

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

AT

Lovelwood Farm, Towcester Road, Lillingstone Lovell, Buckingham, MK18 5AZ

Prepared for

Mr and Mrs A Blayney
Lovelwood Farm
Towcester Road
Lillingstone Lovell
Buckingham
MK18 5AZ

Prepared by

Brian Barrow BSC (Hons) MRICS
Chartered Surveyor
Acorus Rural Property Services
The Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk
IP33 3AA
Tel: 01284 753 271

March 2023

1. INTRODUCTION

We act on behalf of Mr and Mrs A Blayney of Lovelwood Farmhouse, Towcester Road, Lillingstone Lovell, Buckingham, MK18 5AZ in respect of the prior determination request made to Aylesbury Vale District Council in relation to the potential change of use of agricultural buildings at Lovelwood Farm, Lillingstone Lovell, into 3 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 subject to this application were previously used for livestock and storage, but are not suitable for modern agriculture and remain redundant to date, however they have been kept water tight and are generally in good order.

The buildings are described as follows:-

Building 2 – a stone built likely former cow shed with later metal sheeted roof.



This building was a probably a cow shed in its past where cows were tied in stalls. These have been removed leaving an open internal space except for a small wall separating an area at one end. The roof is of a traditional timber frame but it appears joists may have been removed and replaced by higher level supports and ties, but is otherwise intact and the covering of tin sheeting has kept it watertight. There are also some internal brick supports. The walls are variable being both brick and stone and show signs of numerous localised repairs, but are in need of further attention, including repointing and odd sections of realignment.

Building 3 – a stone built likely former crop store and latterly converted to livestock pens with sheeted roof and timber lean to.



This building has 2 sections, the older part is stone which has been partly rendered internally presumably when livestock pens were installed. The roof is monopitch on a timber frame with tin sheeted covering. The lean to is timber framed, with a similar roof. The stone walls appear sound but in need of localised repair and repointing. The timber sections are in good order.

4. PROPOSED WORKS

- 1) The proposals in all cases are to retain the existing walls and the existing frames as well as the roof structures with like for like repairs and improvements as necessary.
- 2) Walls will be studded, insulated and dry lined internally. Externally they will be look very much as existing, other than the windows, doors and framework around them, which will be inserted into existing openings where they exist, but, with additions to ensure natural light to all rooms.

- 3) The buildings will require, general repairs/upgrade including to the roof structures as mentioned, repointing with replacement of damaged bricks and stone. Also, replacement timber cladding where it exists.
- 4) The vast majority of the work will be internal including subdivision.

5. CONCLUSION

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

Most of the work required will be repairs and 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 with the repairs outlined, as would be expected given their age.

The scheme is clearly a conversion of the 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.