time to time and may affect the advice given. The weight that can be given to pre-application advice may therefore decline over time.

The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosed under the above Act if requested. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosed under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.

The details submitted in the application form and associated information will be stored on computer and will be used to correspond with yourself, and to undertake Council Services. Personal data will be retained for 10 years as part of the lawful processing of the enquiry.

**Your rights** - Under data protection legislation you have the right to request access to, rectification, restriction, or objection to the processing of your personal data, as detailed on our [Data Protection Policy](#). You can contact our Data Protection Officer at e) [right2know@s-norfolk.gov.uk](mailto:right2know@s-norfolk.gov.uk) or t) 01508 533943. You also have the right to lodge a complaint with the regulator, the Information Commissioner's Office.

Please note: Where a fee has been paid for an enquiry, further enquiries in respect of the same project can be made free of charge by the same enquirer who paid the original fee, but only within a period of 6 months from the date of the original advice given and charged for. A fee will be charged for any further enquiry after this time has elapsed.

Yours sincerely

**Martin Clark**  
**Planning Officer**