

9th December 2022

Planning Services
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Application for Planning Permission and Listed Building Consent for demolition of existing porch and construction of a new bay window, porch, swimming pool and pool house and various internal and external alterations to Manor Farmhouse, Manor Farm, Buckle Street, Upper Slaughter, GL54 2JJ

Dear Sir / Madam

RAW Planning Ltd is instructed to submit a Planning and Listed Building Consent application for the demolition of existing porch and construction of a new bay window, porch, swimming pool and pool house and various internal and external alterations to Manor Farmhouse, Manor Farm, Buckle Street, Upper Slaughter, GL54 2JJ.

As part of the application the following plans and documents are submitted:

- Relevant completed application form
- Design and Access Statement
- Heritage Statement
- Site Location Plan (2202/00)
- Existing and Proposed Site Plan (2202/001)
- Existing Ground Floor Plan (2202/010)
- Proposed Ground Floor Plan (2202/110)
- Existing First Floor Plan (2202/011)
- Proposed First Floor Plan (2202/111)
- As existing and Proposed Roof Plan (2202/112)
- Ground Floor Plan – Proposed Demolition (2202/015)
- First Floor Plan – Proposed Demolition (2202/016)
- As existing / demolition Roof Plan (2202/017)
- Existing and Proposed South Elevation (2202/118)
- Existing and Proposed North Elevation (2202/119)
- Existing and Proposed East Elevation (2202/120)
- Existing and Proposed West Elevation (2202/121)
- Existing and Proposed Internal Elevations 1 of 2 (2202/122)
- Existing and Proposed Internal Elevations 2 of 2 (2202/123)
- Proposed Pool Hut Plans and Elevations (2202/125)
- Site photos as existing (2202/PH1-3)
- Selectglaze secondary glazing image
- Existing Landscape Plan (LAN-MP-10-004 rev A)
- Proposed Landscape Plan (LAN-MP-00-009 rev A)
- Proposed Levels Plan (MAN-MP-10-010 rev A)
- Proposed Planting Plan (MAN-MP-10-012 rev A)

- Landscaping Retention and Removal Plan (LAN-MP-10-012 rev A)

The application fee of £206 has been paid via the Planning Portal.

Application Site

Manor Farm is located approximately 500m south west of the village of Upper Slaughter and 2.5km west of Bourton-on-the-Water and the A429 (Fosse Way) on the north east side of Buckle Street. The farmhouse is Grade II Listed and forms part of a wider model farmstead that dates back to 1910. The wider model farmstead comprises 4 residential cottages and a range of former agricultural buildings that are largely in a variety of commercial uses.

A full description of the Farmhouse is provided in Section 4 of the accompanying Heritage Statement and photos of the application site are submitted as part of the package of plans.

Application Proposals

Section 7 of the accompanying Design and Access Statement sets out a detailed breakdown of the application proposals.

Planning and Listed Building Consent (LPA ref's: 21/01467/FUL and 21/01468/LBC) was granted on 28th September 2022 for the demolition of existing porch and construction of two new bay windows, rear porch, swimming pool and pool house. The applications were submitted by the previous owner of the property albeit granted when under the current ownership. The proposals for the new pool and pool house are similar to the approved proposals, with minor changes to internal layout of the pool house. The proposals for the Farmhouse are similar in scope and scale, both including the demolition of an existing porch and construction of a new bay window, with some differences in the arrangement of internal spaces and reconfiguration of external fenestration to the preference of the current owner.

Relevant Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration that attracts significant weight.

The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66(1) and 72(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings.

The Development Plan

The Development Plan comprises the Cotswold Local Plan (2011-2031) adopted in August 2018.

The key policies that will be relevant to the proposals are set out below:

Policy EN1 (Built, Natural and Historic Environment) requires new development, where appropriate to promote the protection, conservation and enhancement of the historic and natural environment.

Policy EN4 (The Wider Natural and Historic Landscape) states that proposals will be permitted where they do not have a significant detrimental impact on the natural and historic landscape of the Cotswold District and requires proposals to take account of landscape and historic landscape character, visual quality and local distinctiveness. Proposals will be expected to enhance, restore and better manage the natural and historic landscape.

Policy EN5 (Cotswolds Area of Outstanding Natural Beauty) states that in determining development proposals within the AONB the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

Policy EN10 (Historic Environment: Designated Heritage Assets) states that in considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation and the more important the asset, the greater the weight should be.

The National planning Policy Framework (NPPF)

The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. A third version of the NPPF was published in July 2021.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection.

Planning / Heritage Assessment

Design and Effect on a Listed Building

As set out above the farmhouse was subject of Planning Permission and Listed Building Consent granted in September this year. The permissions related to the demolition of existing porch, construction of bay windows, rear porch and swimming pool and pool house, similar to those proposed as part of this application.

The Officers reports for the Planning Permission and Listed Building Consent concluded in relation to 'design and effect on a Listed Building' that:

"Concerning the proposed pool and pool house, the dwelling is large and of fairly high status and there are no objections to a swimming pool, set within the enclosed area of garden. The proposed pool house is of a modest scale, proportionate to the site and will incorporate a simple design and in keeping material finish. This element of the scheme is considered to be acceptable.

The application proposes removing a mid-C20 porch which is not objectionable. A new porch and bay window are proposed to be added to the 1997 extension. The additions would not be intrusive in terms of their scale and design....

The scheme also includes alterations to the entrance drive and parking area. The structures proposed for demolition are of a modern construction, with the exception of the wall screening the oil tank which is historic and being retained.

Overall, it is considered that the proposed development will preserve the significance of the designated heritage asset, and is acceptable in this regard”.

The swimming pool proposed as part of this application is smaller than that previously permitted reducing its level of impact. The pool house would be the same size as that permitted but has been re-designed to be more in keeping with the farmhouse reflecting an outbuilding associated with the farmhouse.

The existing porch has previously been granted consent to be demolished. A new porch at the north east corner of the dwelling has previously been granted consent. The proposed porch would be in the same location and broadly the same in terms of scale and form and the proposed materials would be in keeping with the existing farmhouse. The new porch would not be intrusive in terms of its scale and design consistent with Officers previous conclusions.

The Officers Reports for the extant Planning Permission and Listed Building Consent did not refer to the permitted internal alterations. The Heritage Statement accompanying this application advises that the internal alterations mostly affect those parts of the house which are later extensions where the fabric and plan form is of little if any significance. Whilst the proposals involve some minimal loss of historic fabric by the opening up of spaces in secondary areas of the building, the more significant principal rooms will remain unaffected. Furthermore, the original proportions of one of the first floor principal bedrooms will be reinstated by the removal of later subdivisions and the reinstatement of a chimneypiece. The Heritage Statement goes onto conclude that the internal changes proposed will not harm any historic fabric or plan form and as such the internal changes are considered to have no greater impact on the historic fabric than the permitted alterations.

Externally, the existing driveway is proposed to be retained and the previously approved large parking area would no longer be created favouring retention and a small enlargement of the existing parking area. A fruit orchard is proposed to be planted either side of the entrance driveway which will further soften the hard landscaping and better visually separate the parking area from the historic part of the building.

To the west of the farmhouse (adjacent to Buckle Street) the landscape setting of the farmhouse will also be enhanced compared to the extant consents with the removal of the post 1950's high dense hedging and curved terraced wall to reinstate a more open setting across the paddock area. A more appropriate hedge of native species will be planted to the rear of the boundary wall adjacent to the road which itself will be carefully restored and raised in height to 1.2m.

The accompanying Heritage Statement concludes that there will be no harm caused to the significance of the Listed Building. The application proposals will therefore comply with Local Plan policies EN1, EN4 and EN10 as well as the NPPF in so far as it relates to the conservation and enhancement of the historic environment.

Impact on the Cotswolds Area of Outstanding Natural Beauty

The Officers report for the extant planning permission and Listed Building Consent applications concluded in relation to 'impact on the Cotswolds AONB' that:

“The proposed single storey pool house and swimming pool would be constructed to the north east of the existing building, retained within the established residential curtilage. The proposed porches and

bay window will share a close relationship with the existing built form of the dwelling, result in modest projections beyond the existing external envelope. Subsequently, the scheme would not result in any encroachment or urban built form into the open countryside. The proposed works of demolition will not impact the existing boundary treatments and will appear sympathetic to the existing landscape. Overall, it is considered that the proposed development will preserve the special qualities of the AONB and is acceptable in this regard”.

As set out above landscape enhancements are proposed as part of this application, including the planting of a fruit orchard either side of the entrance driveway together with the removal of the post 1950's high dense hedging and its replacement with an appropriate hedge of native species. These enhancements will both conserve and enhance the contribution the site makes to the natural beauty of the AONB in accordance with Local Plan Policy EN5.

Summary and Conclusion

Planning permission and listed building consent is sought for the demolition of existing porch and construction of a new bay window, porch, swimming pool and pool house, various internal and external alterations at Manor Farmhouse, Manor Farm, Buckle Street, Upper Slaughter, GL54 2JJ.

The applications follow the granting of planning permission and listed building consent in September this year for similar proposals submitted by the previous owner. The proposals are largely reflective of those subject of the extant consents but with more sensitive alterations proposed in places. The accompanying Heritage Statement concludes that there would be a minimal and neutral impact on the significance of the farmhouse and its setting. The proposals are also considered to both conserve and enhance the contribution the site makes to the landscape beauty of the AONB.

The proposals therefore fully comply with relevant policies of the Cotswold Local plan and the NPPF.

I trust that the application can be registered on the basis of the above and enclosed plans and documents, however if you require any further information please do not hesitate to contact me.

Yours sincerely

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