

**PROPOSED CONDITION REPORT AND PROPOSED CONVERSION WORKS TO AGRICULTURAL  
BUILDINGS**

**AT**

**Hillside Farm, Newmarket Road, Royston, SG8 7LZ**

Prepared for

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Prepared by

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## 1. INTRODUCTION

We act on behalf of Mr David Dodds of Hillside Farm, Newmarket Road, Royston, SG8 7LZ in respect of the prior determination request made to South Cambridgeshire District Council in relation to the potential change of use of agricultural buildings at Hillside Farm, Royston, into 5 x dwellings.

### Legislation and Guidance

This report is written with due regard to the published guidance notes and rules under the General Permitted Development (England) Order 2018 (GPDO) relating to building operations allowed under the change to residential use. The building works permitted under Class Q are outlined in the Planning Practice Guidance at Paragraph 105 as follows:-

*“Building works are allowed under the right permitted agricultural buildings to change to residential use, however the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.*

*Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q.*

The GPDO allows building operations reasonably necessary to convert the building, with a list at Q1(i) as follows:-

*The installation or replacement of:-*

*Windows, doors, roofs or exterior walls, or*

*Water drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwellinghouse; and*

*Particle demolition to the extent reasonably necessary to carry out building operations allowed by Paragraph Q.1(i)(i)...*

There has also been a High Court case Hibbit v SSCLG (2016). The key aspect of this case was the difference between a conversion and new build (referred to as fresh build). The key statement on this aspect being as follows:-

*“In any event the nub of the point being made by the Inspector, in my view correctly, was that the works went a very long way beyond what might sensibly or reasonably be described as a conversion. The development was in all practical terms starting afresh, with only a modest amount of help from the original agricultural building. “*

Acorus Rural Property Services Ltd has been commissioned to prepare an assessment of the buildings and their potential for conversion in accordance with guidance for Permitted Development. The objective of the report is to record the structural condition of the existing building and to make observations on the suitability of the building for conversion.

The inspection has not dealt with electrical or concealed services or other elements of the premises not visible due to cover by claddings, minor debris and stored items. It is assumed that no hazardous materials or contamination is present. The report is limited to commenting upon structural suitability for conversion only within the rules and guidelines.

## **2. DISCLAIMER**

This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

## **3. DESCRIPTION**

The buildings at Hillside Farm are all poultry units which are currently in use and in good order. They are described as follows:

### **Building 2**

Timber framed and clad on a 3-4 course high brick plinth and concrete floor. The roof is fibre cement (to be tested for asbestos).



#### **Building 4**

A similar building to Building 2 although the plinth is in blockwork.





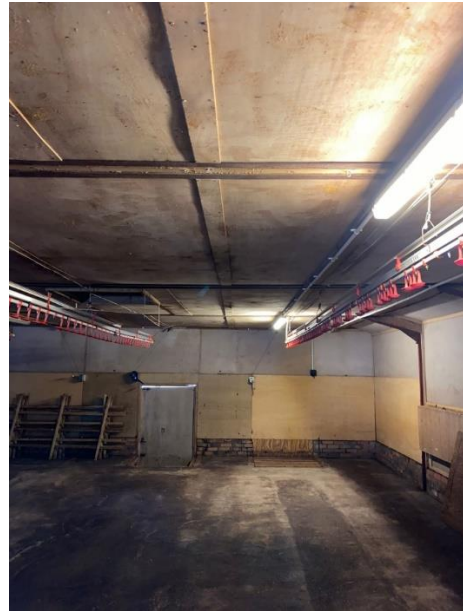
### **Building 6 and 6a**

These again are similar to Buildings 2 and 4 but with a larger brick wall element being 12-13 courses on the southern elevation.



Internally the buildings have been 'set up' for poultry production, rearing point of lay pullets. Therefore, the internal surfaces are boarded for ease of cleaning. However, part of the timber frames are exposed and these are generally strengthened with large metal brackets.





None of the buildings show any particular issues that can be seen, other than deterioration in the external cladding in places and odd damaged bricks and missing mortar. Generally, they are in good order reflecting their ongoing use.

#### 4. PROPOSED WORKS

- 1) The proposals in all cases are to retain the existing dwarf walls and the existing frames as well as the roof structures. Cladding can also be retained where in good repair with replacement lengths of timber installed where necessary. Brick walls will also be repointed, and any damaged bricks replaced.

- 2) Internal panelling will be removed. The walls will then be studded, insulated and dry lined internally with new material. The floor can then be repaired damp proofed and rescreened. Externally the buildings will look very much as existing, other than the windows, doors and framework around them, which have been inserted into existing openings where they exist, but with additions to ensure natural light to all rooms. This will be achieved by removing small sections of panelling between the main framework. There being no need to affect the timber frame.
- 3) The buildings will require some repairs in places. This is to replace damaged cladding boards and brickwork repair and repointing. A test for asbestos cladding will be required and appropriate action taken. If found like for like replacement being necessary.
- 4) The vast majority of the work will therefore be internal including subdivision.

## **5. CONCLUSION**

The proposed conversion project for all buildings centres around the retention of the walls, cladding above and roof structure. Windows and doors use where possible existing openings but can easily be inserted additionally where required.

Most of the work required will be internal including partitions, floors, dry lining and insulation. This is allowed given it is not development needing permission under Class Q.

The buildings are considered sound and capable of conversion within the rules of Class Q of the GPDO.

The scheme is clearly a conversion of all buildings and would not be a new build, given all the main elements of the existing buildings will be retained. The resulting buildings will be of the same existing form. The only removal will be damaged cladding, and the only additions externally are the replacement cladding, plus windows and doors.