**18th March 2024**

**Description /Schedule of existing uses on the site – Vellanuson, TR13 0HB**

**Dear Sir/Madam**

**HERITAGE IMPACT ASSESSMENT AND DESIGN AND ACCESS STATEMENT :**

**CONVERSION OF THE MILL HOUSE INTO INTEGRATED LIVING SPACE AND A NEW LINK TO THE FARMHOUSE THROUGH A COLLAPSED COB WALL.**

**ADDITION OF UPSTAIRS BATHROOMS IN THE FARMHOUSE**

**RENOVATION/REPLACEMENT OF ROOF OF ADJOINING BUILDING (APPLE STORE) AND INTEGRATION AS PART OF THE FARMHOUSE.**

**RENOVATION OF EXISTING 5 SASH WINDOWS AT THE FRONT OF THE FARMHOUSE**

**REPLACE ALL 1980’S WINDOWS WITH TIMBER FRAMED PICTURE WINDOWS AT THE REAR OF THE FARMHOUSE**

**RENOVATION OF ROOF ABOVE THE BACKDOOR TO INCLUDE A SKYLIGHT AND BACK DOOR REPLACEMENT**

**RENOVATION OF AGRICULTURAL OUTBUILDINGS TO BE USED AS WORKSHOPS AND STORE**

**PLANNING CONSENT FOR LAND ERECTED SOLAR PANELS AND AIR SOURCE HEATING**

**BACKGROUND**

**The purpose of this statement is to set out the planning issues relevant to the determination of the application, and to evaluate the scheme against National and Local Planning Policy, and other relevant material considerations.**

**APPLICATION SITE AND SURROUNDINGS**

**Application buildings are considered to be a Grade II listed buildings.**

**With the sudden catastrophic collapse of the gable end of the Farmhouse, consultation has been sought with the conservation team and the preliminary plans agreed; so the wall can be made structurally sound with the option to create the proposed link.**

**THE PROPOSAL HAS BEEN AGREED IN PRINCIPLE WITH THE CONSERVATION TEAM FOR LISTED BUILDING CONSENT**

**Renovation of the upstairs of the adjoining Apple Store building to the Farmhouse, creating a doorway to one of the farmhouse bedrooms, in order to create an ensuite with extra privacy. Addition of ensuite and a bathroom upstairs.**

**The lower part of the adjoining (Applestore) building will be used as a store. The original façade will be maintained for this building. The very limited ground floor space will allow storage for batteries for land based solar panels.**

**The existing front opening façade will remain, but internally will be blocked. So to introduce light, the proposal is to insert heritage rooflights and renovation of existing entrance at the rear of the property.**

**The roof needs replacing and the proposal is to replace, like for like on all building**

**There is an ongoing issue with rodent infestation in the loft, as the land banks up behind the property. Consideration of opening up the roof space, would prevent this, add height, character and complement the adjoining store that has full height into the rafters.**

**SITE HISTORY**

**There is no relevant planning history on the site.**

**RELEVANT PLANNING POLICY**

**Under Section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the relevant development plan for the area comprises the Cornwall Local Plan and the Crowan Neighbourhood Plan.**

**Cornwall Local Plan**

**The most relevant policy relating to the application is Policy 7 of the Local Plan, which supports in housing uses in the countryside where they reuse suitably constructed redundant, disused, or historic buildings that are considered to be appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater.**

**In this instance, the buildings are suitably constructed as they are capable of conversion in their current form (as evidenced through the submitted drawings). They are disused buildings, that are clearly appropriate to retain by virtue of their historical use and substantial and complete construction, and any scheme can be designed to enhance the setting of the existing farmstead.**

**Further guidance on the interpretation of policy is set out in the supporting text, where it states:**

**2.33 ... it is recognised that there may be a need for some housing in the countryside. In these locations, we will seek to provide a focus on efficient use of existing properties and buildings to meet needs and set out other exceptions to development in the countryside. The appropriateness of buildings for conversion will depend on their scale and method of construction, structural soundness and the ability to convert the building without the necessity of substantial demolition or substantial rebuilding operations.**

**Policy 12 (Design) also requires that new development protects residential amenity and prevents harmful impacts relating to (for example) adjacent neighbouring uses.**

**Policy 21 (Best Use of Land and buildings) says that to encourage the best use of land; encouragement will be given to sustainably located proposals that use previously developed land and buildings provided they are not of high environmental or historic value.**

**Policy 24 (Historic Environment) says that development proposals should be accompanied by a proportionate heritage assessment identifying the significance of all assets that would be affected by the proposals and the nature and degree of any effects.**

**Crowan Neighbourhood Plan**

**The Cowan Neighbourhood Plan was made in 2019. Of relevance is policy HT3 Conversion of Buildings in the Countryside. This says that conversion of non-residential buildings to dwellings will be supported where substantial rebuilding would not be required or cause harm to the character or appearance of the building or the landscape.**

**OTHER MATERIAL CONSIDERATIONS**

**National Planning Policy Framework (NPPF)**

**In addition to development plan policy, it is necessary to have regard to the guidance within the National Planning Policy Framework (NPPF) (2021) as the policies it contains represents very important material considerations in the determination of planning applications. Of relevance is paragraph 11 which states that proposals which accord with an up-to-date development plan should be approved without delay.**

**Paragraph 197 says that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of the 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 character and distinctiveness.**

**Paragraph 199 says that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).**

**Cornwall Design Guide**

**The Cornwall Design Guide sets out parameters for good design and considerations relating to amenity.**

**Justification for the Proposed Development**

**Policy 7 of the Local Plan support uses where their conversion would entail the reuse of a historic building. Furthermore, paragraph 80 of the NPPF supports the reuse of buildings where the proposal would reuse redundant or disused buildings and enhance its immediate setting, and, the development would represent the optimal viable reuse of a heritage asset.**

**An overarching principle regarding the approach to heritage assets paragraph 126 of the Framework says that in their approach towards heritage assets local authorities should address:**

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

**As a proposal which has been designed to take account of the buildings heritage significance and which would, by facilitating its reuse would clearly be consistent with this approach.**

**Finally, as stated within policy 21 (Best of use of land and existing buildings) of the Local Plan,**

**encouragement will be given to suitably located proposals that use previously developed buildings.**

**Taking all this policy support into account, the principal of the conversion of the building is acceptable.**

**Visual Impact**

**Consultation has been sought with Colin Buck from the Heritage and Conservation Team and all recommendations have been followed to minimise visual impact from the road and maintain and celebrate the history of the buildings.**

**HISTORIC IMPACT ASSESSMENT**

**The Setting of Heritage Assets (Historic England)**

**The Historic England document 'The Setting of Heritage Assets' (Second Edition) (2017) provides non statutory guidance which has been drafted to assist in the implementation of national planning policy on heritage. In this regard, it provides useful methodology on the mechanisms to be applied to allow a better understanding as to what makes up the setting of heritage assets, how this can be affected for better or worse by change and how any impacts can be managed. It therefore provides useful supplementary advice on how to assess the impact of the current scheme on the various assets around the site.**

**Sections 8 and 9 of the document notes that the extent of setting of a heritage asset is not fixed and may change as the asset and its surrounding evolve. The extent of the setting may depend on several different factors such as, for example, change over time and the interrelationship between different heritage assets and the presence of designed settings such as the landscaped grounds of buildings. Section 10 indicates that the significance of a heritage asset is often expressed by reference to views and that often a number of views will contribute to the setting. It adds that some views may contribute more to understanding the significance of a heritage asset than others.**

**The advice indicates that the process of assessing the implications of development on heritage assets**

**should follow five broad steps (see Section 19) along the following lines:**

**• Identify which heritage assets and their settings are affected;**

**• Assess the degree to which these settings make a contribution to the significance of the heritage**

**assets(s) or allow significance to be appreciated;**

**• Assess the effects of the proposed development, whether beneficial or harmful, on the**

**significance or on the ability to appreciate it;**

**• Explore ways to maximise enhancement and avoid or minimise harm;**

**• Make and document the decision and monitor outcomes.**

**Heritage Assets**

**It has previously been identified that the these listed buildings.**

**Vellenewson (Vellanuson) Farmstead is Grade II listed.**

**The listing is given as:**

**Farmhouse adjoining outbuildings and garden walls to the front. Circa late C18 incorporating an earlier core. Painted roughly coursed granite moorstone with dressed granite quoins, sills, jambstones and lintels.**

**Grouted scantle slate roofs with gable ends; brick chimneys over gable ends of house including rear wing with external stack; cast iron ogee gutters. Plan : part of very thick back wall and possibly left hand end wall of earlier house rebuilt circa late C18 as 2 room house, slightly larger kitchen, left, and parlour, right with cross passage between leading to stair. Probably circa early C19, a back kitchen wing was built at right angles behind the kitchen/living room;. later in the C19 a 2 storey outbuilding (granary or apple loft) was added at the right hand side of the house with front wall set back and a single storey stable was built at the left hand side of the back kitchen. The rear of the house and the extensions are built into a high bank. 2 storeys. Nearly symmetrical 3 window south-east front with doorway and window over slightly right of middle. Possibly original 6-panel door with flush-beaded bottom panels and later glazed top panels. The weatherings of a gable-ended porch or hood survive over the doorway. The ground floor left hand window is a possibly original 20-pane hornless sash; the other windows are later hornless sashes with 6 or 8 panes, all in original openings. Adjoining at the right hand side of the house is a lower 2-storey outbuilding slightly set back doorway at far left, central window and wider loading doorway over. There is also a loading doorway at the rear leading straight in at 1st floor level from the bank. Interior : little altered since the C19, plan and structure complete. Bowtell moulded beams in the left hand room. The front garden wall is a rubble and earth hedge with unhewn painted granite monolith gate piers. The gateway, aligned with the front doorway, has a C19 wrought iron gate with ramped top rail. Vellenewson is a substantially complete C18 farmhouse, rebuilt on an older site, and in an unusually unaltered condition since the C19.**

**IMPACT ON THE SETTING OF THE LISTED BUILDINGS.**

**In accordance with the guidance from Historic England, the assets that would be affected have been identified.**

**In terms of the setting of the listed buildings the NPPF makes clear that the extent of the setting of a heritage asset ‘is not fixed and may change as the asset and its surroundings evolve”.**

**The proposal offers a suitable use for the redundant Mill House and Apple Store by integrating them into the farmhouse, without any visual impact, other than sympathetic renovation of existing windows and doors. The link building is of glass construction, so the two buildings can be read as separate buildings.**

**The disused outbuildings will have sky lights on the roof facing away from the road and public view, all skylights are heritage and any renovation or new inclusions are following the heritage report guidelines. The addition of skylights allow the buildings to function as workshops (barns) and dwelling spaces (Mill House and Apple Store).**

**Amenity of the Dwelling**

**The space available within the dwelling would comply with the technical standards as set out within national guidance.**

**The Cornwall Design Guide (adopted 2021) says that:**

**“Having plenty of natural light, a sense of privacy and a pleasant outlook from your home are important elements of liveability, enabling residents to feel comfortable and happy in their home”. This proposal will provide excellent standards of amenity to the occupiers. Given the proximity to the countryside location. It is therefore considered that the proposal would offer a good level of amenity for potential occupiers.**

**Parking and Accessibility**

**There will be no need for extra parking therefore the application is acceptable with regard to parking.**

**Neighbouring Amenity**

**The position and small scale of the proposed use means that there would not be any harmful impact upon neighbouring amenity. Windows would use the current openings with the use of roof lights to provide natural daylight and there would not be any impact in amenity, to neighbouring occupiers.**

**CONCLUSION**

**In summary the proposal would entail the conversion of the Farmstead, which would see the buildings put to a beneficial use. When all the issues and policy objectives are weighted in the balance, there is clearly no policy conflict with the overarching objectives of the adopted Local Plan, Neighbourhood Plan, or the National Planning Policy Framework. Planning Permission and Listed Building**

**Statement From The Clients And Owners Of Vellanuson (Vellenewson)**

Clare and Jason Webb, owners of Vellanuson, need to find a solution to shared living with Clare’s mum; who has Dementia and restricted mobility. The grade 2 listed Farmhouse has limitations on changing the interior for shared and adapted living. By linking the two buildings, a downstairs solution for wheelchair living is achieved without compromising future flexible family living space.

This is the best use of integrating both buildings, not only to provide an assisted living/care solution, but also creating a use for all the redundant farm buildings, assuring their future, as a functional space.

The collapse of the gable cob wall of the Farm House on 4th January, has been traumatic, with Clare living in a caravan caring for her mother at great expense. The need to move forward with the rebuilding of this wall and creating space to offer quality care for her mother within the home, relies on these changes.