



J.Bell designandconservationltd

Planning - Design - Listed & Historic Buildings - Heritage Advice
Suite G2, Holly House Business Centre
220-224 New London Road, Chelmsford, Essex, CM2 9AE
T: 07484 791794
E: jbell@designandconservation.co.uk
W: www.designandconservation.co.uk

Planning, Design and Access Statement

Site : Barn at Hill Farm, Duck End, Stebbing, CM6 3BS

Proposal: Conversion of the building to an annexe to Hill Farm

Date: January 2024



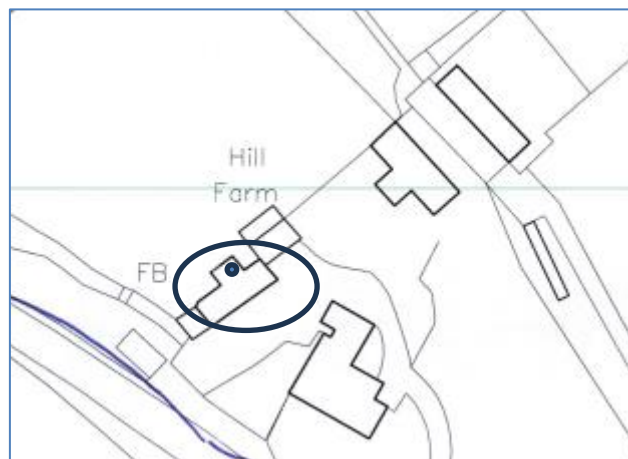
Registered company J BELL DESIGN AND CONSERVATION LTD
Registered in England and Wales No. 12353012 , VAT Registration Number GB 341919396
Registered Address: Suite G2 Holly House Business Centre, 220-224 New London Road, Chelmsford, Essex, CM2 9AE

1.0 Introduction

1.1 This supporting statement has been prepared to demonstrate that the conversion of the subject barn to an annexe to Hill Farmhouse, complies with all the policies that pertain to rural areas, where the conversion has to date and will be sensitively achieved to the benefit of the host building that is of historic significance and the adjacent host listed dwelling. The proposal, alongside similar ones in this hamlet of Duck End, will be shown to provide good quality ancillary accommodation. The high-quality development will also be proven to be appropriate to enhance the character and appearance of the countryside, as well as the built environment.

2.0 Description of the Site and Planning History

2.1 The subject barn is located to the west of the western most access to the site of Hill Farm. The first building as you enter the site is an open cartlodge that is very apparent from the highway. This is Grade 2 listed. The subject barn is located to the rear of this and side on to the highway is also Grade 2 listed. The main section of this 3 bay building measures 14 m by 6.5 m, the primary barn entrance off the track with double doors. At the rear catslide roof, all thatched, bar the pantiled roof to the single storey section, the main roof having a half hip at either end. Attached to the south western end is a store which has a lower floor level and connected to the main barn with an internal opening. On the other end of the barn, set back off the frontage is a double garage that serves Hill Farm that is also thatched. The site plan below shows the barn in relation to the surrounding buildings that are described in subsequent sections.



The Grade 11 listed Cartlodge and the subject barn



2.2 Externally, the barn has a low red brick plinth, is timber framed with horizontal weatherboarding painted black. There are few windows around the building, the main opening the barn doors facing east towards the farmhouse, a small personal door in the single storey part of the building and larger rear windows to the first floor (see photos above). Internally the barn is open to the roof on the ground floor within the central section, with two staircases on either side to two mezzanine floors. As can be seen the oak timbers that are substantial are in good condition and lime plastered /plaster board to walls and ceilings painted white (see above and below) with some sections

painted softwood boarding (see below) The floor of the building has at some point for farm storage been concreted and is solid which is being insulated and surfaced for residential living.

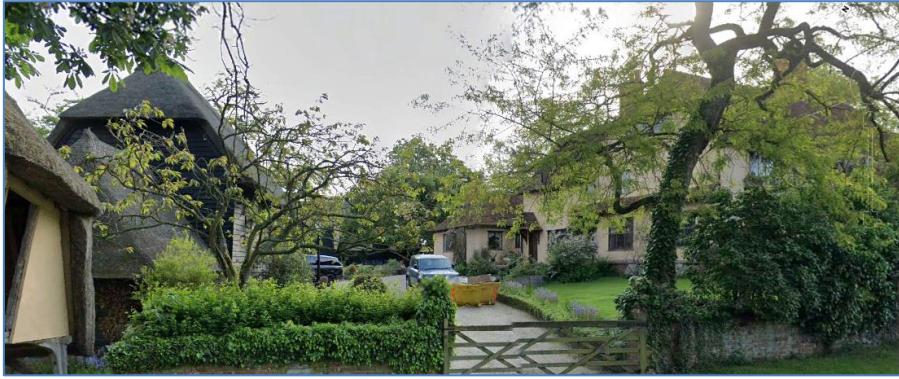


The ceiling voids which show the good quality of the timbers

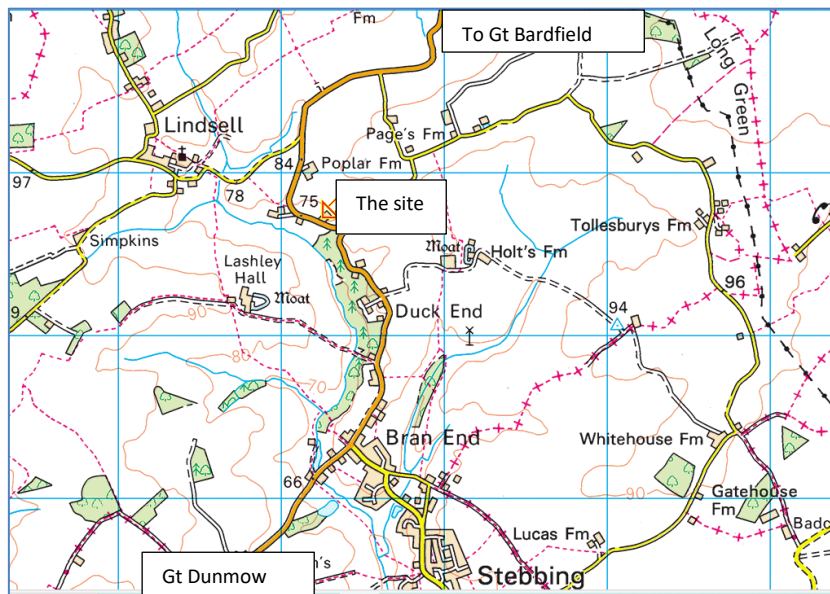


- 2.3 The whole site contains four listed buildings and a pump, the cartlodge, the subject barn, the house and the rear barn. The first is described as an open Cartlodge. *C18. Timber framed with thatched half hipped side purlin roof. There is a door to a loft, the floor of which is now missing. Two bays, with hanging knees to tie beams and halved and bladed scarf and arched braces to top plate.* The subject building and attached small outbuildings are late C16 or early C17 and described as *'Timber framed and mainly weatherboarded. Roof thatched and half hipped to central barn, hipped to left outbuilding and ½ hipped to right outbuilding. Board doors to each building. Barn with 3 bays, arched braces to tie beams. Jowled storey posts. Through bracing to walls. Arched braces to side purlin roof. Halved and bladed scarf to top plate. Good quality. The attached buildings with side purlin roof and straight tie beams.*
- 2.4 The dwelling, the Grade 2 listed farmhouse is raised in comparison to the highway passing the site, the land retained by a redbrick wall and has a plain façade with attractive oak porch, the rear elevation more complex with a side door facing the barn the subject of this application (see below and next page).





- 2.5 Hill farmhouse dates from 16th or 17th centuries and also Grade 2 listed and is described as hipped with gablet to left, with a wing at rear is located just 10 m from the subject barn. It is on two storeys with attics rooms and is timber framed with plastered walls, the roof, plain red tiled. The Pump located to the north of the farmhouse is also Grade 11 listed and is cast iron C19 with ornamented and fluted head and spout.
- 2.6 The barn located to the north of the farmhouse and the subject barn is also Grade 2 listed, of later build period C17/18. It is also timber framed and plastered with some weatherboarding. It has a thatched gabled roof and gabled midstrey and has 5 bays and has other details described in the listing and the Heritage statement which also details the significance of all the buildings on the site.
- 2.7 There is little relevant planning history pertaining to the subject barn but Prior Notification of change of use from commercial, business and service (Use Class E) to 1 no. Dwelling has just been granted for the former Walk to Canter building located to the north east of this group which has a separate access further east off the B1057 LPA ref: UTT/23/2120/PAM3.
- 2.8 There are no trees of any note on the site, but the barn is screened to some extent from the road by tree/hedgerow and the cartlodge and the farmhouse from the other direction. Hill farm is located within a loose knit group of dwellings, where to the north is Pond Farm, accessed to the west of the site and Poplar farm further along. Close by are Tilsbrook and Carters Farm, with the dwellings located around Duck End Forge many of them listed buildings.
- 2.9 The site lies about 3 miles from Gt Dunmow and slightly more to Gt Bardfield where the bus service no 16 connects to the latter, with the stop at Lindsell Lane junction, although the route to the former travels via villages before reaching its destination. As the map shows on the next page the site is not isolated in relation to the aforementioned settlements. The site lies outside any VDL in the 2005 Local Plan and does not have any special designations The site is located within Flood Zone 1.



Location of the site in relation to the surrounding settlements

3.0 The Proposal

3.1 The seeks planning permission and listed building consent for the residential conversion of the barn. The proposal is for the conversion of the barn to a two-bedroom annexe, for ancillary living in relation to Hill Farm to be resided in by the daughter and son -in -law of the owners. The accommodation is created within the existing internal division to produce open plan living/dining area with natural light achieved from the existing rear window and glazing the barn doors these shown pinned back and a kitchen in the single storey section . The first floor bedrooms employ the existing division with an internal area for the bathroom for Bedroom 1. The layout and elevation of the proposed annexe is shown on Plans 2340.03 and 04 and the details of the works to the building are fully described in the Heritage statement. Parking for the annexe will be shared with the Hill Farm, a parking space indicated on the site plan. Some of the works in conserving the building have been commenced but the use has not begun.

3.2 The proposal comprises of the following documents :-

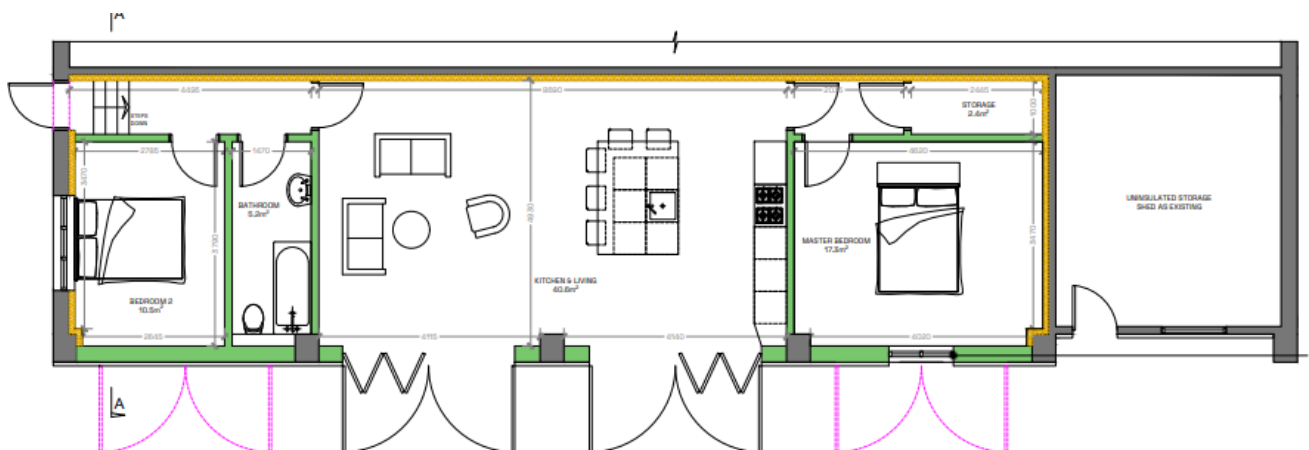
- Location and Site Plan 822-002
- Plan as existing layout 2402.01
- Plan as existing elevations 2402.02
- Plan of proposed layout 2402 03
- Plan of proposed elevations 2402 04
- Biodiversity Form
- Self assessment bat report
- Heritage Statement
- This Planning Statement

4.0 Supporting Statement

The principle of the conversion to a residential annexe

- 4.1 The Planning & Compulsory Purchase Act 2004 requires that when determining a planning application, it must be in accordance with the development plan unless material considerations indicate otherwise which is reiterated in the NPPF 2023. In this case the relevant development plan comprises the Uttlesford Local Plan 2005 and the Stebbing Neighbourhood Development Plan, made July 2022, with reference to the NPPF particularly with regard to sustainability
- 4.2 It is acknowledged that the site lies beyond the VDL within the UDLP 2005, where new dwellings within the countryside are not permitted unless for specific reasons and where there is deemed to be no adverse impact on the character and appearance of the countryside. Policy S7 states *'The countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries. In the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. This will include infilling in accordance with paragraph 6.13 of the Housing Chapter of the Plan. There will be strict control on new building. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there'*. The proposal, however, is for the conversion of an existing building to an annexe, within a group of barns and an historic house, the host dwelling, where change of use of building is a permitted use in the countryside covering a number of end uses from residential to commercial. The preamble to LP Policy H6 states *6.18. However, the conversion of those barns whose historic, traditional or vernacular form enhances the character of the rural area to homes will be permitted, if their character would be conserved. These will normally be listed buildings, or unlisted buildings of environmental merit, probably constructed in the period from the mid 19th to the early 20th century, substantially unaltered and constructed in an historic and vernacular tradition of materials contemporary with their age. They may form part of, and make a contribution to, a group of buildings that enhances the character of the countryside*. The policy criteria have been somewhat overtaken by permitted developments Class Q etc in relation unlisted barns. Generally the intent is that barns in good condition, which this is as structurally sound from visual inspection, and where the conversion respects the historic environment and the natural environment, which is achieved, through a sensitive adaptation in this case, proposals should be supported, as they provide housing and also preserve important buildings (see heritage section and Heritage Statement) without harm to the countryside, arguably their restoration is beneficial.
- 4.3 There are a number of examples of conversions of buildings to annexes of various scales, the key being that the annexe should not form a separate planning unit, so there should be a clear functional relationship to the host dwellinghouse with for example shared facilities or access. The proposed annexe within this application proposal is located 10 m away from the host dwelling and faces the farmhouse, where there are direct accesses to each property. The proposed annexe would share the vehicular access of the host dwelling and there would be other dependences on the host dwelling, through family relationships. Although the proposal comprises of two bedrooms, it is considered to result in subservient accommodation to the much larger farmhouse.

4.4 There are notable examples of annexe conversions and sometimes new annexes located in the countryside that have been supported by the Council, in the former case making good use of a vacant building for ancillary residential use for elderly relatives or family members of the host dwelling. One such example recently approved was LPA ref: UTT/23/1761/HHF pertaining to an annexe to Springwell Place Walden Road, Little Chesterford CB10 1UE where details form Appendix 1. It is notable that the decision granted on 4 September 2023 also contained the condition that *'The annexe hereby permitted shall not be used at any time other than for purposes ancillary and incidental to the residential use of the dwelling known as Springwell Place, Walden road, Little Chesterford, CB10 1UE. The use of the annexe hereby permitted shall not be used as a separate dwelling at any time in the future unless otherwise agreed in writing by the local planning authority.* A similar condition is offered in this instance, to link the proposed annexe to Hill Farm. Similarly so, the 2 bedroom annexe allowed LPA ref: UTT/23/1358/FUL, for change of use and conversion of garages to annexe at Higham's Farm, Tindon End, Great Sampford CB10 2XT in condition 3 stated that *'The living accommodation hereby approved shall be ancillary to the use of the main dwellinghouse and shall not be occupied at any time as a separate and un-associated unit of accommodation.* The decision and plan of the resultant annexe approved at the end of last year is attached as Appendix 2, but for comparison in terms of scale an excerpt from the approved plans is below, the resultant annexe comprising of 2 bedrooms similar to this proposal at Hill farm. It is also notable that nearby Duck End Cottage permission was granted for the extension of an outbuilding LPA ref: UTT/18/0198/HHF resulting in a two storey annexe



Example excerpt from approved plan UTT/23/1358/FUL for a 2 bedroom annexe

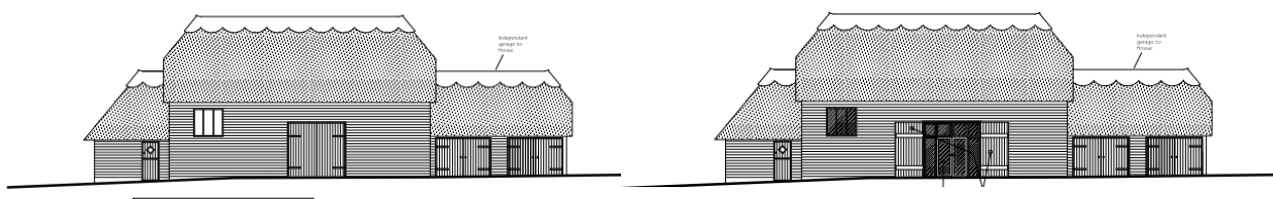
4.5 Overall, in terms of the principle, the proposal complies with Policy S7 of the Local Plan as the conversion would contribute to the appearance of the countryside as it restores the building without significant alteration to its environment. There are policies supporting the conversion of buildings to independent dwellings which achieves many positive outcomes to the building and the surrounding buildings where this annexe achieves these similar benefits.

4.6 The proposal also complies with the objectives of Policy STEB 1 which states that all developments should preserve and contribute positively to the village's distinctive character. The proposal conserves an important

building within the group and with the occupation condition results in retaining this building as part of the farmstead but at the same time providing important accommodation, without any environmental harm.

Design

- 4.7 Throughout the NPPF is the objective of all development is achieving good design and this is particularly important within an historic environment with regard to design materials etc (see Heritage section and Heritage Statement). Local Plan Policy GEN2 indicates that development should respect the appearance of the existing building with regard to size, design and appearance. The existing structure is basically unaltered externally by the proposal, as there is no extension or major reconstruction to the building that already had some degree of renovation for ancillary use. The conversion scheme has been sympathetically designed to reflect the character of this important rural barn with minimal intervention to the frame, the historic layout informing the arrangement of rooms. Good quality materials have been employed in the renovation scheme and as shown there is no change to fenestration so that the barn retains its agrarian character. The internal layout is practical each room attaining natural light through reuse of openings and room sizes complying with the NDDS.



Existing front elevation

Proposed front elevation

Comparison between the front elevations as existing and proposed to demonstrate practically no change

- 4.8 With regard to impact on amenity, as a result of the proposal, LP Policies H8 and GEN2 state that development should not have a materially adverse impact on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing, which is also a requirement of the NPPF. Whilst it is noted that there is a degree of proximity of the annexe to the host dwelling that might be a privacy issues under normal circumstances, but as an ancillary building to Hill farm, used by family members, brought about by the condition suggested in preceding paragraphs the proposal would not cause any adverse amenity issues.
- 4.9 The proposal, in summary, represents a good design and layout of accommodation for future occupiers without harm to the existing buildings/amenity. As the building is Grade 2 listed and the surrounding buildings too are designate heritage assets, it is even more important that the development is of high quality and the does not impact adversely on the significance of the listed buildings, which is the subject of the next section.

Heritage

- 4.10 The NPPF Section 16 deals with the Heritage where para.200 states ‘ *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance . LP Policy ENV2 states that development affecting a listed building should be in keeping with its scale, character and surroundings the Stebbing NP containing similar objectives. In view of the fact that the host building is Grade 11 Listed, the host farmhouse similarly so, with other buildings also listed, it is important that it be demonstrated that the proposal does not impact adversely on the significance of these important buildings which is discussed in more detail in the accompanying Heritage Statement. S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses The proposal, in summary, does not alter the external appearance of the barn to any degree, aside from the renovating/conserving the materials. Internally, the divisions are those of the historic, maintaining the voids in order to be able to view the openness of the historic barn and its exposed timbers . Any new materials to be employed will be in keeping with the existing, that also respects the listed nature of the building. The proposals therefore would not have a detrimental impact to the historic fabric, character or appearance of this or any nearby listed building. The proposal therefore accords with LP Policies GEN2 and ENV2. The compliance with policies at all levels is dealt with more comprehensively within the Heritage Statement*

Trees and Biodiversity

- 4.11 There are no trees affected by the development. A Minor Development Biodiversity Validation Checklist has been submitted that confirms that the development will not impact any wildlife sites, habitats or species . A self assessment bat report is attached as there are no voids between the roof and the ceiling of the proposed annexe nor other disturbances and there has been no bats present. Collectively these demonstrate that there is no harm to wildlife and biodiversity.

Access

- 4.12 The access to the subject barn to be converted to an annexe is via the western access to Hill Farm off the B1057 that leads to the parking for Hill farm house in the garages and the area between the buildings as well as the barns beyond. There is space for a further parking bay for users of the annexe and this is indicated on the plan 822-002. The use will not have an adverse impact on highway safety.

5.00 Summary

- 5.1 The preceding paragraphs have demonstrated that in principle the conversion to an annexe is acceptable, with appropriate condition in place that ties the occupation of the annexe to the host dwelling, Hill Farm, where the

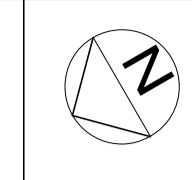
resultant annexe does not compete with the farmhouse as is subservient in scale. The proposal represents a sensitive conversion of the heritage building appropriate for this historic location where the character and appearance of the countryside would not be harmed as a result of this proposal, and in fact it will benefit the farmstead and its environment.

- 5.2 Moreover, the proposal represents a sustainable development where there are benefits to all three aspects of this, as defined in the NPPF. The proposal will be providing economic benefits through the construction period and beyond, social through the provision of living accommodation and home to a relative of the occupants of the host dwelling. Lastly, environmentally, the proposal secures the future of the listed barn to the benefit of the heritage asset and the surrounding ones, through a sensitive conversion that does not alter the external appearance to any degree, but results in the conservation of this important building in the historic group. As the NPPF states that such sustainable development should be supported, the Council are requested to permit the development proposal.

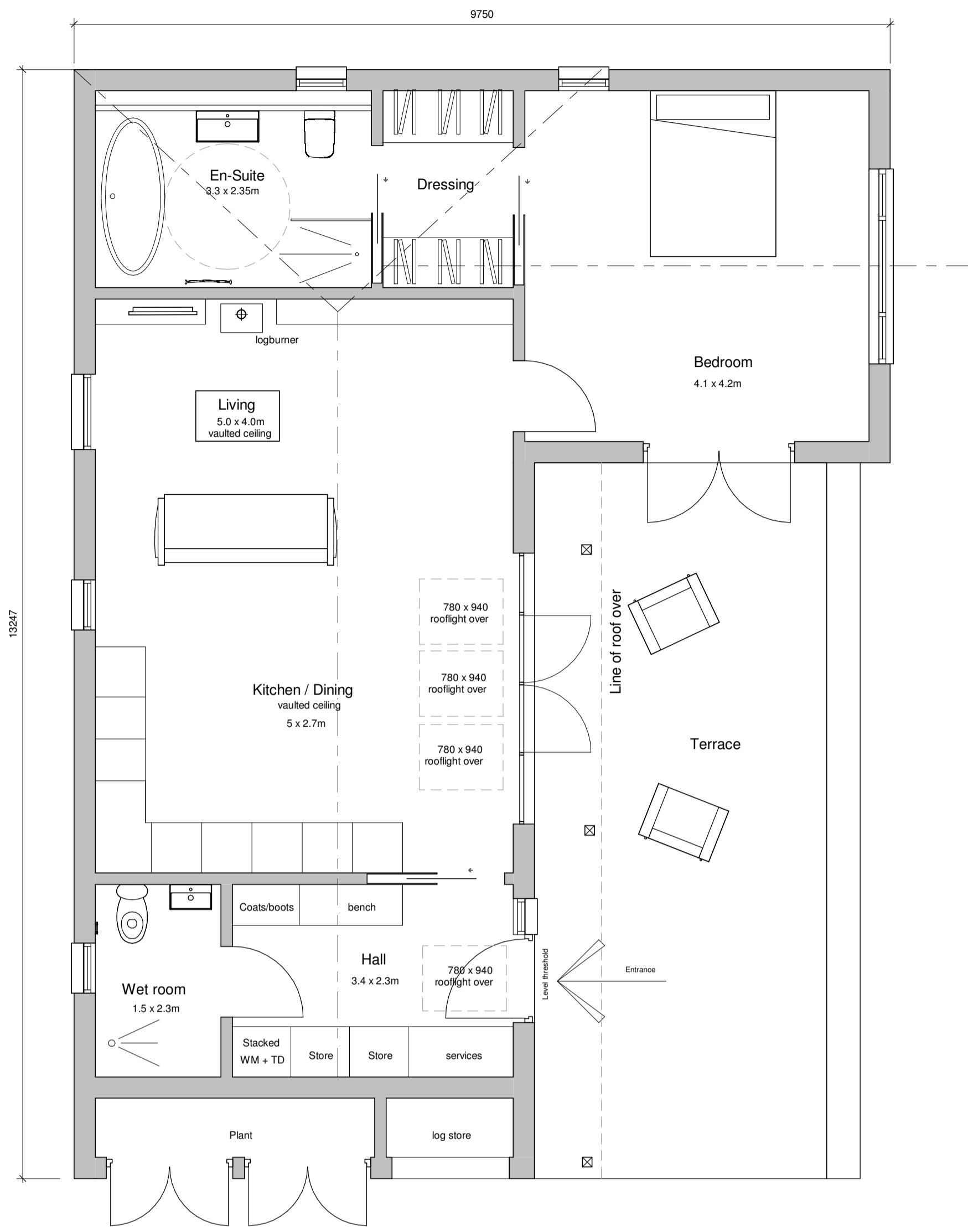
Appendices

Appendix 1 Details pertaining to annexe conversion at Springwell Place, Little Chesterfield LPA ref: UTT/23/1761/HHF

Appendix 2 Details pertaining to annexe conversion at Highams Farm Tindon End Great Sampford Essex CB10 2XT LPA ref UTT/23/1358/FUL



Notes:
DRAWING FOR PRELIMINARY PURPOSE ONLY. IT IS NOT INTENDED FOR SITE USE. DO NOT SCALE. USE WRITTEN DIMENSIONS ONLY



1 Proposed Floor Plan
1 : 50



2 South West Elevation
1 : 50



3 South East Elevation
1 : 50



4 North West Elevation
1 : 50



5 North East Elevation
1 : 50

F	Planning issue	3.07.23	AF
E	size amended	20.06.23	AF
D	fenestration amended	03.03.23	AF
C	Orientation amended	27.02.23	AF
B	Overall size amended	25.11.22	AF
A	Client amendments	03.10.22	AF
No.	Revision	Date	Initis

Job
SPRINGWELL PLACE, LITTLE CHESTERFORD

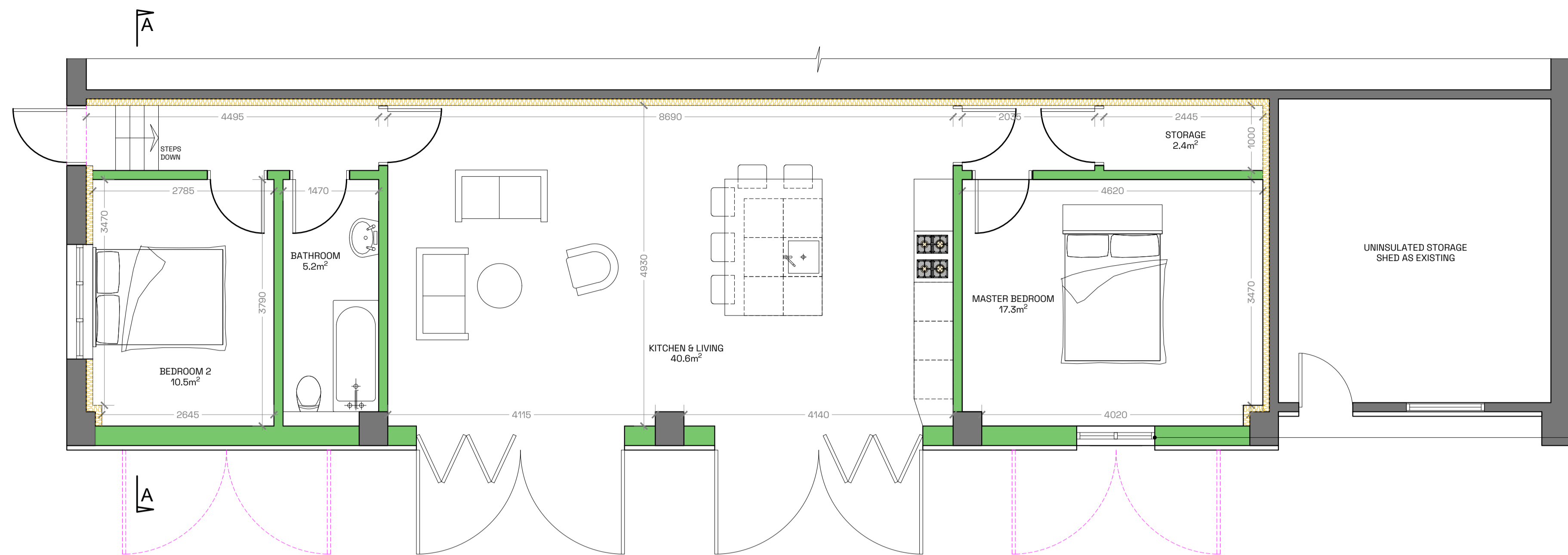
Drawing
ANNEXE - PLANNING

Client
Mr & Mrs Longman

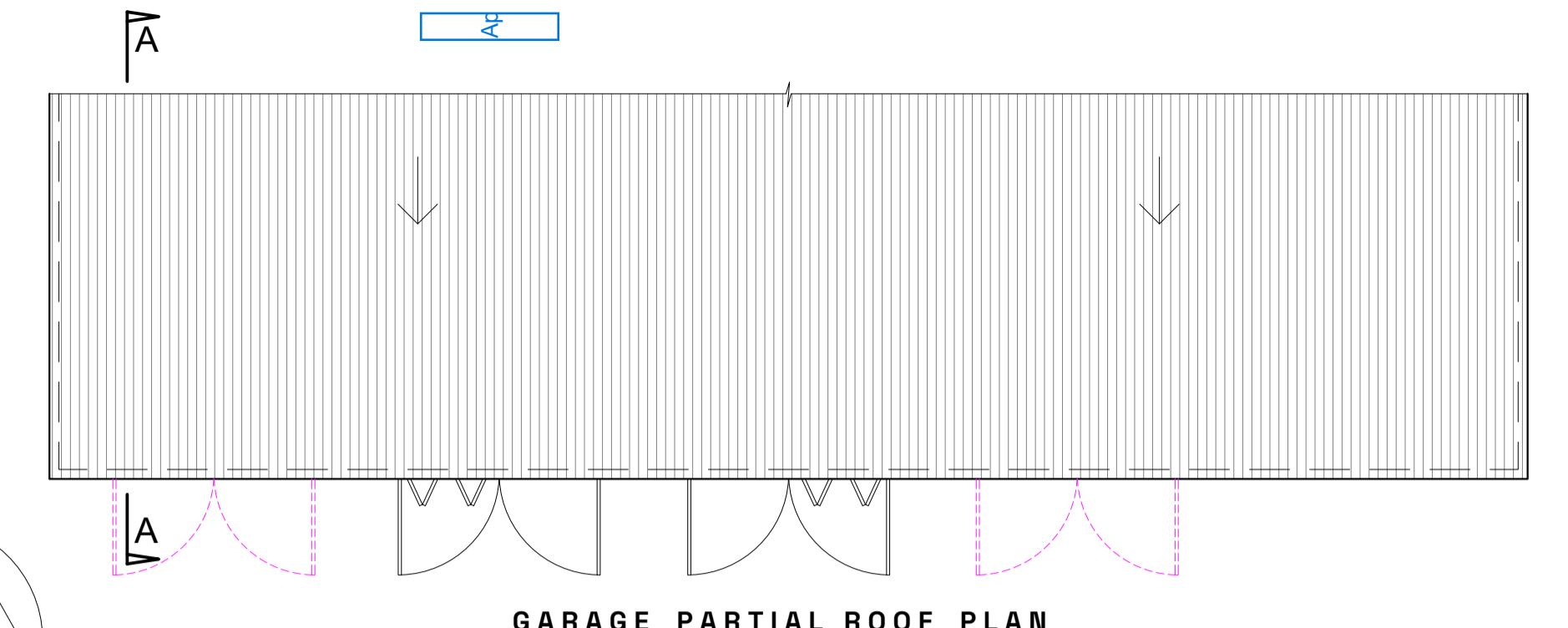
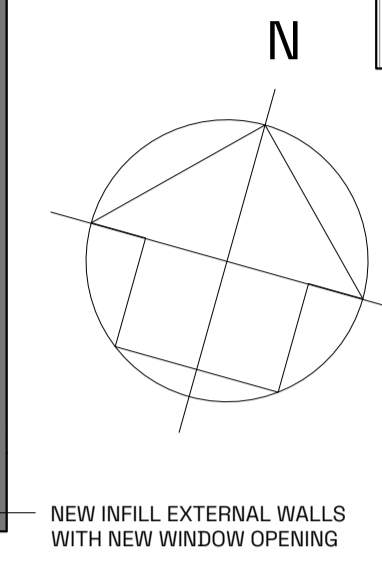
FAL | ARCHITECTS

T : 07786445320 | W : www.fal-architects.co.uk
FAL Studio, 48 Langham Rd, Cambridge, CB1 3SE

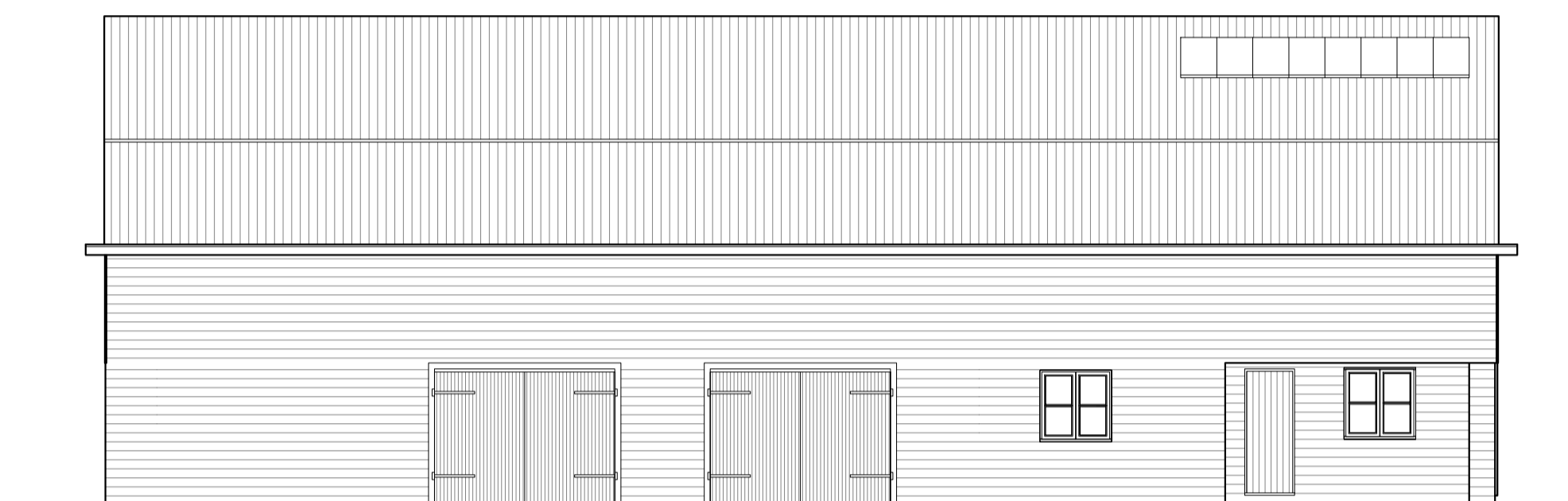
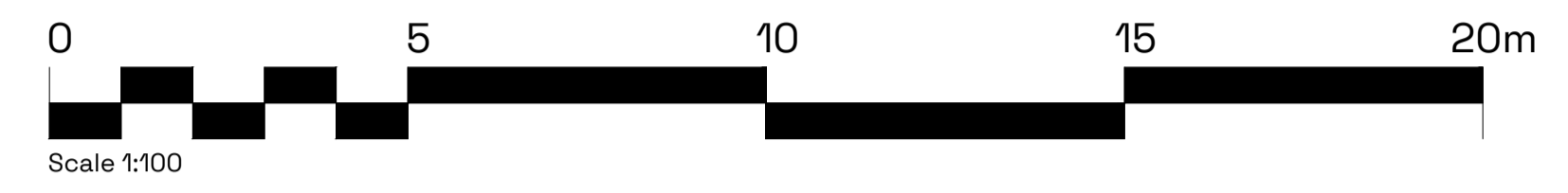
Scale	Date	Drawn/Checked
1:50@A1	09/09/22	AF
Job Number	Dwg No	Rev
2922 2922-1000	1000	F



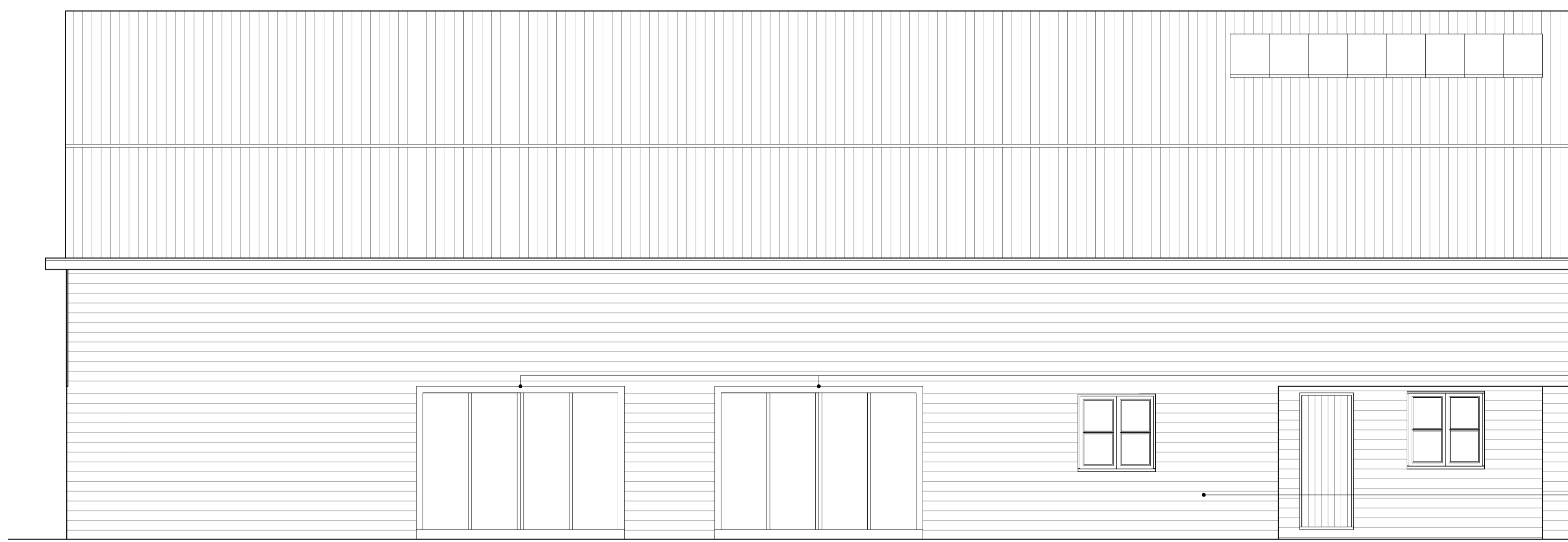
GARAGE GROUND FLOOR PLAN
1:50



GARAGE PARTIAL ROOF PLAN
1:100

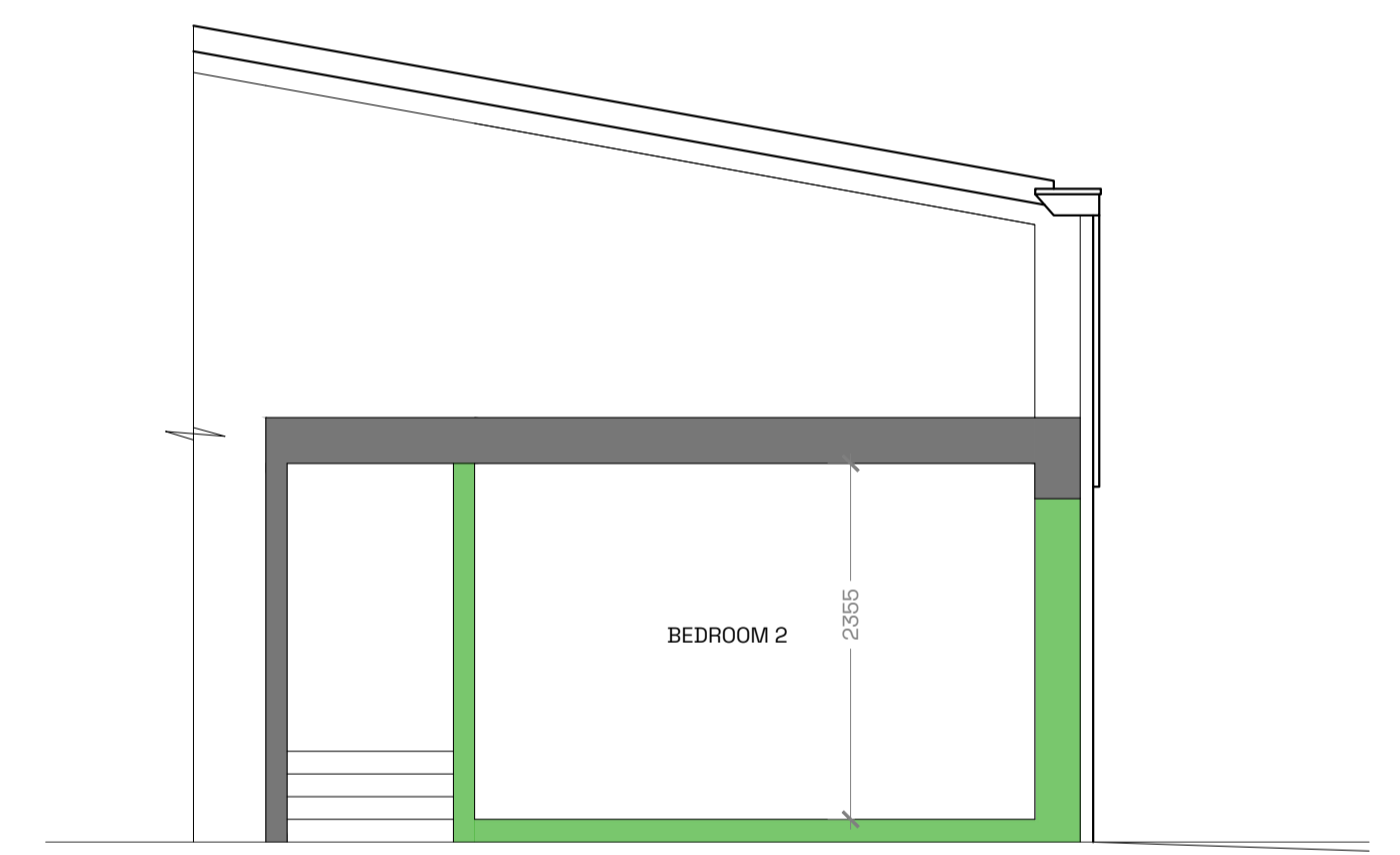


GARAGE FRONT ELEVATION (SOUTH-EAST)
1:100

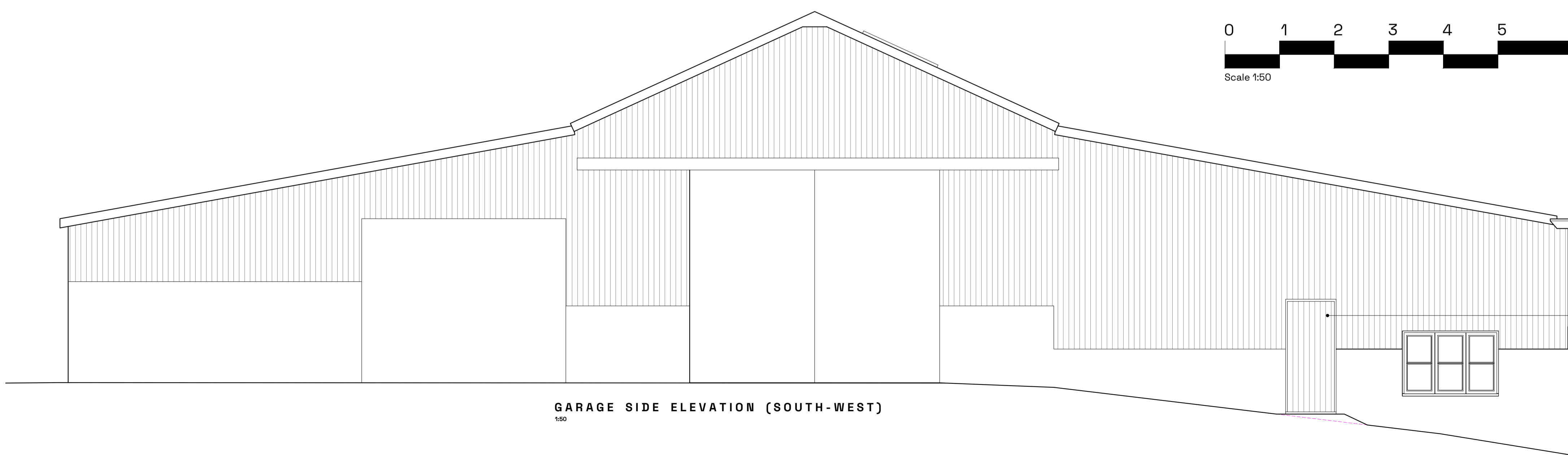


GARAGE FRONT ELEVATION (SOUTH-EAST)
1:50

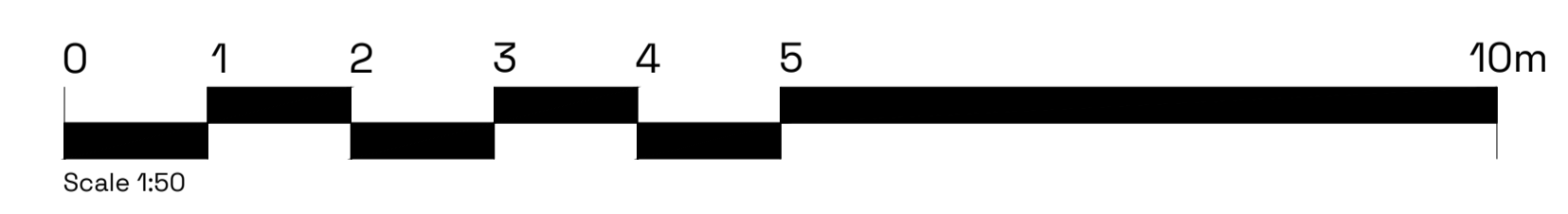
PROPOSED NEW BI-FOLD DOORS TO CENTRAL BAYS. HEIGHT TO MATCH EXISTING OPENINGS. EXISTING GARAGE DOORS TO BE REPURPOSED AS SHUTTERS
BLACK WEATHERBOARD CLADDING TO MATCH EXISTING



PROPOSED SECTION A-A
1:50



GARAGE SIDE ELEVATION (SOUTH-WEST)
1:50



SIDE ENTRANCE DOOR TO PROPOSED ANNEXE. TIMBER WEATHERBOARDING TO MATCH EXISTING

P3 - REVISIONS TO DRAWINGS
P2 - REVISIONS TO DRAWINGS
P1 - ISSUED FOR PLANNING

KELPSTUDIO
01424 552930
info@kelpstudio.co.uk
www.kelpstudio.co.uk
Unit 2, Meads Court, 40-42 Cooden Sea Road,
Little Common, Bexhill-on-Sea, East Sussex, TN39 4SL

SITE ADDRESS
**Highams Farm, Tindon End Road
Great Sampford
Saffron Walden
Essex
CB10 2XT**

DRAWING TITLE
**Garage
Proposed Plans and Elevations**

SCALE	1:50 & 1:100 @ A1	DATE	October 2023
DRAWN BY	WPB	CHECKED BY	MGB
JOB No.	22138	DRAWING No.	03
		REVISIONS	P3



Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Mark Barnikel
Kelp Studio
Unit 2, Meads Court
40-42 Cooden Sea Road
Bexhill-on-Sea
TN39 4SL

Dated:6 December 2023

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application Number: UTT/23/1358/FUL

Applicant: Jessica & James Salmon

Uttlesford District Council **Grants Permission** for:

**Change of use and conversion of garages to annexe at Highams Farm Tindon End Great
Sampford Essex CB10 2XT**

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
22138 01	Combined	26/05/2023
22138 02	Combined	26/05/2023
PLANNING STATEMENT	Other	26/05/2023
22138 03 P3	Combined	06/12/2023
ECOLOGY ASSESSMENT	Other	06/12/2023

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 The living accommodation hereby approved shall be ancillary to the use of the maindwellinghouse and shall not be occupied at any time as a separate and un-associated unit of accommodation.

Reason

To enable the local planning authority to retain control over the development which has been approved, in accordance with Policy GEN2 of the Uttlesford Local Plan 2005

- 4 The exterior of the development hereby approved shall be constructed in the materials specified on the submitted application form/plans, or in materials which have been approved in writing by the Local Planning Authority.
Reason: In the interests of the appearance of the development and to accord with Policy GEN2 of the Uttlesford Local Plan 2005.

- 5 The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement submitted with the application in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.
REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 and PPS9 of the Uttlesford Local Plan (adopted 2005).

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
National Planning Policy Framework September 5 2023		
S7 - The Countryside	Uttlesford Local Plan 2005	
GEN1 - Access	Uttlesford Local Plan 2005	
GEN2 - Design	Uttlesford Local Plan 2005	

ENV2 - Development affecting Uttlesford Local Plan 2005
Listed Buildings

Notes:

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal tail extending to the right.

Dean Hermitage
Director Planning