

clearthinking

COMMERCIAL PROPERTY ADVICE



SUPPORTING PLANNING STATEMENT

**Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011**

Address: Home Farm Cottage 2, Lower Street, Twywell

Full Planning Application for the External Alterations to this Grade II Listed Building to Secure its Structurally Stability

Listed Building Consent for the External and Internal Alterations to this Grade II Listed Building to Secure its Structurally Stability and Provide an Internal Bathroom

On Behalf Of:

Tata Steel (UK) Limited

Prepared By:

Sam Silcocks, BSc (Hons) MA MRTPI

Harris Lamb | Grosvenor House | 75-76 Francis Road | Edgbaston | Birmingham B16 8SP

SUPPORTING PLANNING STATEMENT

Address: Home Farm Barn, Lower Street, Twywell

Main Contributors

Sam Silcocks, BSc (Hons) MA MRTPI

Issued By

Signature:



Print Name: Sam Silcocks

Date: 1st March 2024

Approved By

Signature:



Print Name: James Hollyman

Date: 1st March 2024

CONTENTS

1.0 INTRODUCTION

2.0 DESCRIPTION OF THE SITE

3.0 PROPOSED DEVELOPMENT

4.0 PLANNING HISTORY

5.0 PLANNING POLICY

6.0 CASE FOR THE APPLICANT

7.0 CONCLUSIONS

1.0 INTRODUCTION

1.1 Harris Lamb Planning Consultancy has been instructed by Tata Steel (UK) Ltd (*"the Applicant"*) to submit 3 applications in relation to the listed building known as Home Farm Cottages and attached Barn. This Planning Statement has been prepared to cover all 3 applications, but where necessary we do focus on the individual merits of the proposals.

1.2 The three proposals can be summarised as follows:

Cottage 1 – Structural repairs and new roof, along with internal repairs and internal alterations to facilitate bringing the bathroom indoors.

Cottage 2 – Same as Cottage 1.

Rebuilding the former agricultural barn to create a new dwelling house.

1.3 Planning permission and listed building consent for works to the cottages and the conversion of the agricultural barn to a residential dwelling (Ref: 20/01154/FUL and 20/01154/LBC) were granted on 22nd September 2021. However, the barn subsequently collapsed over the Christmas period in 2022 leaving only parts of the stone walls standing.

1.4 Then the barn collapsed it also compromised the structural stability of the cottages. The eastern flank wall and rear wall of the cottages started to falter, and this caused other structural issues. The Council was notified of what happened once the Applicant became aware and emergency works were undertaken to secure the stability of the remaining structures and to allow for the full exploration of the structural issues to be undertaken so that a plan could be put into place for the remedial measures to make the remaining structures structurally sound.

1.5 The Applicant has kept the Council up to date on progress and the works undertaken (see Appendix 2). For completeness, these measures are also

detailed within this submission, albeit these were undertaken under the emergency provisions of the Act.

1.6 The overarching objective to these proposals is to make good the structures that remain on site, make them fit for modern day living and to reinstate the barn as closely as possible to its former glory for the benefit of the historic significance of this listed building and the Twywell Conservation Area within which the site sits.

1.7 In addition to this statement, these applications have been submitted with:

- Existing and proposed plans
- Design and Access Statement
- Heritage Statement
- Structural Survey
- Ecological Assessment

2.0 DESCRIPTION OF THE SITE

- 2.1 The Site is located on the southern side of Twywell. It is located outside of the village boundary, but within the Twywell Conservation Area.
- 2.2 A Public Right of Way Runs north to south along the eastern boundary of the Site and the Site is readily visible from the public right of way and across the pub car park to the south from the main road running through the village.
- 2.3 Home Farm Cottages and Barns were a single Grade II Listed Building. As set out in the introduction, the barn has now largely collapsed, and the roof of the cottage has been removed and concrete blocks are in place to hold the structure together. Full details on the extent of the building that remains is set out in the existing plans and Heritage Statement.

3.0 PROPOSED DEVELOPMENT

3.1 These applications have been prepared following the collapse of Home Farm Barn. The overarching proposal is to reinstate the barn to its former glory and to make good the cottages that were attached to the barn and are now in a very poor state of repair following the barn collapsing.

3.2 The Design and Access Statement and Heritage Statement describe the proposal in more detail, but the proposal can be broken down into three main parts, which reflect the applications that have been submitted.

Home Farm Barn

3.3 The remain sections of the wall of the barn will be retained and the barn built back from these. Both the external and internal appearance of the barn will be as approved through applications 20/01154/FUL and 20/01155/LBC, which were granted before the barn collapsed and proposed its conversion to a house.

3.4 Materials will be reclaimed where possible and appropriate traditional replacements found where necessary.

3.5 Access will be via a new private drive served directly from Lower Street.

Home Farm Cottage 1

3.6 External and internal alterations / repairs are being undertaken to make the cottages structurally sound. At the same time the cottage is being rewired and the bathroom brought inside.

Home Farm Cottage 2

3.7 External and internal alterations / repairs are being undertaken to make the cottages structurally sound. At the same time the cottage is being rewired and the bathroom brought inside.

4.0 PLANNING HISTORY

- 4.1 20/01154/FUL - Conversion of Grade II Listed farm building and attached cottage to create a single dwelling (Class C3); demolition of a modern extension to the barn and an outbuilding; and construction of a combined garage and carport – Granted 22 September 2021.
- 4.2 20/01155/LBC - External and internal alterations to Grade II Listed buildings to allow for their conversion into residential dwelling; demolition of modern extension and a curtilage listed building; and construction of a combined garage and carport – Granted 22 September 2021.

5.0 PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (the NPPF) is an important material consideration in the determination of applications.

Local Development Plan

- 5.2 The approved Development Plan for this part of North Northamptonshire comprises the following documents:

Saved Policies in the Rural North, Oundle and Thrapston Plan (RNOTP) adopted July 2011; and

North Northamptonshire Joint Core Strategy 2011-2031 (NNJCS) adopted July 2016; and

Part 2 Plan 2023

- 5.3 Below we set out the development plan policies relevant to the application proposal.

Rural North, Oundle and Thrapston Plan (RNOTP)

- 5.4 Following the adoption of the NNJCS, many policies that would have been relevant to the proposed development were superseded. The following saved policies are relevant to the application proposal:

Policy 9 – Buildings of Local Architectural or Historic Interest states:

Policy 23 – Rural Buildings – General Approach states:

Policy 6 - Residential Parking Standards

Northamptonshire Joint Core Strategy 2011-2031 (NNJCS)

5.5 The relevant policies in the NNJCS include:

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Historic Environment

Policy 4 – Biodiversity & Geodiversity

Policy 5 – Water Management, Environment and Flood Risk Management

Policy 8 – North Northamptonshire Place Shaping Principles

Policy 9 – Sustainable Buildings and Allowable Solutions

Other Material Considerations

The National Planning Policy Framework

5.6 At the heart of The Framework is the presumption in favour of sustainable development. Following the UK Sustainable Development Strategy, The Framework defines sustainable development as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. The document includes a *presumption* in favour of sustainable development (paragraph 11).

5.7 The Framework identifies three dimensions of sustainable development. This includes an economic role, social role, and an environmental role.

Dwellings in the Countryside

5.8 Paragraph 84 states isolated dwellings in the countryside should be avoided unless one of five circumstances apply. The application site is not isolated.

Design

5.9 Paragraph 131 of the NPPF states that the Government views good design as a key aspect of sustainable development, as design should contribute positively to making places better for people. Paragraph 139 states that

permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Heritage

5.10 Chapter 16 of the Framework provides guidance on conserving and enhancing the historic environment. Paragraph 200 states the LPA's should require an applicant to describe the significance of any heritage assets affected. The level of detail provided should be proportionate to the importance of the asset and appropriate expertise used to provide an assessment where appropriate, which in this instance included the submission of a Heritage Assessment prepared by The Jessop Consultancy.

5.11 Paragraph 203 explains that in determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.

Highways

5.12 Section 9 of The Framework promotes sustainable transport. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are '*severe*'.

6.0 CASE FOR THE APPLICANT

Principle of Development

6.1 Policy 11 and policy 29 of the North Northamptonshire Joint Core Strategy are relevant to considering the principle of the proposed development. Works to existing buildings in the countryside are permitted and there is no conflict with policies 11 or 29 in this regard.

6.2 Re-building the barn as a dwelling is technically in conflict with Policies 11 and 29 as they do not support the delivery of new dwellings within the countryside. However, it is evident that there are material considerations that would outweigh this conflict with the Development Plan. These can be summarised as follows:

The barn was an important building, both as a Grade 2 listed building, and its contribution to the Twywell Conservation Area in which it is located. The barn formed a prominent feature within the village and contributed to understanding its historical evolution. Reinstating the barn will ensure this important feature is not lost and significantly reduce the harm to the conservation area and the listed building which would otherwise experience substantial harm as a result of the loss; and

Reinstating the barn will cost a significant amount of money and the residential use is necessary to make this viable. Planning permission had already been granted for the conversion of the barn to a residential dwelling to secure its occupation and the much-needed work to it. Whilst this is no longer a conversion, the same principle applies and reinstating the barn as a dwelling house will make this a viable proposition.

6.3 It is considered that the benefits of reinstating the barn would significantly and demonstrably outweigh the conflict with planning policy.

Other Material Considerations

- 6.4 All the other matters relevant to the use of the barn as a dwelling house are consistent with those approved through applications 20/01154/FUL and 20/01154/LBC. The access and access road are in the same location and of the same design; amenity space remains within the central courtyard; and drainage dealt with in the same way. Externally the barn would look the same as the completed conversion scheme. The only difference is that not all the external materials that once existed can be reused. For example, all the tiles smashed when the barn collapsed. Where this is the case, reclaimed materials will be sought with the same appearance and used to complete the exterior of the reconstructed barn.
- 6.5 Internally, the barn will have the same appearance as the conversion scheme previously permitted. Materials will be reused where possible and where this is not the case, reclaimed materials will be sought in accordance with the provisions of the Heritage Statement and Design and Access Statement submitted with this application.
- 6.6 An updated Ecological Assessment has been undertaken, including checking the building for bat roosts. No roosts were identified, and mitigation and enhancements are proposed.

Cottages 1 and 2

- 6.7 The works to the cottages will see them made structurally sound. The cottages will be reinstated to their original appearance and existing materials used where possible. Where this is not possible, reclaimed materials will be sourced in accordance with the Heritage Statement and Design and Access Statement.
- 6.8 Internally, the opportunity will be taken to modernise the cottages with the intervention of new wiring, heating system and water system. As part of this, the proposal is to provide an internal bathroom on the first floor. It is considered that any harm caused by the modernisation of these cottages, will

be more than outweighed by securing the occupation of these Cottages for years to come.

7.0 CONCLUSIONS

- 7.1 The proposal follows the grant of planning permission (20/01154/FUL) and listed building consent (20/01154/LBC) for the residential conversion of the barn and internal works to the cottages. This application has been necessitated by the subsequent collapse of the barn and the impact it has on the structural stability of the cottages.
- 7.2 This application seeks to reinstate Home Farm Barn following its collapse and to secure the structural stability of Home Farm Cottages which form part of the same listed building.
- 7.3 Overall, it is considered that the current proposal represents a positive impact on both the Twywell Conservation Area and the listed building. Reinstating the barn and the cottages to their former glory will help will ensure their contribution to the historic environment is preserved for years to come. It is considered that this benefit would clearly outweigh the potential conflict with planning policy through the creation of a new dwelling in the countryside, with the weight to be attached to this policy conflict already being reduced because planning permission had previously been granted for a new dwelling in this location through the conversion of the barn that once stood there.
- 7.4 It is therefore respectfully requested that planning and listed building consent be granted accordingly.

clearthinking

COMMERCIAL PROPERTY ADVICE



BUILDING
CONSULTANCY



COMMERCIAL
INDUSTRIAL AGENCY



CORPORATE
SUPPORT



DEVELOPMENT AND
RESIDENTIAL LAND



ENVIRONMENTAL
CONSULTANCY



INVESTMENT



LEASE
ADVISORY



LICENSED AND
LEISURE



PLANNING



PROPERTY
MANAGEMENT



RATING



RECEIVERSHIP
AND RECOVERIES



RETAIL, LEISURE
AND ROADSIDE



VALUATION