



**Supporting and Heritage
Statement**
to accompany planning application

**At: The Old Workshop
Sloley Road
Sloley
NR12 8HA**

For: Garden room and fence (retrospective)

Ref: 004222/GR/SHS

01/08/2023

On behalf of: Mr and Mrs Harper Gray

Author: Dr Michelle Lyon BSc(hons) PGCert PGDip DProf MRTPI FHEA



Contents

Introduction	3
Proposal	3
Description of Site	3
Relevant Planning History	3
Main Relevant Policy	4
Assessment	5
Conclusion	9
Appendix 1	10
Appendix 2	11
Appendix 3	13

Introduction

This Supporting and Heritage Statement is to accompany a planning application to North Norfolk District Council for: Garden room and fence (retrospective). At The Old Workshop, Sloley Road, Sloley, NR12 8HA.

Proposal

The application seeks planning permission for retention of the existing garden room.

The application seeks planning permission for retention of the existing fence with the following amendments:

- Replace the existing timber slatted panels with traditional feather edge slated boards (the existing steel panel would be retained)

Description of Site

The site is located on the north side of Sloley Road, Sloley. The existing former barn forms part of a complex of former barns being converted to dwellings.

The application property has been converted to a dwelling and is occupied as such. The L shaped dwelling comprising an east-west wing with a north-south wing to the north, is set back from the road behind a U shaped former barn that is now in residential use. The garden to the application dwelling is to the north of the east-west range and contains a pond and mature tree. The site is accessed from Sloley Road to the south of the dwelling.

There are two outbuildings at the site, one to the east of the east-west wing and the other immediately to the east of the north-south wing. This application relates to the latter. The former is the subject of a separate planning application.

The site is part of a complex of adjoined barns, some of which are Grade II Listed. The associated Sloley Old Hall is Grade II Listed. The former barn that is now a dwelling at the application site is curtilage listed. The garden room was recently constructed and is not a listed building.

Relevant Planning History

PF/23/0929: Retention of garage (retrospective) with external alterations. Pending consideration.

PF/22/1909: Conversion of barn to dwelling (retrospective). Approved January 2023.
LA/22/1910: Retention of internal and external alterations to facilitate conversion of barn to Dwelling. Approved January 2023.

RV/21/1804: Variation of Conditions 2 (approved plans and documents) and 11 (obscure glazing) of planning permission PF/20/0537 (Conversion of barns to 5no. dwellings) to allow construction of mezzanine floor with staircase in Barns 1 and 2. The applicant was Worstead Land & Developments Ltd and Certificate A was signed.

PF/20/0537: Conversion of barns to 5no. dwellings. Approved December 2020
LA/20/0538: Internal and external works to facilitate conversion of a complex of barns to 5 dwellings. Approved Dec 2020.
CD/21/1680: Discharge of Conditions 5 (windows and doors), 6 (materials), 15 (highway plan) and 23 (external lighting) of planning permission PF/20/0537. Approved November 2021.
CD/21/1625: Discharge of Conditions 5 (windows and doors) and 6 (materials) of listed building consent LA/20/0538. Condit 5 details approved. Approved November 2021.

PF/17/0495: Conversion of barns to 5 dwellings. Approved June 2017.
LA/17/0496: Internal and external alterations to facilitate conversion of a complex of barns into 5 dwellings. Approved May 2017.
CDA/17/0495: Discharge of conditions 15(offsite highway improvement works), 19(method statement for protected species), 20(landscaping), 22(arboricultural method statement and tree protection) of planning permission PF/17/0495. Approved June 2018.

Main Relevant Policy

National Planning Policy Framework (NPPF) 2021

16. Conserving and enhancing the historic environment

North Norfolk Local Development Framework Core Strategy Incorporating Development Control Policies 2008

SS1 Spatial Strategy for North Norfolk

SS2 Development in the Countryside

HO8 House Extensions and Replacement Dwellings in the Countryside

HO9 Conversion and re-use of rural buildings as dwellings

EN2 Protection and Enhancement of Landscape and Settlement Character

EN4 Design

EN8 Protecting and enhancing the historic environment

North Norfolk Local Development Framework Design Guide Supplementary Planning Document 2008

Draft North Norfolk Design Guide 2019

North Norfolk Landscape Character Assessment Supplementary Planning Document January 2021

LPF1 Low Plains Farmland

Assessment

Heritage

Garden Room

The barn at the site which has been converted to a dwelling is curtilage listed. Two outbuildings have been constructed within the curtilage of the dwelling. One is a garden room and the other a garage. Both of the outbuildings are detached from the former barns and therefore do not impact the fabric of the listed buildings. However, they do impact the setting of the listed buildings. The garden room is the subject of this application and the garage is the subject of a separate planning application.

The garden room is located to the east of the north south wing and is within the garden of the dwelling. The garden room is subservient to the former barn it is adjacent to, the roof materials are in keeping with the barn complex and the walls have a material typical of rural outbuildings.

The garden room is not in front of any 'principle' listed building. It is located alongside the curtilage listed former barn which the Conservation and Design Officer described as "*of relatively limited significance and is not a 'principal' listed building*" in their consultation response to planning application ref: PF/22/1909. Consequently, the ability to view the gable of the nearby grade II listed barn is maintained.

The garden room originally formed part of planning application PF/22/1909, but was withdrawn from that application prior to determination. However, this was after the consultation response from the Conservation and Design Officer was received, which stated the following about the existing garden room:

- *"By virtue of its form, design and position on site, the existing garden room...introduces unwanted domesticity into the agrarian setting, ...would block and impinge upon views of the main barn group, and in particular the grade II listed Barn 2 which lies immediately behind."*

In response to the above comment the applicant has considered options for amending the form and design of the existing garden room by drawing on inspiration from the existing agrarian barns and setting. However, the result of this review is that the amendments considered would make the building appear more prominent and less subservient than the existing garden room building which has been designed to the minimum size requirements for its purpose, and in this sense is a functional response to a requirement in the same way that historic barns were often a functional response to the requirements at the time. At Appendix 1 is a scheme that was drawn up. Although this creates a flint gable adjacent to the grade II listed gable, for the reasons stated it has been chosen to apply for the existing building rather than the scheme in Appendix 1. However, if the LPA consider that the scheme in appendix 1 is preferable to the existing building then the applicant would be happy to submit this as revised plans or make a separate application for that scheme. A further alternative that was considered was to retain the existing roof and timber gables and replace the east elevation with brick and flint to match the wall of The Old Workshop that is immediately to the west of the garden room. This would result in the pallet of materials visible from an easterly direction being similar to those of the former barns. As this only affected materials the scheme has not been drawn up. However, if the LPA consider that the change of materials to the east elevation is preferable to the existing timber cladding

then the applicant would be happy to submit this as revised plans or make a separate application for that scheme

Fence

The existing fence is along a north-south alignment and is effectively three panels projecting from the middle of the north elevation of the garden room. The Conservation and Design Officer commented at the time of planning application PF/22/1909 that the fence: *“has even more of a residential flavour and merely exacerbates the impact”* of the neighbours willow fence that runs along the west boundary of The Old Workshop and which was considered by the Conservation Officer to have *“introduced unwelcome solidity and discordant domesticity and bears no relation to the post and rail fence which was approved under ref CDA/17/0495”*.

In response to this the applicant accepts that the form of timber slats on the fence panelling is modern and not traditional and therefore proposes as part of this application to replace these panels with more traditional boards. The applicant would also be happy to consider any alternative panelling that the LPA may prefer. The reason why some form of fence needs to be retained in this location is set out under the residential amenity section below.

The proposal as submitted seeks to only remove the modern appearance of the fence and to retain what material is possible in the interest of conserving resources and reducing waste. Keeping the posts and metal panel whilst replacing the timber slats will reduce the additional material now required whilst altering the appearance of the fence. However, should the LPA consider that a different form of fence or materials would be preferable the applicant will consider any suggestions made with a view to achieving approval for this privacy screen.

The applicant has planted in front of the fencing such that views of the fence are softened which also means that when the gable of The Hayloft is viewed from the east that view includes the planting in the foreground. A picture of the planting is included at Appendix 3.

Whilst the planning permission being sought for the fence is a permanent permission, any fence is of more impermanent type construction. The fence is not attached to a listed building and could relatively easily be removed or replaced with an alternative in the future.

Residential Amenity

Garden Room

The garden room is single storey and sufficiently far from neighbouring dwellings not to adversely impact the residential amenity of the occupiers of the neighbouring dwellings.

The garden room is located between the openings in the east facing gable of The Hayloft and the living areas of The Old Workshop dwellinghouse as well as some of its garden area. Therefore, the garden room provides a sense of privacy to these parts of The Old Workshop. Without the garden room some further screening of the openings in The Hayloft will be required to provide the private amenity space and living

areas of The Old Workshop with the level of privacy available at the time of purchase when there were no openings in the east gable of The Hayloft.

Fence

When planning permission was granted for the overall barn complex under Ref: PF/20/0537 the scheme showed the gable of The Hayloft as having some slots in the roof void part of the gable. There were no windows in that gable and no floor above ground floor. That approval also included a garden boundary between what is now The Old Workshop and The Hayloft that ran diagonally in a north east direction from the junction of the two properties. The approved landscaping plans show this boundary to be post and wire or post and rail. The applicant was not involved in this application

The applicant subsequently purchased The Old Workshop property from the developer as a converted barn with two outbuildings (garage and garden room) and the garden boundary as delineated by the red line site location plan submitted with this current application. At this point there were no openings in the east gable of The Hayloft.

Subsequent to the applicants purchase of The Old Workshop, The Hayloft gained planning permission under ref: RV/21/1804 for mezzanine floors within the building, double doors at ground floor level in the east facing gable and a first floor obscure glazed window in the east facing gable. The plans submitted with that application continued to show the garden boundary between The Hayloft and The Old Workshop to be the same as that approved under ref: PF/20/0537 even though at that point in time the applicants had already purchased The Old Workshop with the larger garden delineated by the red line submitted with this current application. In addition, although application RV/21/1804 relates to same complex of barns as PF/20/0537, application RV/21/1804 was accompanied by Certificate A in the name of Worstead Land and developments Ltd and notice was not served on the owners The Old Workshop despite the applicants for this current garden room application having already purchased The Old Workshop from Worstead Land and Developments Ltd at that point in time. The applicant for this current garden room application made a representation on application ref: RV/21/1804 in which they raised concerns about the impact of the proposal on their privacy and made suggestions for a ground floor door to be provided on the west side. A door and window have been inserted into the east facing gable of The Hayloft.

Solely as a response to the installation of the ground floor door, the applicant erected the privacy screen (fence) now being applied for. Upon the applicant realising that not all the development on their property benefited from planning permission they proactively sought to regularise the situation. Application ref: PF/22/1909 was submitted. Following a proposed amendment to the fence and comments from the Conservation Officer and Case Officer the fence was withdrawn from that application with a view to further negotiation. A timeline of the relevant correspondence on this matter is included at Appendix 2. At the time the Case Officer suggested that the *“LPA is happy to discuss suitable approaches with you”*.

Unfortunately, when the LPA were emailed to ask for some further clarity about their concerns with the fence to assist with finding a suitable approach for the privacy screen, the response received indicated that the LPA did not accept the principle of a

privacy screen in this location and left it to the applicant to continue suggesting ideas to see if they were accepted or rejected by the LPA. It also appeared from the response that the LPA think the boundary between The Hayloft and The Old Workshop was moved after the openings were installed in The Hayloft. However, email correspondence previously sent to the LPA stated that the openings had been granted planning permission and installed after the applicants had moved into The Old Workshop which they had purchased with the extent of garden delineated by the red line submitted with PF/22/1909 and this current garden room application. Given the LPA are not accepting the need for privacy between properties and have not provided the clarity requested about the concerns with the existing fence it was considered that continually submitting alternative material ideas for consideration as suggested was not going to address the LPAs stance. Consequently, this application aims to establish the principle of the need for privacy between dwellings, once the principle of privacy between properties is established then hopefully there can be a discussion about what form that privacy screen takes and the applicant will be happy to amend the application to a form of privacy screen that is likely to be acceptable to LPA.

The insertion of the openings in the gable end of The Hayloft has created an inter overlooking issue between the private amenity space of The Old Workshop and the interior of The Hayloft. The boundary treatment approved under ref: PF/20/0537 for the diagonal boundary between The Hayloft and The Old Workshop was a post and rail fence or a post and wire fence. This would not have prevented inter-overlooking between The Hayloft and The Old Workshop that has resulted from the insertion of the openings in the east facing gable of The Hayloft. Therefore, some enhancement of the boundary would have been necessary to ensure privacy between the properties.

Moving the boundary between The Hayloft and The old Workshop to a north south alignment follows the alignment of the barns. Therefore, this arrangement could be considered to be an improvement to the diagonal north east boundary previously approved. Whilst this moves the boundary closer to The Hayloft it does not in itself alter the potential for the inter-overlooking created by the openings in the east facing gable of The Hayloft. To mitigate the overlooking created there needs to be some form of solid screening at some point between the gable windows of The Hayloft and the private amenity area of The Old Workshop.

The Hayloft has a willow fence along the north south boundary. The Conservation Officer objects to that fence. Therefore, there is uncertainty about whether this will be retained. This structure is not within the control of the applicants and therefore does not enable them to secure their own privacy. That fence is lower than the height of the opening. By virtue of the pond at The Old Workshop there is a levels difference between The Hayloft and the garden of The Old Workshop resulting in the ground floor opening of The Hayloft being above ground height of some of The Old Workshop garden.

The three fence panels (two timber and one steel) that the applicant has erected are the minimum required to provide the necessary screening and maintain privacy for the applicants. They have not sought to erect a screening along the whole boundary. The applicant had no intention of having a fence in this location, but felt they had no option once The Hayloft windows were installed. If the materials of this fence are not acceptable then something else is required. The applicant is happy to consider all

options for permanent solid screening and would be willing to discuss alternatives with the LPA. The applicant would prefer not to have a hedge because of the time it takes to grow and the inter-overlooking issue already exists and would persist while the planting grows. If vegetation is the only option then the applicant would need to request temporary retention of fence while hedge grows. The applicant has provided planting to the east of the fence. This planting will soften the appearance of the fence and assists in blending the built form into the landscape.

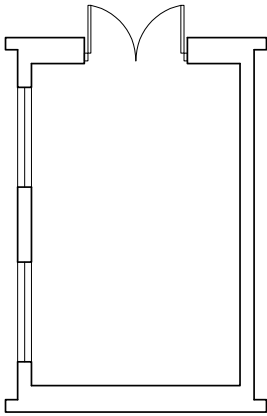
Conclusion

The garden room building has been designed to the minimum size requirements for its purpose, and in this sense is a functional response to a requirement in the same way that historic barns were often a functional response to the requirements at the time. The primary purpose of the fence that projects from the north of the garden room is to address the loss of privacy created by the openings inserted into the east facing gable of the neighbouring dwelling.

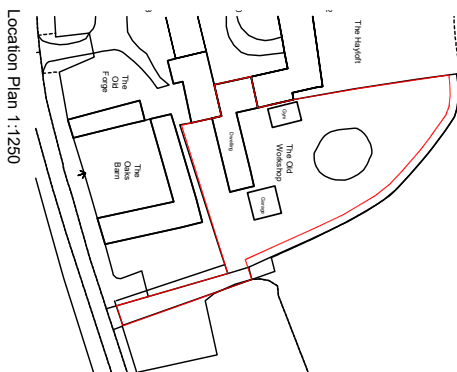
Appendix 1

Alternative scheme considered and discounted

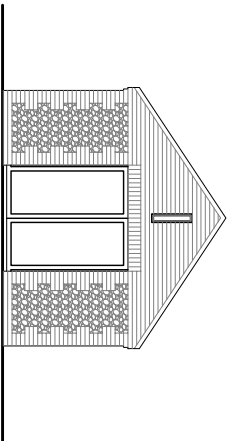
Gym proposal at The Old Workshop, Sibley



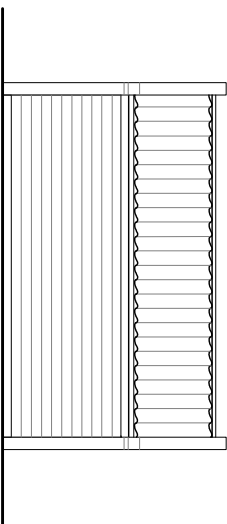
Plan 1:100 @ A4



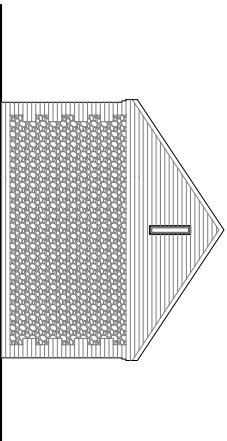
Location Plan 1:1250



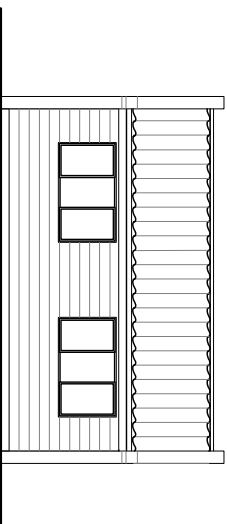
South Elevation 1:100



West Elevation 1:100



North Elevation 1:100



East Elevation 1:100



The Studio, St Peters Road
 Stratford-upon-Avon
 CV37 6BY
 www.smg-architects.co.uk
 info@smg-architects.co.uk
 01543 854422

All drawings are to be adopted as the final design and the architect's liability is limited to the professional services only. The drawings and specifications may be subject to change without notice. The drawings and specifications shall be the responsibility of the client.

Job Title: Garage at The Old Workshop

Client: Smgy

Architect: Mr & Mrs Harper Gray

Group Title: Proposed Gym Plan and Elevations

Job No.	Drawn by	Checked by
23/11/03	Mr	Mr
Drawn No.	Rev	Date
Pl_01	-	14/03/03



Appendix 2

Timeline of correspondence regarding fence north of garden room from PF/22/1909

01/11/22	Email to LPA requesting EoT to enable applicant to consider comments of conservation officer and address the concerns raised.
09/11/22	Email from LPA, can agree to an EoT.
15/11/22	Email to LPA, applicant happy to consider amendment to fence. Explained why fence needed. Suggested negotiate acceptable privacy solution regarding fence. Offered to submit suggestions for fence.
01/12/22	Email from LPA requested amendments submitted by 15/12/22.
02/12/22	Email to LPA, noted points in email of 15/11/22 have not been replied to. Assume from the suggestion of amended plans submission that the way forward proposed will have a positive impact on the current application.
05/12/22	Email from LPA stating did not receive email of 15/11/22 and requested a copy.
05/12/22	Email of 15/11/22 resent.
05/12/22	Email from LPA that resent 15/11/22 email received.
12/12/22	Email from Case Officer, suggestions in email of 15/11/22 have been discussed with Conservation Officer and would provide opportunity to try and overcome issue surrounding boundary screening. Request applicant submit some suggestions regarding boundary screening. Subject to removal of outbuildings and agreeing revised boundary screening application can hopefully be positively considered.
22/12/22	Fencing proposal sent to LPA: retain the steel panel in the centre and replace the wooden slats either side with horizontal larch 175mm deep boards to be left natural to allow the larch to fade to grey. Photo of board and arrangement was included.
05/01/23	Email from LPA. Still some concerns with the overall approach. Suggest fence be removed form application and boundary screening be resubmitted with householder application for outbuilding. LPA is happy to discuss suitable approaches with you.
05/01/23	Email to LPA agreeing way forward and noting that LPA response to the fence behind the garden room is disappointing given that this fence was only made necessary as a result of the LPA approving the new openings in the gable of the neighbouring barn.
25/01/23	Email to LPA asking if LPA able to offer any guidance regarding what boundary screening would be acceptable or more clarity about why the existing and proposed alternative are not deemed acceptable. For example, is the concern based on the materials? the form of the materials? the arrangement of the materials? or a combination? Repeating that the boundary screening to the rear of the garden room has only been made necessary by the installation of openings in the gable of the neighbouring barn. Given the inter-overlooking impact already exists, any boundary screening needs to offer instant privacy to mitigate the impact of the openings. This could be achieved by either the current screening being amended or replaced with an alternative that obstructs inter-overlooking. The applicants starting point is to see if

	it's possible to continue to make use of any of the existing structure as this is a more efficient use of resources. There is existing timber cladding within the wider barn complex and this is what the revised proposal for wider boards was broadly based upon. Are the LPA likely to support the retention of any of what is there? eg keep the posts and provide amended/different cladding?
06/02/23	Email from case Officer stating Conservation Officer has been away
20/02/23	Email to LPA requesting response to email of 25/01/23. It would be helpful to have some clarity about the LPAs concerns/preferences to feed into the design considerations.
21/02/23	Email from LPA, Case Officer waiting to speak to Conservation Officer.
22/02/23	Email from Case Officer. Has discussed with Conservation Officer. The scheme was designed and approved to contain soft and natural screening in and around the site in order to retain the openness and rural character. The approved scheme laid out the expectations around the boundary treatments - as approved within application PF/20/0537 by way of the landscaping scheme. It is understood that your client is looking for a solid and more instant screening to ensure privacy within the site. However, it would appear the site circumstances and garden arrangements have changed since the scheme was approved. As you can see from the approved site plan,...your clients site has been enlarged to include additional land to the north and this has re-positioned of the boundary division. The boundary division now runs north - south in close proximity to the eastern gable of barn 2 as opposed to diagonally across the site. The approved scheme allowed for the ground floor opening to the eastern elevation gable of Barn 2 to contain outlook within Barn 2's own garden/amenity. This situation has now changed due to the re-position of the boundary division. Based on the way the approved scheme was divvied up, employing the mix of (post and rail and natural hedging) was considered successful. The concern with the fencing on site, is by way of its overall form which is considered to result in a more suburban appearance and at odds with the open and rural feel to that which was originally approved. Officers cannot suggest a boundary screening that would be acceptable against the gable of the neighbouring barn. It is unlikely that the LPA would accept the retention of the timber posts in lieu of additional cladding. Officer advice would be to remove this fence, unless you have an alternative solution that has not yet been considered.

Appendix 3

Planting in front of fence

