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PLANNING STATEMENT



RTPI

Chartered Town Planner

OUR REF	PPL.TITCV357BH
DATE	20/03/2023
SITE ADDRESS	Manor Farm Barns Hollywell Warwickshire CV35 7BH
PROPOSAL	Conversion of Grade II Listed barn to a self-contained dwelling, subdivision of plot and new vehicle access for the main dwelling house.



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1. **INTRODUCTION**

We have been instructed to submit a Pre-Application Enquiry for the conversion of a Grade II Listed Barn to a dwelling, sub-division of the plot to create two dwelling units and the creation of a new vehicle access serving the main dwelling house at Manor Farm Barns, Holywell. Warwickshire CV35 7BH.

The barns are of a permanent and substantial construction. The room pattern within the buildings will be preserved. Minimal external changes are proposed to the building.

The sub-division of the plot between the barns and the main dwelling will be achieved by using the line of existing buildings and existing site features. Additional planting will be provided along the boundary between the two properties.

The proposed access or a second alternative one, to the main dwelling will both widen and reuse an existing pedestrian or vehicular access into the site.

The reuse of the building as a dwelling will make efficient and effective use of the application site.

It will also ensure that a Listed Building is kept in an active use that will help to secure its long-term preservation.

The proposed subdivision of the plot and new access to the main house can be provided without harming the setting or character of the Heritage Asset.

The change of use of the building to a dwelling will not conflict with the policies of the NPPF or the adopted Local Plan.

The proposed development is therefore acceptable and can be supported.

2. **SITE AND SURROUNDINGS**

The application site includes the Grade II Listed building to be converted and the main house which is also Grade II Listed. An aerial view of the site is set out below.



The List Description for the barn is set out below.

The building or site itself may lie within the boundary of more than one authority.

County:	Warwickshire
District:	Warwick (District Authority)
Parish:	Rowington
National Grid Reference:	SP 19712 66518

Details

ROWINGTON HOLLYWELL SP16NE 3/90 Barn approx. 5n N of Hollywell Manor Farmhouse GV II Barn. Probably mid C17, date of 1719 to re-sited spine beam. Brick plinth; small timber-framing with brick infill; small timber framing with weatherboarding to upper panels, old plain-tile roof, with C20 plain-tile areas. 8-bay range. C18 double plank doors to left of centre. Plank pedestrian door to centre. Irregular fenestration of casements and shuttered openings. C20 roof lights to right. Interior: queen strut roof. [91]

Listing NGR: SP1971266518

The house is listed separately.

County:	Warwickshire
District:	Warwick (District Authority)
Parish:	Rowington
National Grid Reference:	SP 19718 66486

Details

ROWINGTON HOLLYWELL SP16NE 3/89 Hollywell Manor Farmhouse 11/04/67 GV II Farmhouse. Probably mid C16, with C17 addition and C18 alterations. Brick to ground floor; close-studded timber-framing to first floor with brick infill, except stone rubble infill to left of centre; old plain-tile roof; stone-based internal stack to left of centre with 2 diagonally set rebuilt brick flues; brick ridge stack to right of centre. 2-storey, 3-window range. French doors to right. 3-light casements to left and centre. 3 gabled false dormers with 3-light casements. Left return: faced in probably early C19 red brick. Cross-wing to rear right: brick to ground floor; small timber-framing with brick infill to first floor left and right returns; close-studded timber-framing with rendered infill to first floor and attic gable end of cross-wing. Single-light wood window with diagonally-set wood bar to first floor right of end of cross-wing. Interior: open fireplaces to ground floor. Chamfered spine beams to ground floor. Queen post roof with windbraces. [90]

Listing NGR: SP1971866486

The site is not within a Conservation Area.

The site is within the Green Belt with some residential development close to the site fronting the road.

3. **PROPOSED DEVELOPMENT**

The enquiry has three elements. These are,

- ***The conversion of the Listed Barn to a dwelling.***
- ***The sub-division of the site into two separate units of accommodation and,***
- ***The creation of a new vehicle access to serve the existing dwelling house.***

The proposed site plan is set out below.



The plans pack that is submitted with the enquiry gives full details of the proposed development.

An alternative option for vehicular access and parking for the main house is shown below.



Alternative option for vehicular access to the existing house.

The barn will be converted with minimal alterations to the external appearance of the building.

The room pattern within the building will be preserved. This will ensure that the former agricultural use of the building will remain clearly legible within the building.

Internal features of the building will also be preserved.

The subdivision of the plot and new access into the main house will be achieved with minimal intervention into the character and setting of the site.

The boundary between the two properties will use existing site features and will be complimented by new planting.

The access to the main house will reuse and redesign an existing pedestrian access into the site.

4. **RELEVANT PLANNING POLICY**

The policies of the adopted Warwick District Local Plan and the NPPF are relevant.

Warwick District Local Plan

Policy DS18 of the Local Plan deals with the Green Belt. It states,

DS18 Green Belt

The extent of the green belt is defined on the Policies Map. The Council will apply national planning policy to proposals within the green belt.

Policy BE4 deals with the conversion of rural buildings. It states.

BE4 Converting Rural Buildings

Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:

- a) the building is of permanent and substantial construction;
- b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation;
- c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;
- d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and;
- e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

Policy HE1 Designated Heritage confirms the following information.

HE1 Designated Heritage Assets and their setting

Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found that will enable its conservation; and
- c) Conservation by grant funding or charitable or public ownership is not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

National Planning Policy Framework (NPPF) July 2021

The following policies of the NPPF are relevant

Paragraphs 137 and 138 relate to the openness of the Green Belt and the purposes of including in it.

137. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

138. Green Belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 150 confirms appropriate forms of development other than the erection of new buildings.

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- (a) mineral extraction;
- (b) engineering operations;
- (c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- (e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- (f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Indent (d) confirms that the re-use of existing buildings is appropriate provided they are of a permanent and substantial construction.

Paragraph 194 of the NPPF sets out the criteria that applications which affect heritage assets should be assessed against.

- 194.** 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 197 sets out the issues that local planning authorities should consider when determining applications.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

5. **RELEVANT PLANNING HISTORY**

The Council's web site shows the following applications relating to the site.

Planning Applications (5)

- [Proposed internal alterations. Additional internal door fitted from hallway into study on ground ...](#)
Ref. No: W/21/1861/LB | Status: Decided
- [Proposed erection of single storey side extension.](#)
Ref. No: W/21/1884 | Status: Withdrawn
- [Proposed erection of single storey side extension.](#)
Ref. No: W/21/1885/LB | Status: Withdrawn
- [Erection of single storey side extension](#)
Ref. No: W/22/1005 | Status: Decided
- [Erection of single storey side extension](#)
Ref. No: W/22/1006/LB | Status: Decided

6. **PRINCIPAL ISSUES**

The application brings forward the following issues,

- ***Whether the development is appropriate in the Green Belt***
- ***The impact of the proposed development on the Heritage Asset***
- ***Matters of Design and Amenity***
- ***Access issues***

7. **AMPLIFICATION OF PRINCIPAL ISSUES**

The principal considerations are whether the change of use of the building is an appropriate form of development in the Green Belt and the impact that the change of use of the building has on the character and setting of the Heritage Asset.

The NPPF was revised in July 2021. The policies of the adopted Local Plan concerning development in the Green Belt and the conversion of buildings in the Green Belt remain relevant and should be used to assess the proposal.

Policy DS18 of the Local Plan confirms that development will be assessed in accordance with national policy.

Paragraph 150 of the NPPF confirms that the re-use of existing buildings in the Green Belt is acceptable provided that the building to be converted is of a permanent and substantial construction.

The application building is of a permanent and substantial construction.

Policy BE4 of the Local Plan provides further guidance on the conversion of rural buildings. It states.

- Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:
- a) the building is of permanent and substantial construction;
 - b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation;
 - c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;
 - d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and;
 - e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

The proposed conversion of the building to a dwelling complies with policy BE4 for the following reasons.

- a. *The building is of a permanent and substantial construction.*

- b. The building is in good condition. It is a good example of a traditional rural brick-built barn.*
- c. The building needs limited alteration to accommodate the change of use. The rural character and distinctiveness of the building will be preserved.*
- d. The conversion of the building does not have a detrimental impact on the heritage asset. The barn building is Grade II Listed. Great care has been taken to ensure that only minimal alterations are made to the external appearance of the building. It will retain its traditional agricultural heritage and character. The same level of care and attention to detail is employed to the proposed internal layout of the building. The room pattern retains the bays that currently exist in the building. This ensures that former use of the building remains clearly legible. The materials to be used internally and on the exterior of the building will respect the traditional quality of the existing building. Existing features will be retained within the building. The existing oak roof trusses will be retained as a feature of the building and a large vaulted space will be left over the existing bays.*
- e. The building will continue to appear as rural building that is in keeping with its surroundings.*

The enquiry also includes the sub-division of the existing site to create two residential units and the creation of a new vehicle access into the main house.

Neither of these proposals will be detrimental to the openness of the Green Belt or the setting of the Listed Building.

The boundary treatment between the barn conversion and the existing house will use existing site features and will be supplemented by additional new planting.

The new vehicle access to the main house will reuse an existing pedestrian access into the site.

This will be an engineering operation that will not be harmful to the openness of the Green Belt. It is supported by indent b of paragraph 150 of the NPPF

The proposed development therefore complies with the policies of the Local Plan and the NPPF.

The development is therefore appropriate as a matter of principle.

The design and amenity impact of the development

The external appearance and internal layout of the building are largely unchanged.

The conversion of the building will be undertaken with only minimal intervention. The existing character, setting and distinctiveness of the building will be preserved and enhanced.

The conversion has been carefully designed to protect the traditional rural character of the application site and the surrounding area.

The associated development to sub-divide the plot and create a new vehicle access for the amin dwelling involve minimal works that will be absorbed against the back drop of buildings, existing landscaping, and proposed landscaping.

There will no loss of residential amenity between the existing house and the converted barn.

The design and layout of the proposed development is therefore acceptable.

Matters of Access

There is no change to the access arrangements to the barns. A new dedicated access will be created to serve the main house.

Access to day-to-day services must also be taken into consideration. It is necessary to consider how accessible services are by means other than the private car.

Access to public transport and services can be difficult outside of the main built-up areas. That should not be used as a reason to refuse planning permission for an appropriate form of development in the Green Belt.

Indeed, the introduction of new residential accommodation within the Green Belt can help to support existing businesses and services in rural towns and villages.

There is now a reduced need for people to travel due to the availability of online services. Many people will work from home on a regular or permanent basis. Shopping and other essentials such as prescriptions can be delivered direct to your property. Many medical appointments now take place either via an online consultation or telephone call. The need to travel less has been further highlighted by the change in work and shopping practices since the COVID 19 Pandemic.

It is a fact that many daily activities that would previously have required travel either by private car or public transport have been superseded by the acceleration in the use of on-line resources. This helps to balance out sustainability issues that are associated with the use of private cars and connectivity to services.

The principle of the reuse of the existing building is therefore sustainable in terms of making efficient and effective use of the site and through the connectivity it has to all necessary services.

8. **SUMMARY AND CONCLUSION**

The application proposes the reuse of an existing building as a self-contained dwelling. It is also proposed to sub-divide the site into two units of accommodation and re-purpose an existing pedestrian access into the main house as a new vehicular access. There are two options shown to provide vehicular and pedestrian access to the existing house and we would appreciate feedback on both options.

The barn to be converted and the main house are both Grade II Listed Buildings

The barn that is to be converted is of a permanent and substantial construction.

There are no proposals to extend or alter the building.

The impact that it has on the openness of the Green Belt and the reasons for including land in it is acceptable.

The conversion has been designed to preserve and enhance the traditional rural character of the existing building.

The conversion retains the existing room pattern and makes minimal alterations to the exterior of the building. The heritage value of the building will be preserved.

The sub-division of the plot and the new vehicle access for the main house will be carried out with minimal disruption to the character and setting of the Listed Buildings.

The development will use appropriate materials and it will be supplemented by additional planting.

The curtilage of the Listed Buildings will retain the existing character.



The development raises no issues of amenity.

There are no issues of access. The site has good connectivity to all necessary day to day services.

We trust that the proposed development can be supported in principle by the Council.