

Planning and Sustainable Development
Cornwall Council
County Hall
Truro
Cornwall
TR1 3AY

LTR/0374 - 01
30 July 2020

Dear Sir / Madam

Trethevy Barn, South Petherwin. PL15 7JL : Conversion / Replacement of Barn to Dwelling

Please find attached a Pre-Planning Application Enquiry for the conversion or replacement of an existing barn adjacent to Trethevy Barn to create a new dwelling. We would like to enquire if Cornwall will support the proposal to either convert the barn to a single dwelling either under a Class Q Prior Approval or a Full Application. Alternatively, and probably the better solution for the location would be to replace the barn with a new dwelling as shown on the submitted sketches.

The barn sits within an old farmyard setting and the rest of the barns were converted to dwellings in 2004 under planning permission 2004/00350, however, this particular barn remains untouched. Consent was given in 2007 (E1/2007/00149) to use the barn as an internal equestrian arena but it is our understanding this was never carried out. In 2016 planning permission was given to use part of the barn as a garage ancillary to Trethevy Barn (PA16/00101).

The old cattle shed itself is extremely large and on the cusp of the 465sqm Class Q criteria as a footprint as well as being two-stories high. It consists of a steel portal frame with a profiled sheet roof while the walls have rendered block work at low level and open boarding above. The floor is solid concrete. We believe it would qualify under Class Q as a Prior Approval conversion to dwelling but would seek Cornwall Council's (CC) confirmation that it is still classed as agricultural and if detailed drawings prove it is just over 465sqm would CC allow part of the structure say 1 bay of the steel portals to be removed. If the building failed these tests then we would like to enquire if CC would support the conversion to a dwelling under the reuse of an existing redundant building particularly given that part is currently in use as a garage. At least as a conversion under these criteria the materials could be changed to provide a more attractive building that is in keeping with the setting and the other adjacent dwellings.

Even if CC are happy with the principle of conversion under Class Q or the Reuse of an Existing Building, we believe the best solution for this particular barn would be to replace it with a new dwelling. The existing structure is very large and quite over bearing to the setting of the adjacent dwellings and their amenity spaces. The other barns that have been converted to dwellings are all traditional stone barns whereas the cattle shed is of more modern construction. Due to the natural gradients of the site its location means it sits much higher in the landscape making it more overbearing and making it stand out in the wider setting particularly as it sits on the side of a valley.

We have included two potential indicative options for the setting of a replacement dwelling as we feel in terms of scale and position, a new dwelling would be more sympathetic and a betterment to both the immediate and wider setting. Option A sets the dwelling within the footprint of the barn but pushes it back to the southeast away from the existing dwellings. It is proposed that the front of the barn is replaced with a more in keeping and sympathetic single-storey garage / storage building for Trethevy Barn which will also provide physical privacy / screening to the new dwelling. Alternatively,

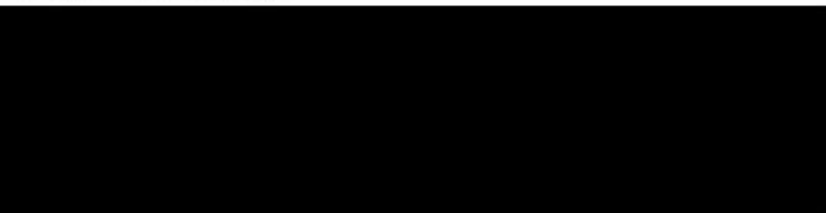
Option B shows the new dwelling in the small paddock to the north with a new access off the existing driveway slightly higher up.

If CC are happy with the principle of replacing the barn with a dwelling we would also seek their advice on the scale. The two options show the indicative scale of a 4/5 bedroom property at a scale of 1.5 stories which is in keeping with the more recent barn conversions but the original farmhouse is two-storey in height. In terms of design, the new dwelling would be designed perhaps as a cluster of structures as shown on the site plan options mimicking a small farmyard setting with a 'public' courtyard setting to the front and a more 'private' courtyard setting to the rear. The structures would then use a palette of traditional materials typically found in such a setting so natural stone, rendered walls and timber cladding all beneath a natural slate roof.

The sketch options shown that there would be no immediate neighbours so there will be no issues of privacy or overlooking. The replacement of the barn with a new dwelling of a much smaller scale will also be a betterment to both the existing dwellings and their amenity spaces as well as the wider setting. Similarly, the removal of such a large unattractive structure in the rural setting will also be a vast improvement to the setting with a sympathetically designed and positioned new dwelling. The existing access is from a no through road so there are no highway issues. At the same time its junction with the road has good visibility in both directions. I suppose one final question would be, given the size of the barn to be replaced, would CC support both site plan options allowing two houses to replace the existing barn?

If you have any questions or require additional information, please do not hesitate to contact us. In the meantime could you please forward details of how the applicant can pay £320 Council Fee to include a site visit and meeting?

Yours sincerely



Gareth Williams **RIBA**
Director | GW Architects Ltd