



planning | architecture | landscape

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## **SUPPORTING PLANNING STATEMENT**

### **FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT**

**FOR**

**PROPOSED ALTERATIONS TO DWELLING; CONVERSION OF A DERELICT BARN; CONSTRUCTION  
OF ARTIST'S STUDIO AND GARDEN ROOM; AND ASSOCIATED WORKS**

**GWARACKENWENBYGHAN, BOSEKENNAL, ST BURYAN, TR19 6DF**

**ON BEHALF OF**

**MR CHRIS MORRIS AND MRS SARAH BALL**

**Our ref: 22207**

**APRIL 2023**

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## 1. EXECUTIVE SUMMARY

1.1.1 Laurence Associates has prepared this Planning Statement on behalf of Mr Chris Morris and Mrs Sarah Ball ('The Applicants') to progress a Full Planning Application at Gwarackewenbyghan, Bosekennal, St Buryan, TR19 6DF ('The Application Site').

1.1.2 This Planning Statement has been prepared to support the planning application, and provides a description of the site, an overview of the planning history, background on the applicants, an explanation of the proposal and a justification in the context of the relevant guidance, together with an appraisal of the planning merits of the scheme as a whole.

1.1.3 The application seeks permission for the following:

- Alterations to existing dwelling
- Conversion of a derelict barn to residential accommodation
- Construction of artists studio in place of existing poor-quality outbuildings
- Construction of garden room
- Associated works, as illustrated on the submitted drawings

1.1.4 Full details relating to the design of the proposed scheme are detailed within the suite of submitted plans, listed below, and the Design and Access Statement produced by Studio West Architects Ltd.

1.1.5 **It is strongly recommended that a site visit is undertaken by the appointed Case Officer to enable them to fully appreciate the design proposal in its context.**

1.1.6 The application is supported by a suite of accompanying documents, including:

- Planning Statement – including appendix 1 & 2 (Laurence Associates)
- Design and access Statement (Studio West Architects Ltd)

- Heritage Impact Assessment (South West Archaeology)
- 2207 PL 01 Location Plan
- 2207 PL 02 Block Plans
- 2207 PL 03 Existing Site Plan
- 2207 PL 04 Existing Main Building (Old Granary)
- 2207 PL 05 Existing Out Buildings
- 2207 PL 06 Proposed Site Plan
- 2207 PL 07 Existing and Proposed Site Wide Elevations
- 2207 PL 08 Proposed Main Building - Old Granary
- 2207 PL 09 Proposed Barn
- 2207 PL 10 Proposed Artist's Studio
- 2207 PL 11 Proposed Garden Room
- Phase 1 Land Contamination Report - Part 1 & 2 (Ground Consultants)
- Bat and Bird Assessment (Cove Ecological)
- Preliminary Ecological Appraisal (Cove Ecological)
- CIL Form 1

1.1.7 The key driver behind the proposal is the applicants urgent need for a purpose-built artists studio. **Section 4** of this supporting statement provides an overview of Sarah Ball's successful career as an established artist with a global reputation. Sarah lives and works full time in Cornwall and it is politely requested that this section of the Planning Statement is given due consideration in the determination of this application.

1.1.8 The proposal has been fully informed by heritage specialists at South West Archaeology from the outset, and a Heritage Assessment is submitted in support of the proposal. It is considered that the proposed development

represents the appropriate development and re-use of previously developed land and buildings, which is entirely consistent with relevant policies contained within the Cornwall Local Plan 2010-2030 (2016) and National Planning Policy Framework (2021), as well as guidance contained within the Cornwall Design Guide 2021.

- 1.1.9 There are no material planning reasons that suggest the proposed development should not be supported by Cornwall Council, and as such the development should be approved without delay, in line with the presumption in favour of sustainable development that underpins the planning system.

## 2. SITE DESCRIPTION

- 2.1.1 The site is located approximately 500m south of the village of St Buryan, in west Cornwall. The village of St Buryan is within the parish of St Buryan, Lamorna and Paul and is located 6km southwest of Penzance, where a wide range of facilities and services can be found.

- 2.1.2 The site itself is located within Boskennal farmstead, where several agricultural buildings have been converted to residential dwellings. Gwarackewenbyghan (formally known as Boskennal Farmhouse) is Grade II listed, as is Boskennal Farmhouse and its outbuildings, which it adjoins. The application site is identified on the submitted Site Location Plan (drawing reference: 2207 PL 01 Location Plan) and comprises: Gwarackewenbyghan (The Granary); derelict stone barn; the old piggery; old polytunnel and shed; large garden planted with an extensive collection of bamboos, introduced trees and shrubs surrounded by Cornish hedges with trees. **Appendix 1** contains a selection of site photos which provide an overview of the appearance of the site, as existing.

- 2.1.3 The area which surrounds the site is rural and is characterised by farmsteads and agricultural land, interspersed with small villages and hamlets. The site is located within the St Buryan Area of Great Landscape Value and Penwith

Heritage Coast. There is a post-medieval stile located along the site's northern boundary, and a Gold Priority Public Right of Way (PRoW) 121/67/1 runs along the northern site boundary.

- 2.1.4 Finally, the site is located within Flood Zone 1 - the area least at risk from flooding.

### **3. PLANNING HISTORY**

- 3.1.1 The Cornwall Council online planning register reveals that there have been no planning applications, or applications for Listed Building Consent submitted in relation to the site.

## 4. THE PROPOSAL

### 4.1 BACKGROUND

#### **The Applicant**

4.1.1 Sarah Ball is an artist with a global reputation who lives and works full time in Cornwall.

4.1.2 Her paintings have been acquired by museums and international art collections across the world. She is represented by Stephen Friedman Gallery, one of London's most prestigious art galleries.

4.1.3 Last year Sarah exhibited work in China, South Korea, Germany, Switzerland, America and Tremeneheere Sculpture Gallery in Penzance. Her work was sold at Christies and Sotheby's in New York and London.

4.1.4 This year Sarah has a one woman show in New York and a portrait commission due to be unveiled this summer at The National Portrait Gallery in London.

4.1.5 Recent profiles on Sarah's life and work in Cornwall have been published by The New York Times, and House & Garden magazine.

4.1.6 Sarah's website and portfolio can be viewed at the following web address:  
<https://www.sarah-ball.co.uk/>

4.1.7 Sarah and Chris have lived in the village of St Buryan for the last eight years, and currently reside within the same farmstead at 3 Boskennal Barton, just 60 meters north of the application site.

4.1.8 Buying the application site with the intention of developing the site has provided the applicants with the perfect opportunity to stay within the community in which they currently live, whilst also enabling them to develop a purpose built artists studio for Sarah, and accessible living space for the whole family.

### **The need for a new artists studio**

- 4.1.9 Sarah currently rents a studio at Trewarveneth Studios in Newlyn (run by The Borlase Smart John Wells Trust).
- 4.1.10 Sarah's finished paintings are very large (2m x 2m) highly detailed and created with fine delicate surfaces. The finished works need to be handled carefully and should be kept in museum-like storage conditions, before they are packed and crated for transport.
- 4.1.11 This studio space is now too small for the scale of work Sarah produces. Sarah has no storage space for finished works and access to the studio, via a steep narrow lane in Newlyn is proving problematical for the logistics companies transporting paintings.
- 4.1.12 To complete the work for her 2023 New York show, Sarah has had to rent a second larger studio at Trewarveneth for a couple of months, but going forward, studio limitations and access issues make future working and renting options in Newlyn untenable.
- 4.1.13 **Appendix 2** provides a visual overview of the Sarah's current studio space and its small and restrictive working conditions.
- 4.1.14 As identified in **Cornwall Council's Creative Manifesto (2021-2025)** there is a lack of creative studio spaces to rent or buy in West Penwith - especially for artists working at Sarah's scale and level.
- 4.1.15 For Sarah Ball's creative business to grow further, she needs a purpose built temperature controlled studio, with north-facing light, adequate wall space and an appropriate storage facility.
- 4.1.16 The proposal for the new studio planned at Gwarackewenbyghan in St Buryan, will provide these key essential elements and thus energise this rural creative business and help fulfil Cornwall Council's drive to build and support creative spaces in rural settings. Approving the proposed studio building will 'free up' two studio spaces in Newlyn for other artists to take on, therefore



helping to address the identified need for studio spaces in this area of West Cornwall.

## 4.2 THE DEVELOPMENT

4.2.1 The proposed development is detailed fully within the submitted suite of drawings and the Design and Access Statement, produced by Studio West Architects Ltd. In summary, the development consists of four main elements:

- Alterations and renovation works to 'The Granary' to provide improved living accommodation.
- Conversion of the ruined barn to provide accessible, self-contained living accommodation, including small extension to the east.
- Construction of artists studio, in place of existing 'Old Piggery' and polytunnel – to provide a bespoke, specialist artist studio to meet the requirements of Sarah's world-renowned creative business.
- Construction of garden room

4.2.2 Please note: the architectural drawings and 3D images speak most clearly of the proposed scheme and it is recommended that these are viewed in conjunction with the full suite of submitted documents. Notwithstanding this, an overview of the elements including justification for their need is provided below.

### **The Granary**

4.2.3 The sensitive renovation of the Grade II listed Granary is an important part of the future growth of the applicant's creative business. The renovated building will provide a large office space for Chris to manage the day-to-day financial, logistical and administrative functions of the business. The entire first floor is

to be converted into guest accommodation and a bathroom for visiting artists, curators, collectors and gallery staff – all of whom visit Sarah in her studio, often at short notice when other accommodation options are fully booked.

- 4.2.4 The proposed works to the Grade II listed building are supported by the Heritage Assessment, produced by Southwest Archaeology and submitted alongside this Full Planning Application and application for Listed Building Consent.

#### **Conversion of ruined barn**

- 4.2.5 The ruined barn is to be converted to self-contained living accommodation, providing the applicant with level and accessible accommodation that is DDA compliant.
- 4.2.6 A small extension is included on the barns eastern elevation, on the opposite side of the building to the Grade II listed Granary. The extension is subservient to the main barn and it is considered that the minor addition will not impact the setting of the Listed Building, as supported by the project Heritage Consultant.
- 4.2.7 The converted barn will provide a kitchen and pantry; dining/living area; and master bedroom with ensuite. Externally there is to be a kitchen garden area, in the same location as the historic kitchen garden, identified within the Heritage Impact Assessment. An outside terrace and patio area is proposed to the west of the building.

#### **The Studio**

- 4.2.8 As discussed, Sarah's artwork is large format with paintings measuring 2m x 2m, on average. Not only do the paintings require a spacious and open setting whilst they are being painted, they are also required to be stored in museum-like storage conditions, before they are packed and crated for transport.

There are no available studios in the surrounding vicinity that offer the conditions demanded by Sarah's works, and so the construction of a bespoke studio is the only feasible option which will allow Sarah's business to continue to thrive.

- 4.2.9 The proposed studio space will provide Sarah with a large and spacious studio area for painting and displaying her works to visitors; as well as a small office space and W/C. As can be seen from the drawings, the architect has not only maximised the wall space for painting but also designed a suitable storage space which provides enough room to safely pack and crate finished works for easy transport. Large studio doors provide easy access and the lane down to the studio is accessible, with a large turning circle for the vans that will transport the work.
- 4.2.10 The studio is designed to be sustainable and efficient - windows in the roof face north, making full use of the natural Cornish light. The building will be powered by solar panels on the south facing roof, and grade A insulation and underfloor heating will ensure optimum temperature control for the studio.
- 4.2.11 The studio is located on the footprint of the existing piggery and polytunnel building, with the ridge height protruding only slightly above the existing ridge height – every attempt was made to keep the ridge height in line with the existing structures, however due to the space requirements demanded by the size of Sarah's paintings, the proposed height is the lowest that it can feasibly be whilst ensuring the studio remains functional for its purpose.

### **Garden Room**

- 4.2.12 A garden room is proposed to be constructed at the eastern end of the site, providing the applicants with a space to enjoy the rural setting of their home. The garden room will also include a greenhouse area for the applicants to homegrow plants and vegetables. A WC is included in this building due to the distance of the building from other onsite facilities.

**Landscaping**

4.2.13 The proposed site plan illustrates the site layout and associated landscaping proposals.

4.2.14 It is the applicants intention that, wherever possible, the existing site hedges, trees and landscaping are retained and enhanced. Key notes on landscaping, as illustrated on the submitted drawings include:

- Reveal existing stream adjacent to The Granary, and construct bridge over culvert – as seen at adjacent dwellings.
- Existing grassed garden areas to be retained and enhanced.
- Historic kitchen garden is to be reinstated and include raised beds and planted stone hedge to provide privacy.
- A grass/living roof is proposed on the barn conversion and extension to the barn conversion.
- Grasscrete areas to be introduced at the site entrance/parking areas to facilitate an accessible site, whilst not detrimentally impacting the setting of the listed building. The grasscrete area which surrounds the proposed artists studio will enable courier vehicles to reverse up to the studio to enable Sarah's artwork to be safely and securely transferred for transportation.
- The densely planted area which is located immediately east of the artists studio is to be retained and enhanced by the applicants.

4.2.15 The applicants are already nurturing the substantial wood and bamboo area located to the east of the studio back to health after many years of neglect and in doing so are creating a significant carbon sync - fast growing bamboo is an ideal for carbon capture, as identified in the ecological survey. The wood also acts as a significant wildlife corridor between the St Loy wood and the

surrounding farmland and this will be secured through the careful stewardship of Chris and Sarah.

### **Sustainability**

- 4.2.16 The site offers significant opportunities for sustainable living, and the proposal has been designed to be sustainable and off grid - the studio (and barns) are to be powered by solar power on the studio roof, with water drawn from an existing borehole. Wastewater will be processed onsite by a new water treatment plant.

## **5. HERITAGE IMPACT**

- 5.1.1 A full Heritage Assessment has been undertaken by South West Archaeology, who have advised on the potential for development at the site from the outset. Prior to producing any conceptual designs, South West Archaeology produced a baseline assessment of the site as it exists today, which revealed that the site had the capacity to be redeveloped. Initial investigations confirmed that the derelict building is of low heritage and aesthetic value, however given its proximity to the listed building (The Granary) next door it was suggested that development/conversion of the site should, to an extent, follow the massing and agricultural cues of the existing structure to ensure the setting of the listed building is not harmed.
- 5.1.2 It is considered that findings of the baseline Heritage Impact Assessment have been respected in the final masterplan for the site which is submitted for planning. For further information in respect of the Heritage Assessment, please view the Heritage Assessment submitted alongside and in support of this Full Planning Application and application for Listed Building Consent.

## **6. PLANNING POLICY ASSESSMENT**

- 6.1.1 This section sets out the development plan documents and other material considerations which are directly relevant to the determination of this application.
- 6.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

### **Development Plan**

- 6.1.3 The statutory development plan for the site consists of the Cornwall Local Plan 2010-2039 (CLP) (2016), whilst material considerations in this instance comprise national policies set out within the National Planning Policy Framework (2021).
- 6.1.4 The site is located within the Parish of St Buryan, Lamorna and Paul, however at the time of writing this statement there is no adopted Neighborhood Plan for St Buryan.

## **7. PLANNING ASSESSMENT**

- 7.1.1 The proposed works are considered fundamentally acceptable in principle and entirely consistent with the relevant planning policies which make up the development plan.
- 7.1.2 The scheme has been architecturally designed with great care and consideration taken to address adopted policy and material considerations. The proposal will enhance its unique location, whilst at the same time respecting residential amenity; all whilst providing a state of the art Artists Studio which will facilitate the continued success of the applicants internationally recognised creative business.

- 7.1.3 Section 12 of the National Planning Policy Framework seeks the creation of high-quality buildings and places that are well designed and meet modern building regulations. Renovating and converting an existing sub-standard residential building (The Granary) and conversion of the derelict barn to living accommodation, will provide a well-designed and accessible contemporary home to address local need whilst improving the historic built environment of the area. Furthermore, the construction of the artists studio in place of the piggery and polytunnel will result in the sensitive redevelopment of previously developed land to support the growth and success of Sarah Balls career as an internationally recognised artist.
- 7.1.4 The visual improvement is to be brought about by the architecturally led design, the merits of which have been discussed at length within the submitted Design and Access Statement. The Granary is to be renovated without extension and new windows and doors are to be installed throughout to replace the existing which are worn and inefficient. Materials (as detailed on the submitted planning drawings) have been selected purposefully to respect the wider landscape and the sites heritage setting and fenestration is designed to respect the historic setting and vernacular of the surrounding buildings. Moreover, residential amenity has had a large influence over the landscaping and access of the proposal to respect the amenity and historical context of the wider farmstead. The works will not result in the loss of privacy for existing and future residents, create overbearing issues or detrimentally impact the setting of the listed buildings which surround the site. As such the proposal complies with Policies 12 and 13 of the CLP 2016.
- 7.1.5 Policy 7 of CLP 2016 sets out in part 3 the acceptability of the re-use of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. It is clear that The Granary is worthy of retention and its sensitive renovation would lead to an enhancement to the immediate setting. The conversion of the disused derelict barn, including small extension, is

further supported by Policy 7 of the CLP which in principle supports the reuse of ‘redundant, disused or historic buildings’ that are considered appropriate to retain, would lead to the enhancement to the immediate setting and are over 10 years old – the building in question meets all this criteria. Whilst it can be argued that the structure of the derelict building is not suitable to be converted due to its structural state, its historic significance and contribution to the setting of the listed building has significance and it would be unjust to leave it to fall further into a state of disrepair. Results from the Heritage Impact Assessment undertaken by Southwest Archaeology, and which informed the design from the outset states the following:

*“The structure is ruinous but there is a quantifiable level of value to its upstanding walls, and it could, with work, make a positive contribution to the narrative of this farmstead. There is no evidence that the building was anything other than single storey in height and raising it to two storeys would challenge the current prominence of the adjacent former granary. Its general appearance, vernacular materials, and the character of the setting, lean towards simple historic working agricultural aesthetics. The adjacent farmhouse is Listed Grade II so issues relating to change within curtilage and visual impact on setting may limit options for development. The current state of the building does, however, provide a great deal of flexibility for design. A sensitive architectural response could enhance the value of the building by better revealing its narrative and evidential value and by improving the setting of the Listed building. Wholesale removal of the structure, without robust justification, would be considered harmful to the wider farmstead and the setting of the Listed buildings.”*

- 7.1.6 The design has responded to this commentary by proposing a single storey building which utilises the footprint of the ruin and its remaining walls to



provide contemporary living accommodation for the applicant. The ridge height and line follows that of the former agricultural building with an architectural break in the ridge to reduce the massing and add interest to the scheme. It is considered the proposed renovation and conversion would constitute a significant enhancement of the site and better reveal the significance on the currently derelict, former agricultural building.

7.1.7 With regard to Sarah's studio, Policy 5 of the Cornwall Local Plan seeks to ensure a continued supply of appropriate business space. The proposed artists studio which sits in place of the existing polytunnel and piggery will provide the applicants with a purpose built inspirational facility which will encourage their creative business to thrive. The studio is of an appropriate scale and appearance and is well related to the wider farmstead, and the village of St Buryan. The studio is to be used exclusively by Sarah Ball, and as such it's size and location is considered to be appropriate to its rural setting. On occasion, visiting curators will visit Sarah in her studio, however it is not considered that this would be any more frequent than family visiting someone in their home and so this will not have a detrimental impact on the amenity of neighboring properties. Moreover, the relocation of Sarah's studio to a space which is adjacent to Sarah's home and therefore easily accessible will enable her to work from home (enhancing the sustainability of the business) whilst ensuring the safety and security her studio, art works and equipment which it stores. The studio development is supported by Policy 2 of the CLP which seeks to generate and sustain economic activity, by improving the conditions for business and investment in Cornwall, particularly through the provision of work hubs and the ability to work from home through live/work units.

7.1.8 Policy 16 of the CLP seeks to improve the health and wellbeing of Cornwall's residents. Point 5 encourages provision for growing local food in private gardens. As discussed in Section 4, and as illustrated on the submitted plans, the applicants intend to re-instate the kitchen garden to provide space for

private vegetable growing. Furthermore, two greenhouses are proposed to be integrated into the proposed buildings which will facilitate this further – on the studio building and garden room.

- 7.1.9 Based on the above, the application is entirely consistent with the relevant policies of the Cornwall Local Plan and Sections 12 and 16 of the NPPF. Therefore, the proposals should benefit from the presumption in favour of sustainable development in line with Policy 1 of the CLP 2016 and Paragraph 11 of the NPPF.

## **8. EVALUATION AND CONCLUSION**

- 8.1.1 It has been demonstrated that the proposal is consistent with adopted and material planning policy and would accord with the general thrust of the NPPF and is entirely compliant with the aims of the Cornwall Local Plan 2016 and Cornwall Design Guide.
- 8.1.2 The conclusion to the evaluation on of the site and the design of the proposal is that it is sustainable development, is appropriate to the surrounding area and is of a high-quality sensitive design which is sensitive to its historic setting and the Grade II Listed Building. There are no material planning reasons that the proposed development should not be supported, and as such, in line with the presumption in favour of sustainable development should be approved without delay having regard to the statutory determination obligation prescribed by section 38(6) of the Planning and Compulsory Purchase Act 2004.