

Alexandra Battle

From: Joseph Freegard
Sent: 01 September 2022 16:27
To: Dave Askwith
Cc: Planning; Michael Tagg; Jamie Wignall
Subject: 22/01045/FUL

Hi Dave/Planning

This application for 'Change of Use of Agricultural Buildings into Two Dwellings with Associated Building Operations' at Forwood Farm on Wood Lane in Treswell is a re-submission of application 21/01255/FUL. Conservation objected to application 21/01255/FUL for the following reason:

'The demolition of the cart sheds, stables, south east facing gable of the threshing barn and several historic features would result in the loss of several important parts of this non-designated heritage asset. The proposed two storey structure would be excessive in scale and would fail to remain subservient to the threshing barn, and many of the proposed new windows and doors would be domestic in appearance and out of character on this agricultural range. The level of harm outlined above would outweigh any other matters in this instance and there is no clear and convincing justification for the harm caused. As such, this application is contrary to Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy DM8 of the Bassetlaw Core Strategy (December 2011) and Paragraphs 189, 194, 195, 197, 203 & 206 of the NPPF (July 2021)'.

Conversion of the linear range

These revised proposals have addressed some of the concerns previously raised. New window and door openings have been kept to a minimum and the proposed fenestration largely comprises agricultural hopper style windows, and stable or cartshed style doors with five rooflights. These are likely to be acceptable, subject to full details being agreed. A modest extension to the north west facing elevation is proposed with mock cartshed opening and agricultural hopper style window above, but this would have minimal impact subject to materials and fenestration being agreed. However, a diamond ventilation slit to the south west facing elevation is proposed to be replaced by a window and it still appears that the south east facing gable end is to be re-built and extended slightly. This would result in the loss of features of significance, and the proposed ground floor openings within this extended gable end are considered to be very much domestic in appearance and would therefore be out of character on this agricultural range. These matters are a cause for concern, the level of harm caused would outweigh any other matters for NPPF purposes and there is no clear and convincing justification for the harm caused. As such, it is considered that amendments are required. It is suggested that all of the diamond shaped vents should be retained and internally glazed and that the existing south east facing gable end should be retained and repaired/re-built as necessary with appropriate agricultural style fenestration. Full details of any repair and rebuilding works would be required for consideration.

Cart sheds and stables

This current application still proposes the demolition of the cart sheds and the part demolition of the stables. The cart sheds are proposed to be replaced by a larger single storey garage building in reclaimed red brick with a pitched clay pantile roof. Three vertically boarded timber garage doors and two vertically boarded pedestrian doors are proposed to the north east facing elevation, and these would have segmental arches above. All other elevations would be blank, and the structure would have three rooflights and corbelled eaves. The stables are now proposed to be replaced by a one and a half storey structure rather than a two storey structure, which would also be in reclaimed red brick with a pitched clay pantile roof. The timber posts to the north west facing elevation would be replaced by a brick wall with timber boarded mock cartshed openings containing hopper style windows and a door. A mock cartshed opening and agricultural hopper style window are proposed to the south west facing gable, and three agricultural hopper style windows with shutters are proposed to the south east facing elevation. The structure would have eight rooflights, corbelled eaves and segmental arches to the windows and doors. Although the

structural survey submitted with this application does not state that these structures must be demolished, it is considered that the proposed replacement structures would be largely appropriate in terms of appearance subject to further details in relation to materials, windows and doors and other matters being agreed. On balance for NPPF purposes, it is considered that the benefits of bringing this agricultural range back into use would outweigh the harm caused by the demolition and replacement of the cart sheds and stables. As such, these aspects of the application are considered to be acceptable from a Conservation perspective subject to the aforementioned matters being agreed.

Recommendation

Amendments required: In accordance with the above comments, it is considered that amendments are required in relation to the conversion of the linear range.

In reaching the above views, Conservation has had regard to:

- Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- Policy DM8 of the Bassetlaw Core Strategy (December 2011);
- Paragraphs 189, 194, 195, 197, 203 & 206 of the NPPF (July 2021).

Thanks, Joe.

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