



Planning Application Supporting Statement

Conversion of barn/granary into holiday let accommodation, to include installation of septic tank and associated works.

Henblas, Rhydycroseau, Oswestry, Shropshire, SY10 9BD

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PROJECT
Conversion of barn/granary into holiday let accommodation, to include installation of septic tank and associated works at Henblas, Rhydcroseau, Oswestry, Shropshire, SY10 9BD

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1. Introduction

- 1.1 This supporting statement has been prepared and submitted by Berrys in support of a planning application for the conversion of a barn/granary building into holiday let accommodation, to include installation of septic tank and associated works at Henblas, Rhydycroseau, Oswestry, Shropshire, SY10 9BD.

- 1.2 The application seeks to restore a redundant late-19th century former cart shed and granary at Pentre'r-gaer-henblas, Rhydycroesau, on the north-western edge of Shropshire into a holiday let. The building is not listed but can be considered as a non-designated heritage asset. There are buildings within the farmstead that are grade II listed and within 500m of the site. The building has been partially reused/converted first floor level to provide a studio area for the owner Mrs D Jones from where she paints. The ground floor of the building remains open and is used for storage. The proposed conversion works would include the installation of new or replacement windows and doors within existing openings, plus a small terraced area by the doorway to provide an outdoor seating area.

2. Site and Surroundings

- 2.1 Pentre'r-gaer-henblas – or, more simply, Henblas – is a farmstead located above the valley of the River Morda, a tributary of the River Vyrnwy; it lies in the steep hill country on the England-Wales border to the west of the market town of Oswestry in north-western Shropshire.
- 2.2 The site is close to the border village of Rhydycroesau and is within Shropshire local authority boundary. To the east is Offa's Dyke. The location of the site is shown below.



Fig 1: Site location and layout
OS map licence no. 100048619

- 2.3 The site comprises a small, rectangular two-storey agricultural outbuilding within the farmstead. The main farmhouse is grade II listed with curtilage listed barns. The granary/cart shed building itself is deemed to be a non-designated heritage asset. The Cart Shed is a simple structure of one and a half storeys, virtually square in plan and sited in the north-western corner of the former farmstead. It is built of locally quarried rubblestone with quoins of dark-grey-to-red brick.



Fig 2: Existing front elevation

- 2.4 Exterior - The front elevation faces east; the ground-floor is a two-bay arcade between the ends of the gable walls, which terminate in brickwork. The arcade has a single restored timber lintel supported by an immediate timber post. Above, at loft level, what had been a timber-framed and boarded upper section has been infilled in the recent past with three-bay timber windows in each bay flanked by vertical timber weather-boarding.
- 2.5 The south gable end has a primary doorway at loft level accessed by an external set of stone steps rising from the east. The doorway has brick jambs and a timber lintel; the door is of planked ledged design with internal strap hinges. The north gable is devoid of openings but there are two evenly-spaced square-headed brick-jamb windows in the rear elevation lighting the loft.
- 2.6 Interior - Internally, the ground-floor is one single full-width space with bare rubblestone walls. The upper floor is open to the apex of the ceiled roof and has been carefully converted to a studio/recreation area. It has a new boarded floor and inner walls of bare rubblestone with exposed brickwork in the jambs of the openings. At the northern end is a log-burner.
- 2.7 Ecology – a phase 1 ecological survey has been undertaken and confirms there are no bats or protected species in or around the development site

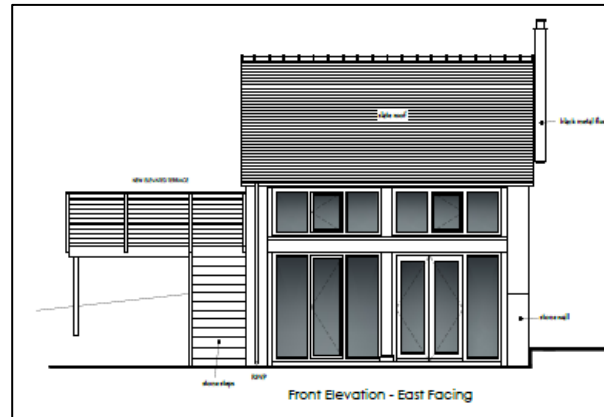
that would be adversely affected by the proposed development. The survey recommends that a bat box on a nearby building or tree could have a beneficial effect on local bat populations. There are no sites of international or national conservation significance within 1km of the site. There is one site of local conservation significance within 500m of the site. Morda Valley LWS (an area of ancient replanted woodland) is located 290m to the west. The site does not support the type of habitats for which Morda Valley LWS has been designated so there is no intrinsic habitat that links the two sites. As a consequence the proposal will have no significant adverse effect on any habitats associated with this wildlife site.

3. Proposed Development

- 3.1 The scheme proposed to fill in the ground floor of the granary and provide a bedroom, bathroom and internal staircase. It also proposes a terrace area, accessed via the existing external staircase, which would provide an outdoor seating area.



Fig 3: External staircase



Proposed terrace accessed via existing external staircase

- 3.2 The bedroom would be located on the ground floor with ensuite bathroom and internal staircase, enabling the occupant to access the first floor without having to go outside. The cart shed opening would be glazed with panes of a similar width to the windows above, and would provide openings out into the curtilage of the site.

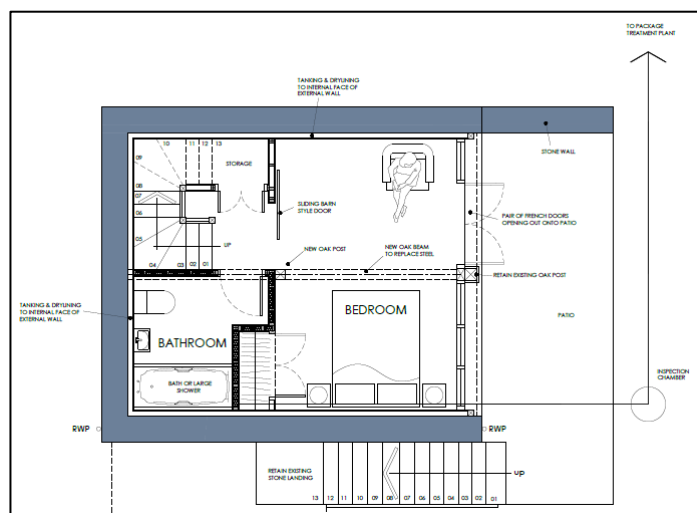


Fig4: Proposed ground floor plan

- 3.3 The first floor would remain relatively unaltered, having been partially converted already and used as ancillary domestic recreational space for some

time. The works would facilitate the need for dry lining to meet building regulations approval, including the replacement of some of the windows to meet with conservation requirements. These elements are listed on the submitted drawings – for example the replacement of the windows on the first floor rear elevation, to be set back within the opening by 10mm.

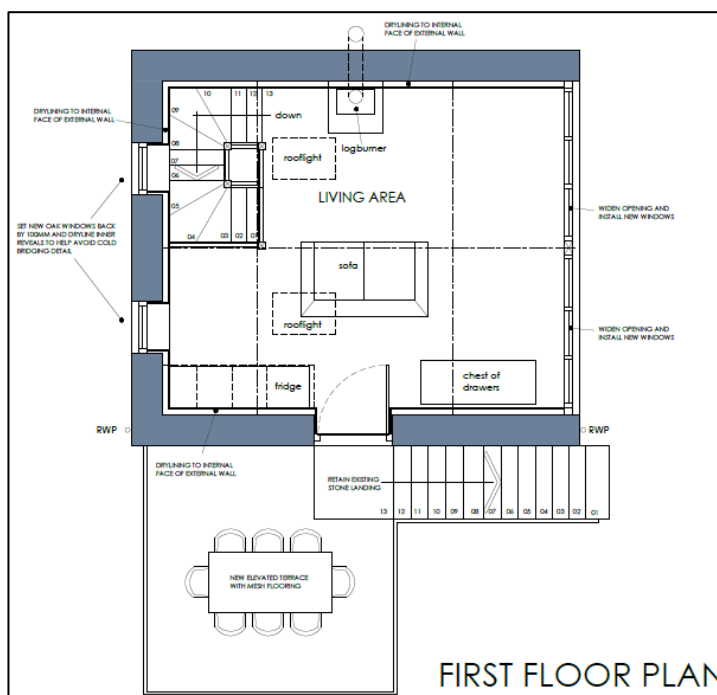


Fig 5: Proposed first floor plan

3.4 The changes required to the historic fabric of the building are minimal, the main changes being the careful infilling of the ground-floor front arcade. The main infill glazing will be set behind the arcade post and there will be paired traditional style plank doors in front for added security. Above, the existing modern window openings will be widened slightly to match the width of the openings below and be re-glazed; the rear windows will also be reglazed. The main addition will be a raised timber deck with railings, accessed from the top of the external loft steps on the south side. Given the more remote location of the building it is not anticipated that this will give rise to any detrimental impact on the amenity of neighbouring residents or the occupants of the holiday let.

4. Planning Policy Context

- 5.1 Planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in Neighbourhood Plans) should be approved without delay, unless material considerations indicate otherwise.
- 5.2 The site is in Shropshire Council Local Planning Authority. Three key documents which make up the Shropshire Local Plan are:
- Core Strategy DPD - adopted 24 February 2011
 - Site Allocations and Management of Development (SAMDev) Adopted Plan – adopted 17 December 2015
- 5.3 The Council's Core Strategy Policies CS5 and CS16, plus Site Allocations and Management of Development (SAMDev) Plan Policy MD11, generally support reusing existing rural buildings for tourism purposes, especially buildings of historic value.
- 5.4

5. Conclusion

- 7.1 It is considered that there would be no demonstrable harm to the significance of the heritage asset, its setting, or to the wider landscape character. The proposals will result in the retention, sensitive refurbishment and reuse of the Granary/Cart Shed. There will be a degree of change to the front elevation - but in a way that respects the original open-fronted design of the building and results in little change to the upper floor.
- 7.2 These changes are clearly necessary for the new use of the building. The main addition is the decking on the south side, and this is not considered to impact severely on the general character of the building and is an appropriate change given the use of the building; it is relatively ephemeral in appearance and clearly reversible in nature. Internal changes on both floor levels are to what were designed as single full-width empty space so that nothing of heritage value will be lost even though the plan form will necessarily be altered. Even so, such changes are, essentially, reversible. Consequently, it is considered that the proposed changes to the cart shed are proportionate, well designed and necessary, for its new use which will ensure the long-term future of this non-designated heritage asset.
- 7.3 The development has been demonstrated to be in accordance with relevant national and local planning policy. As such it is respectfully requested this planning application is approved without delay.