

Simpatico

Town Planning

Disused barn/stable outbuilding at Roughton House,
Roughton, Worfield, WV15 5HE



Proposed conversion of existing derelict outbuilding to
residential annexe accommodation associated with
Roughton House

Planning and Heritage Statement

Statement prepared on 6th March 2024 by Richard Jewkes BSc DipTP MA,

Simpatico Town Planning Limited (Company no. 12179896)

simpaticotownplanning@mail.com

All contents of this document are property of Simpatico Town Planning Limited and protected by copyright

Introduction

1. This Planning and Heritage Statement is submitted in support of a planning application which proposes the restoration and conversion of a derelict barn and stables building within the grounds of Roughton House, Roughton, Worfield, WV15 5HE, to ancillary domestic accommodation associated with the existing main house within the site. The application seeks the grant, by Shropshire Council ('the LPA'), of full planning permission for the proposed development.

2. This Statement is submitted with the intention of providing a comprehensive, coordinated accompaniment to the application and is intended to fulfil the function of both Planning Statement and also, given that the building falls within the setting of the nearby Grade II* Listed Roughton House, that of Heritage Statement. This approach will avoid the duplication which can take place across those two documents, due to overlaps in their respective areas of content. This document will set out the case in favour of development in the context of national and local planning policy, and will also consider, in turn, the issues of:
 - Background/Planning history
 - Heritage
 - Planning policy and the principle of development
 - Access/Parking
 - Residential amenity
 - Ecology and Trees

Site and surroundings

3. The application site is a detached single storey barn/stable block building, located within the grounds of Roughton House, in the hamlet of Roughton, Worfield. Roughton House is a Grade II* Listed building, having been added to the national list in 1970. The application building is a detached, 'L' shaped barn and stable block which has been disused for many decades and, as such, is unsightly and dilapidated. The building is not referenced in the Listing Entry relating to Roughton House itself, being located approximately 40 metres to the south of the main house. However, it is under the same land title and ownership, and as such is considered to fall within the auspices of the main house. On that basis, it is considered to constitute a 'curtilage building' which is, therefore, subject to the protection afforded to the overall site by the main Listing.
4. Figure 1, below, is an aerial image of the site (all aerial images taken from Google), which confirms the location and boundaries of the application building (edged in red), within the context of the surrounding grounds of Roughton House (edged in blue). The barn building is located at the southern tip of the Roughton House, with its southern elevation forming the site boundary, immediately abutting the public highway.

Figure 1 –Aerial image of the application site



5. The building appears to date from the early Nineteenth Century, being of characterful appearance but, ultimately, of rudimentary and functional design. It comprises brick built facades with various openings serving the historic stables and what appear to be barn door openings and other access points. Figure 2, below, comprises photographs of the barn building, taken on 29th February 2024, which show its scale, position and architectural features. Further internal photographs, taken during the same survey, will be used in subsequent sections of this Statement, and the full survey collection is provided at Appendix 1.

Figure 2 –Photographs of application building taken on 29th February 2024



Looking southward from adjacent courtyard



Eastern elevation



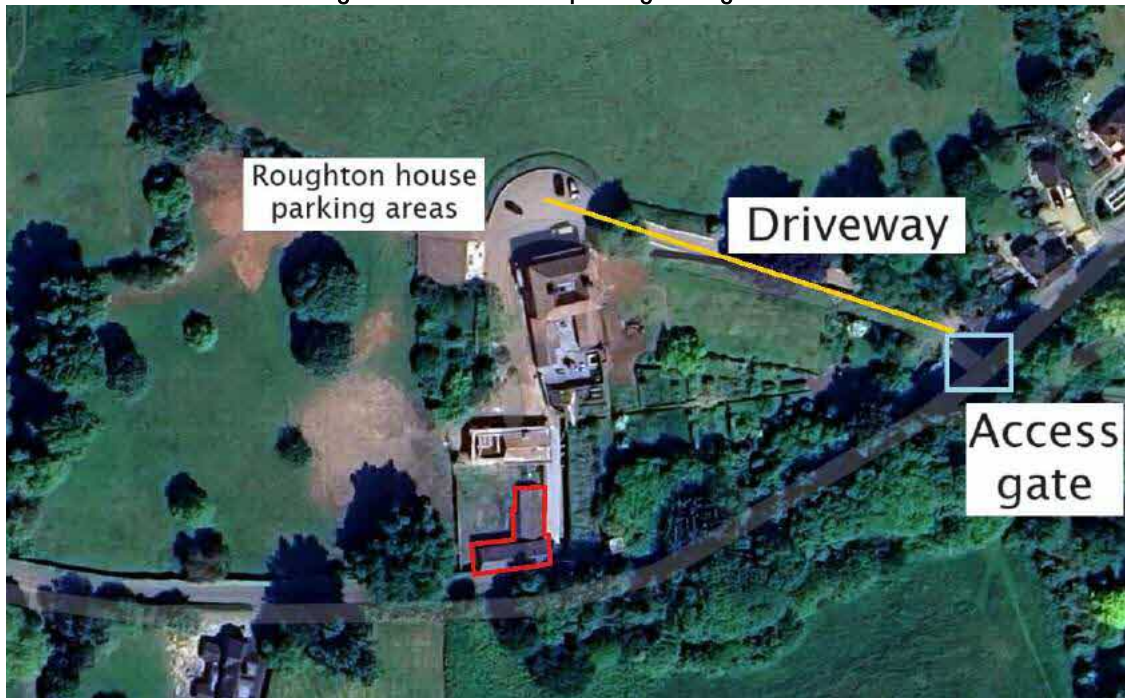
Southern elevation (taken from adjacent public highway)



Western elevation (road to the right hand side)

6. As the images show, there is a gate adjacent to the building, which provides access to the public road to the south of the site. However, this access is currently closed and secured, due to the gate itself being severely dilapidated and potentially unsafe. Access to the application building is therefore only possible using the main access gates at Roughton House, which are located to the east, with the driveway looping round to the front of Roughton House itself, and then on foot, with pedestrian access only being possible to the application site. Figure 3, overleaf, shows the existing access arrangements, which it is not proposed, under this application, to alter or augment.

Figure 3 –Access and parking arrangements



7. The site is located within the green belt, but forms part of a cluster of development within the hamlet of Roughton, which is located just south of the A454, between Swancote and Wyken. This main road forms the arterial route to the site, however once inside the hamlet, the area remains served mainly by historic country lanes. Figure 4, below, shows the application site in the context of its wider surroundings, all of which are washed over by green belt.

Figure 4 –Surrounding green belt context

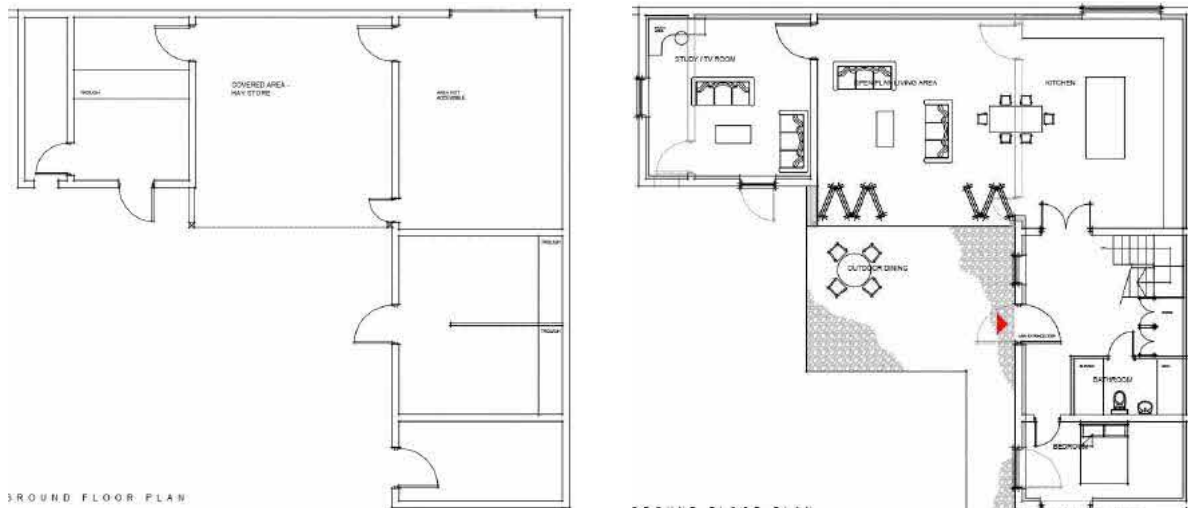


8. Whilst being structurally sound, and having at some point in the past received the addition of concrete floors in certain areas, the application building is in a state of quite severe dilapidation, having lain disused and therefore unmaintained for many years prior to the applicant's acquisition of the wider Roughton House site. It is therefore currently 'at risk' and, in the absence of a viable, beneficial use, likely to fall further into disrepair in the future.

Proposal

9. It is proposed to restore and convert the building for use as ancillary domestic accommodation, for the use of the occupiers of Roughton House and their occasional, personal guests. No formal change of use of the building is proposed –it is not the applicant’s intention to offer it to outsiders, neither to long term tenants, nor as a short term holiday let. Following the restoration and conversion of the building, no change or use, for the purposes of the Use Classes Order, would be enacted. It is for this reason that the application description refers only to the restoration and conversion of the building.
10. As the submitted plans confirm, it is proposed to reconfigure the interior spaces within the building to create ancillary residential accommodation. The scheme would require the lowering of the ground floor level in part of the building, which would create sufficient headroom to facilitate the creation of a first floor level, changing the interior of part of the building from single storey to two storey.
11. At ground floor, following conversion the proposed accommodation would comprise a study/TV room, open plan living/kitchen area, bathroom and bedroom. Figure 5, below, juxtaposes the existing ground floor layout with the proposed.

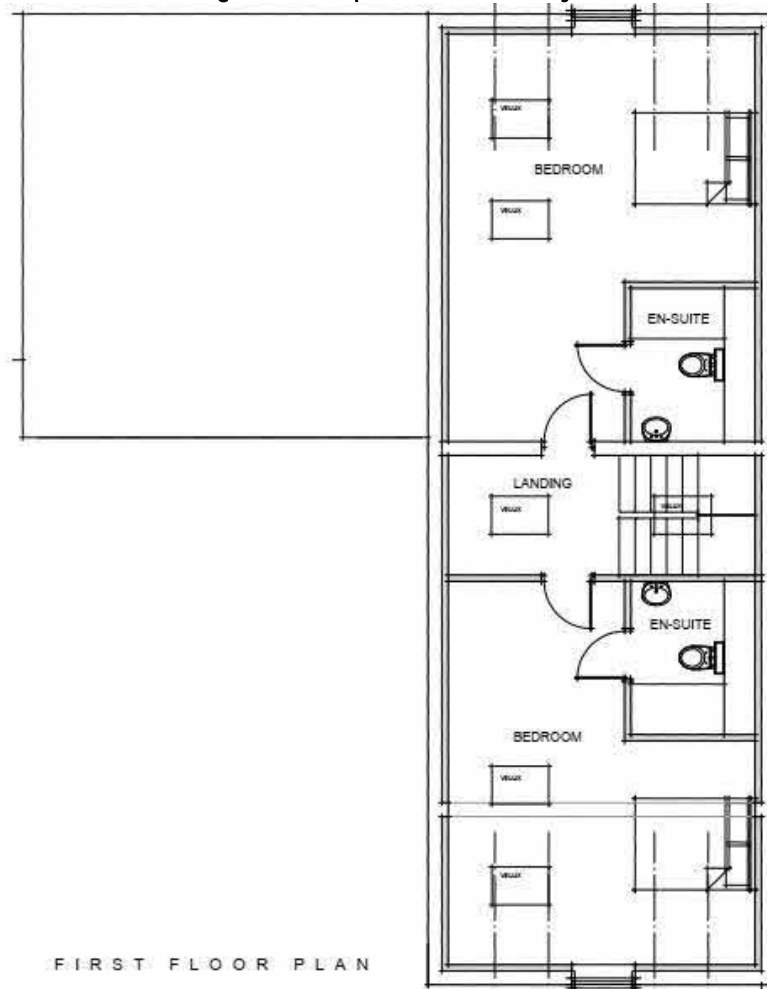
Figure 5 –Existing ground floor plan vs. Proposed



12. Following the digging out of the floors at ground floor level, it would be possible at that point to install new joists and to create first floor accommodation in part of the building. This accommodation would take in only the rectangular section of the building within its southern limb, which follows the line of the road to the south. At this level, it is proposed to provide two bedrooms, each with en-suite facilities. Figure 6, overleaf, is

an extract from the submitted plans which shows the configuration of the proposed first floor accommodation following development.

Figure 6 –Proposed first floor layout



13. Externally, it is proposed generally to restore the facades of the building, and to reinstate fenestration in the original, but presently unsecured, openings. The proposal would, however, require some minor elevational changes in order to make the scheme function, as follows:
14. **Southern elevation:** Aside from the installation of a single roof light to serve the newly created first floor accommodation, the southern elevation of the building (facing the road to the south) would be unaffected, save for general restoration and the replacement of the existing, failed roof.

15. **Western elevation:** This elevation would receive some alterations, designed to make the scheme functional and the accommodation within the building practical. These would include the replacement of the existing, wide barn door opening with a set of bifold doors, the installation of a window in an existing first floor opening, the punching through of a pair of French doors, the blocking up of a small ground floor window, the partial blocking up of an existing stable door to reduce it a ground floor window, and the installation of three roof lights. Each of these changes are highlighted below, at Figure 7, which juxtaposes the existing western elevation with the proposed.

Figure 7 –Western elevational changes



16. **Northern elevation:** The northern elevation of the building would also be subject to minor elevational changes under the scheme. These are highlighted overleaf, at Figure 8, and would comprise the installation of five rooflights serving the upstairs accommodation, the punching through of two new ground floor windows, and the partial blocking up of an existing ground floor doorway, reducing it to a ground floor window.
17. As figure 8 also confirms, an existing full length doorway and feature fanlight above, in this elevation, would be retained and simply refurbished following development.

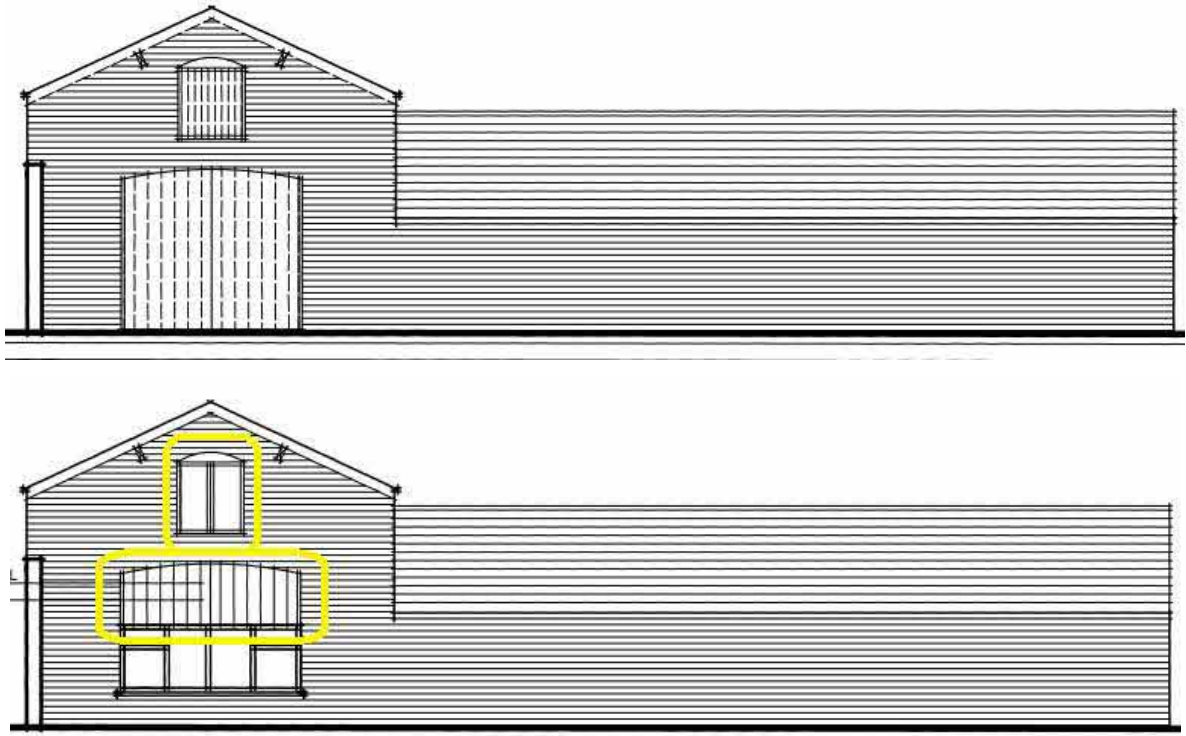
Figure 8 –Northern elevation changes



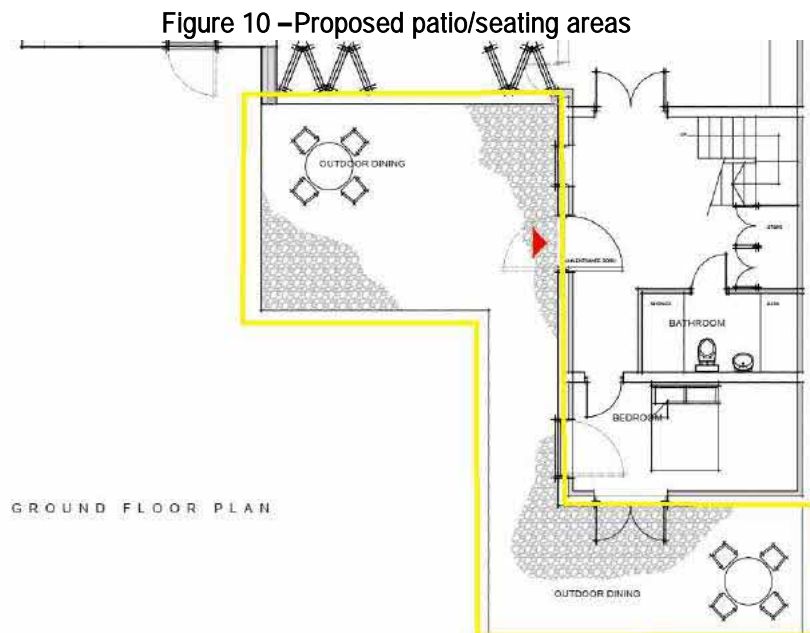
18. **Eastern elevation:** Finally, in the building's eastern elevation, an existing barn door would be partially blocked up to create a window at ground floor, with cladding above to screen the fact that the upper section of that opening would, following development, enclose a room within the newly created first floor accommodation. Also, an existing first floor window opening in this elevation, which is currently bare and unfurnished, would be fitted with a new window, serving a bedroom at first floor.

19. Figure 9, overleaf, highlights these proposed alterations to the east facing elevation of the building.

Figure 9 – Eastern elevation changes



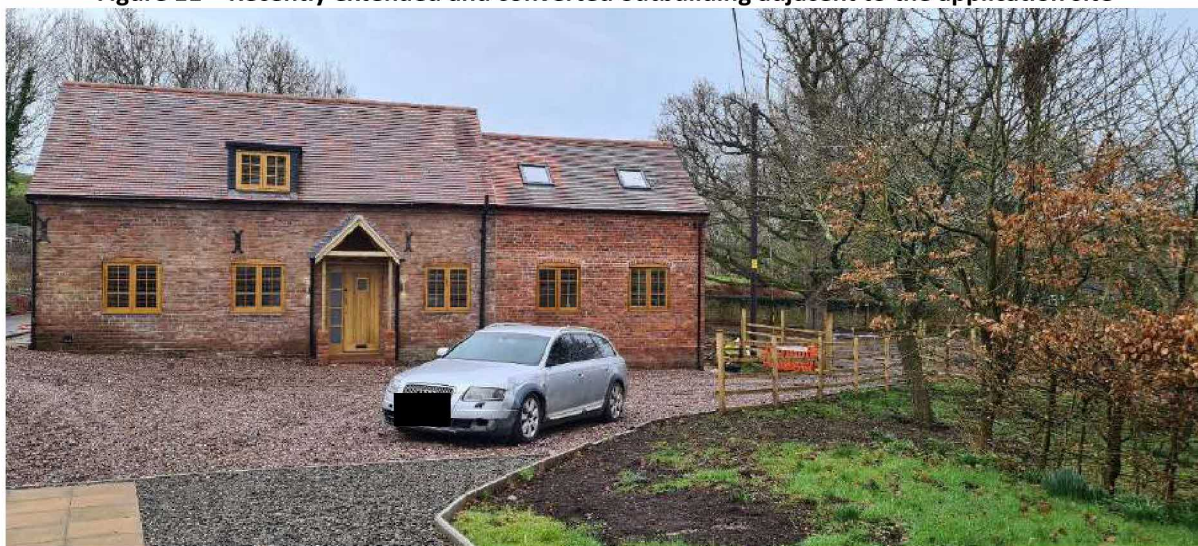
20. As the proposed ground floor plan, reproduced below at Figure 10, indicates, it is proposed to provide two small patio/seating areas outside of the building, for domestic use. Aside from the provision of these areas, however, which would not normally require planning consent, the proposal would not require any external work beyond the existing envelope of the building itself.



Background/Planning history

21. The LPA's planning records have been consulted prior to preparation of this application, and whilst the majority of the previous applications relating to Roughton House are historic and not relevant to this case, there is a recent application dating from 2022, LPA reference 22/05614/FUL, and its sister application 23/00540/LBC, which are pertinent to this current proposal, and which provide some context to this current application. The two recent applications proposed the extension and partial conversion of another existing outbuilding within the grounds of Roughton House, in fact, a building which is adjacent to the application site.
22. Applications 22/05614/FUL and 23/00540/LBC were granted approval by the LPA on 6th June 2023, with consent being granted for the partial conversion and, in this instance extension, of an existing outbuilding which is referred to in the application documents as a 'cottage'. Figure 11, below, is a recent photograph of the building in question, taken on 29th February 2024, which shows its appearance following implementation of the approved scheme.

Figure 11 – Recently extended and converted outbuilding adjacent to the application site



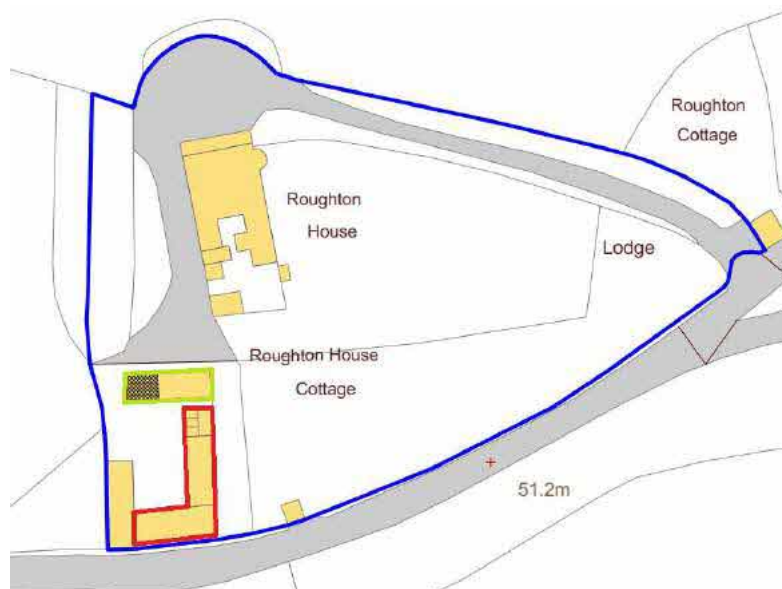
23. In approving the applications relating to the adjacent outbuilding, the LPA, in the decision notice, recognised the importance of repurposing the building in order to secure its viability into the future, to the benefit of the historic environment. The decision notice articulated the LPA's position in this regard as follows:

'Regard has been given under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 to the desirability of preserving the Listed Building, its

setting and any features of special architectural or historic interest which they possess, and this development, as amended, would protect the special character and appearance of the Listed Building.'

24. For clarity, Figure 12, below, comprises an aerial image and also an extract from the approved block plan relating to the adjacent permitted development, which confirm the relationship between the recently consented site and the application building.

Figure 12 –Adjacent works to Listed structure approved in 2023



25. This current application is considered to be very much in the same vein as the recently approved works to the adjacent building. It is concerned primarily with bringing a derelict historic building back into a beneficial use, as ancillary domestic accommodation relating to the parent property at Roughton House, and through these works to secure its viability going forward. Great care has been taken in the design of the proposed conversion to ensure that the significance of the application building is protected and not diminished as a result of the required alterations. Accordingly, the following section of this Statement will comprise a Heritage Impact Assessment, considering the nature and level of the building's heritage significance, and the impact thereupon of the proposed works.

Heritage

26. As part of the formulation of this application, a HIA has been undertaken in order to ensure compliance with the advice set out in Paragraph 200 of the National Planning Policy Framework (2023), which reads:

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.

27. This assessment has also been carried out in accordance with Paragraph 205 of the Framework, which requires 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

28. Paragraph 212 of the Framework is also considered to be pertinent to the proposal at hand, requiring the following:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

29. Regard has also been paid to the Historic England document, 'Statements of Heritage Significance: Analysing Significance in Heritage Assets', following its suggested methodology and approach.

The nature of the asset

30. The application site is not, in its own right, a Listed structure. Rather, it falls under the auspices of the Grade II* Listed Building of Roughton House, which is considered to be a '*particularly important building of more than special interest*'. The national official Listing Entry for the site is produced at Appendix 2 to this Statement. It provides some explanation of the history of the building, and also of the features and characteristics which render it of special historic and/or architectural interest.
31. The Listing Entry confirms that the property was first Listed on the 9th March 1970, having been built at some time in the Eighteenth Century. The Listing Entry describes the building's valued and notable features as follows:

C18. Red brick; 3 storeys; 2 sash windows with central Venetian window and round headed window above, all with plain surrounds; moulded wood half-round Tuscan pilastered doorcase with open pediment and traceried fanlight; early C19 canopied verandah with inswept leaded roof overall and French casements on ground floor; steep hipped tiled roof; wide spreading eaves.

32. As has already been noted, the application building is not mentioned directly within the Listing Entry, and therefore it is the case that it is protected by virtue of its potential to influence, positively or otherwise, the significance of the setting of Roughton House itself. As such, it is the impact of the proposed works upon that wider setting which is therefore to be considered here.

The proposed works

33. As has been described earlier in the Statement, it is proposed to restore, make good and convert the application building for use as ancillary domestic accommodation, for the use of the occupiers of Roughton House, and their occasional personal guests. This will require various internal and external works, including the loss of some minor, internal fabric of the building. However, the scheme proposes the retention and restoration of many historic features and materials which, it is considered, would assist in preserving the heritage value of the building, in the context of its contribution to the setting of Roughton House, and also to better reveal its significance in its own right.
34. **Internal works:** The internal works required to the building have been outlined above in Paragraphs 11 and 12. In order to bring about the proposed conversion, it would be necessary to install new internal stud partition walls, in order to subdivide the internal space into the proposed room configuration. The external

walls of the structure would also need to be insulated to bring them up to modern standards, most likely through the use of thermal plasterboards or the battening out of the internal lining and the installation of PIR boarded insulation, finished with plasterboard and skim. Figure 13, below, is a photograph (all internal photographs taken on 29th February 2024), which shows part of the 'shell' of the building, which is of traditional '9 inch' construction. Whilst the brickwork is, in the main, original and has some historic value in that sense, it is not considered to be of particular quality or interest.

Figure 13 –Existing internal brickwork to be made good and insulated



35. The proposal would also require the removal of some modern roof timbers, which are not considered to be of value, however the building does display some more historic timberwork, in particular to the roof, which would be retained and restored. In particular, there are some historic trusses and purlins which are considered to be of interest and would be retained and remain exposed following the proposed conversion. Examples of the existing roof timbers, as viewed internally, are included overleaf at Figure 14, and also within the survey photographs submitted at Appendix 1.

36. As has been described, in order to create habitable accommodation in the upper section of part of the building, the existing ground floor level will need to be lowered, in order to create the necessary headroom at both ground and first floor. The section of floor in question is currently unsurfaced and consists of natural ground material, i.e. dirt. The lowering of the floor level in the affected area of the building would therefore only require the digging out of this section and the removal from the site of the freed soil and debris. This aspect of the proposal would, therefore, not result in the loss of any historic features or materials from the site. Figure 15, overleaf, shows the ground inside the building –confirming that it is not paved nor otherwise surfaced.

Figure 14 –Existing roof timbers –trusses and purlins to be retained and remain exposed

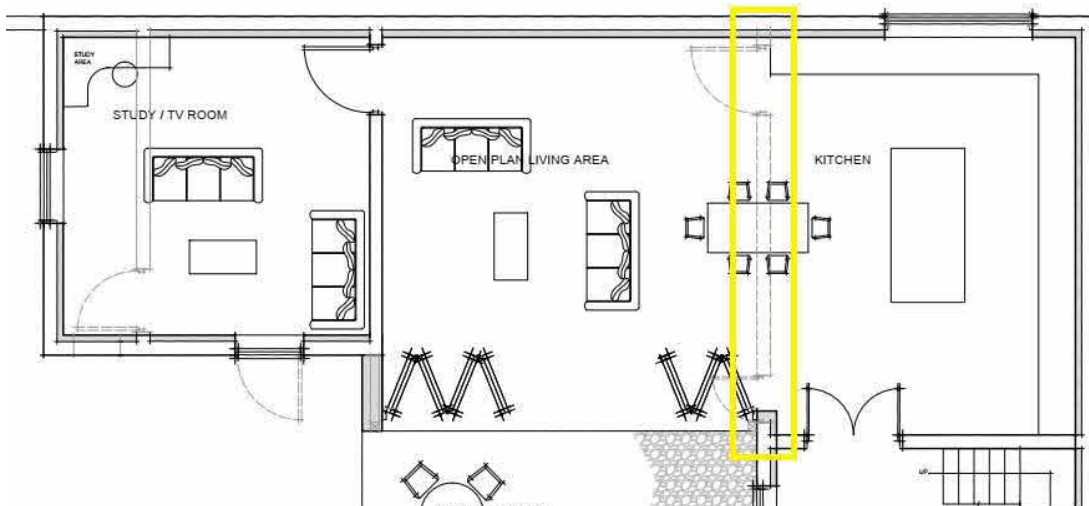


Figure 15 –Natural, unsurfaced ground inside the building



37. The submitted plans also confirm that, in order to create the proposed open living/kitchen area at ground floor level, a section of existing internal wall will need to be removed, and a steel beam installed. The section of wall in question, juxtaposed with the relevant extract from the proposed ground floor plan, can be seen below at Figure 16.

Figure 16 –Section of internal wall to be removed



38. **External works:** The external works required to the building have been outlined above in Paragraphs 13 to 20. However, a closer inspection of the exterior of the building, and its current condition, further reveals its current level of dilapidation and demonstrate the extent to which the repair and restoration of the building is required, in order to secure its viability into the future.

39. As has been described, the implementation of the proposal will require the blocking up of existing openings within the building's elevations, and also the creation of new openings. It is naturally expected that the LPA will wish to assert some control, should the application receive support, over the design, materials and joinery to be used in any new windows and doors. In addition to these works, however, an inspection of the building confirms that much of its external envelope is in poor repair, requiring restoration in order to prevent future structural failure or other such decomposition. Figure 17, below and overleaf, comprises photographs which show condition of the external brickwork, particularly certain quoins, displaying damage which has been caused, over the decades, by the absence of functional rainwater goods, and the presence of various unsecured window and door openings.
40. This application proposal presents an opportunity to remedy the current condition of the building, securing the restoration of its exterior envelope.

Figure 17 –Current condition of the building







The impact upon the asset

41. The application building is Listed by default, by virtue of being within the curtilage of Roughton House and therefore having a potential impact upon its setting and significance. The above survey of the current condition of the building reveals that, if anything, its current condition and appearance are detrimentally impacting upon that setting. Therefore, the condition of the building as it currently stands must be considered to be causing harm to, rather than enhancing, the historic setting of Roughton House.

42. In that context, it is considered that the proposed works to the building, including the making good of all brickwork and pointing, the recladding of the roof (with historic timbers retained and left exposed wherever possible), the installation/reinstatement of absent or rotten window furniture , and the reinstatement of functioning rainwater goods, will only serve to enhance the significance of the building. With the exception of the removal of a section of internal wall, which is considered not be of particular value or interest in

heritage terms, this proposal is concerned primarily with restoring the existing building, bringing it back into a beneficial use, and thus securing its future survival and viability going forward.

43. As such, it is considered that, when weighed in the round, the proposed restoration and conversion of the building would be of clear heritage benefit, and that the proposal should therefore receive support from a heritage perspective, as per the tests and standards set out in Section 16 of the NPPF.

National Planning policy and the principle of development

44. The site is located within the green belt. The planning regulations relating to green belt land are governed nationally by Section 13 of the NPPF, and in the case of this site are also reasserted in the LPA's local development plan documents.

Green belt designation - NPPF Section 13

45. As identified above, the site is designated in the local development plan as green belt land. It is therefore subject to the protections afforded to land of this type both within the NPPF and the Local Development Framework.

46. Section 13 of the NPPF (Protecting Green Belt Land) sets out national planning policy in relation to the green belt, and describes the types of development which are considered 'appropriate' or 'inappropriate' within it.

47. Paragraph 155 of the Framework lists the circumstances in which new development can be considered 'appropriate' on green belt land. The Framework asserts that the erection of new development can be considered appropriate in the following circumstances: -

155. 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.

48. Paragraph 155(d) ('*the re-use of buildings*') is considered to apply to this proposal. As has been described, the re-purposing of the building as ancillary domestic accommodation would not require any additional new development beyond the envelope of the existing building. This proposal is concerned only with the restoration and reinstatement of the structure, and its internal conversion for domestic use by the occupiers of Roughton House and their occasional personal guests.
49. The proposal therefore constitutes '*appropriate*' development in the green belt and should, subject to all other material considerations, be supported in principle.

Local Planning policy

Shropshire Core Strategy (2011)

50. **Policy CS5 (Countryside and Green Belt)** of the Core Strategy sets out the LPA's approach to development outside of the established towns and its identified community hubs, stating that '*development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt*'. The policy makes clear, however, that '*proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits*'. This proposal is concerned with restoring and reinvigorating an historic building which has lain disused for some years and which, as a result, has become quite severely dilapidated and therefore unsightly, having a detrimental impact upon visual amenity (the site can be seen from open fields to the north west) and more generally upon the character of the landscape in this highly valued, green belt location. The proposal would not introduce any new built form to the landscape, maintaining openness across the group of fields to which the site contributes, and supporting the fundamental aim of retaining the permanence of the green belt.
51. **Policy CS6 (Sustainable Design and Development Principles)** places a requirement upon new development to '*be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change*'. Whilst this application seeks only to obtain consent to restore and convert an existing building at the site, the requirements of Policy CS6 are recognised, and should the proposal receive consent, it would ensure to meet the highest possible standards in terms of design quality and sustainability. The restored building would be of appropriate scale and position, assimilating well in the context of the site itself and of the neighbouring dwellings to either side, and would, by virtue of enhancing the building's contribution to amenity, and also the setting of Roughton House, serve to compliment the character and distinctiveness of the locality.
52. **Policy CS17 (Environmental Networks)**: This policy requires that '*Development will identify, protect, enhance, expand and connect Shropshire's environmental assets*'. In the case of this development proposal, it is considered that the design, mass, scale and appearance of the converted building are such that it would make a positive contribution to the landscape character of this locality. The use of now obsolete barn and/or stable buildings as ancillary residential living space is a common feature across Shropshire and, indeed,

across the countryside nationally, and this proposal is considered to be successful in protecting and, indeed, enhancing, existing environmental assets.

Shropshire Site Allocations and Management of Development Plan (SAMDev) (2015)

53. **Policy MD2 (Sustainable Design)** is the LPA's overarching urban design policy, and provides both general and more specific guidance on design quality, sustainability and place making. The policy requires that new developments '*respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions*'. This proposal would secure a development of appropriate design and materiality, and would cause no harm to the functionality of the site, providing enhanced facilities for the occupiers of the main property at Roughton House.
54. The proposal also seeks, in the context of policy MD2, to provide a building with longevity which will succeed in '*Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing*'. The proposed external features, materials and detailing seek to restore the traditional character of the application building, avoiding modern styling in order to assimilate as closely as possible and complement the 'feel' of the location.
55. **Policy MD6 (Green Belt)** reaffirms the Council's preference, generally speaking, for new development within the green belt to be focussed around the Community Hubs or Clusters identified within Policy MD1, or to entail the replacement of existing buildings within the green belt. This proposal would bring about the restoration and repurposing of an existing building in order to secure its permanence into the future, being of high quality and making a positive contribution to the landscape for years to come.
56. On the basis of the above analysis, it is considered that the proposal is appropriate, as assessed against all pertinent national and local planning policies and guidance, and that as such the principle of development has been established and should be supported, subject to all other material considerations. The following section of this Statement will consider the other planning considerations which arise from the proposal.

Other material considerations

57. **Access and highways:** As shown earlier in Figure 3, the site benefits from an existing gated access off the lane to the south of the site. This access would be unaffected by development and would continue to be employed for all trips in and out of the site in the future. The proposed works would be restricted to the restoration and conversion of barn/stable building to a residential annexe, and importantly would not introduce any new dedicated parking facilities to serve that building.
58. The ancillary accommodation, once completed, would only ever be used for purposes which were incidental to the use of the main dwellinghouse (Roughton House), as such. Whilst it would occasionally be used by the occupiers' personal overnight guests (family and friends), it would not introduce regular additional trips to the site, and any vehicles belonging to guests would be accommodated in the existing generous parking areas to the north and north west of the main house, as shown below at Figure 18. The proposal would therefore have a neutral impact upon access and highway safety, being in compliance with the relevant sections of the NPPF and with local policies CS6 and MD2.

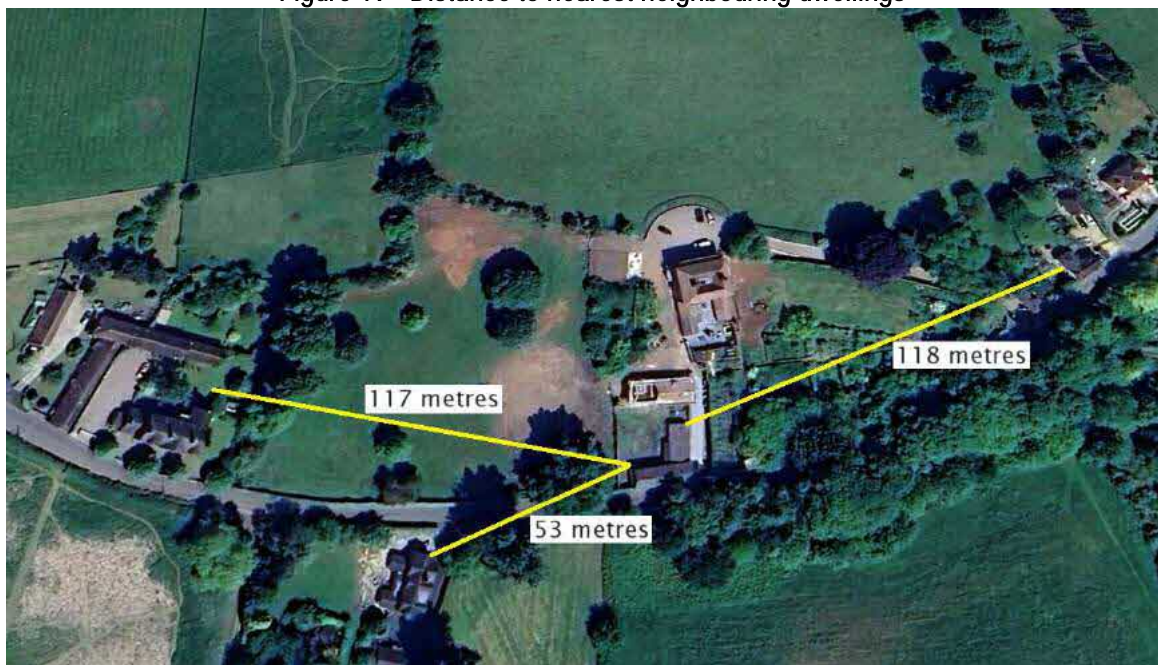
Figure 18 – Existing parking area serving Roughton House



59. **Ecology and trees:** There is no visible evidence of any protected species being present on the land, and no trees would be affected by the proposed development, due to no excavations being required. The grounds surrounding the application building would remain open, with no external habitats being affected. Again, therefore, the proposal would cause no harm to ecology or biodiversity.

60. **Residential amenity:** The proposed new domestic rooms would be sufficiently distanced from the nearest neighbouring dwellings, beyond the grounds of Roughton House, to avoid the potential for any detrimental impact upon neighbour amenity. The application building is located 117 metres away from the nearest dwelling to the west, 53 metres away from the nearest residence to the south west (also separated by the road), and 118 metres away from the nearest property to the east. In this context, it is clear that the introduction of occasional, low intensity domestic use to the application building would have no impact upon the occupiers of those properties in terms of loss of light or outlook, overshadowing or overbearing, or in terms of noise, light or any other form of disturbance.

Figure 19 –Distance to nearest neighbouring dwellings



61. The proposal is therefore considered to be acceptable in terms of its impact upon the enjoyment, by neighbouring occupiers, of their own properties, in compliance with local policies CS6, CS7, CS17, MD2, MD12 and MD13.

Conclusions and ‘the planning balance’

62. This Statement has sought to set out the case in favour of the principle of development, in the context of national and local planning policy, in order to demonstrate that the proposal would be broadly compliant with both, and has also considered the other material considerations which will need to be satisfied in order for the grant of planning consent to be secured.
63. As analysis of national policy has been undertaken, which confirms that the proposed conversion of the existing barn/stable block would represent ‘appropriate’ development within the green belt, in the basis that it would entail the ‘re-use of buildings which are of permanent and substantial construction’. The proposal would constitute the restoration and re-purposing of an existing building within the green belt which would be provided for purposes ancillary to the existing, residential use which is well established across the grounds of Roughton House.
64. The application building is Listed by default, by virtue of being within the curtilage of Roughton House and therefore having a potential impact upon its setting and significance. The current condition of the building reveals that, if anything, its current condition and appearance are detrimentally impacting upon that setting. Therefore, the condition of the building as it currently stands must be considered to be causing harm to, rather than enhancing, the historic setting of Roughton House.
65. In that context, it is considered that the proposed works to the building, including the making good of all brickwork and pointing, the recladding of the roof (with historic timbers retained and left exposed wherever possible), the installation/reinstatement of absent or rotten window furniture, and the reinstatement of functioning rainwater goods, will only serve to enhance the significance of the building. As such, it is considered that, when weighed in the round, the proposed restoration and conversion of the building would be of clear heritage benefit, and that the proposal should therefore receive support from a heritage perspective, as per the tests and standards set out in Section 16 of the NPPF.
66. There would be no detrimental impact upon character and distinctiveness as a result of the proposal; the submitted scheme would reinstate a building of traditional design features and external materiality, and being consistent with the nearby buildings which the locality displays. There would be a neutral impact upon parking and highway safety, with the existing site access being retained unaffected following development. There would also be no detrimental upon the level of residential amenity presently enjoyed by the occupiers of the nearest residential dwellings. There would also be a neutral impact upon local ecology and trees.

67. On the basis of the above case, therefore, the LPA is invited to offer its support to the proposed development and, accordingly, to issue the grant of full planning consent without delay.

Appendix 1 –Survey photographs taken 29th February 2024

































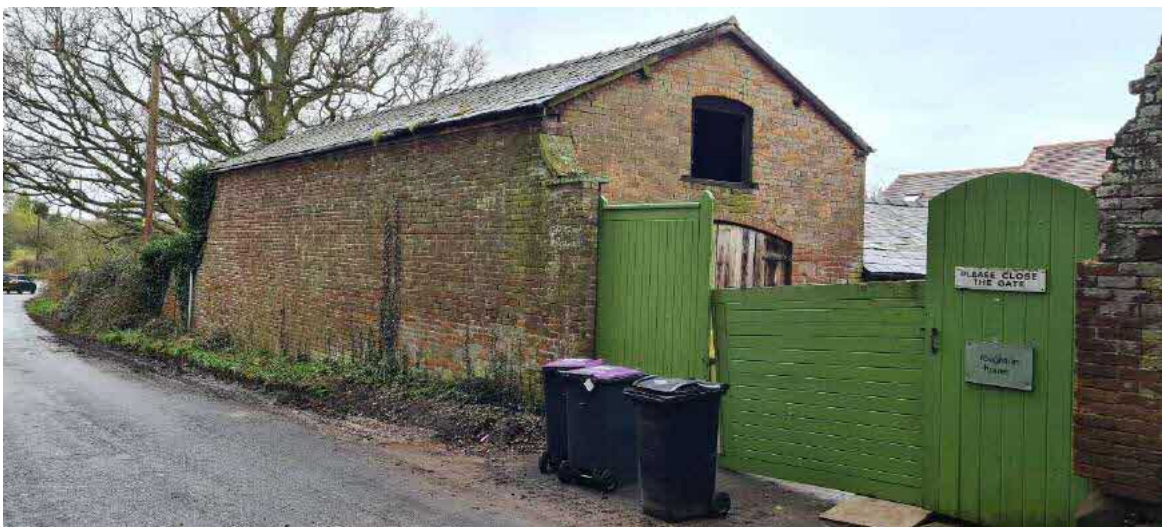
















ROUGHTON HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1367590**

Date first listed: **09-Mar-1970**

List Entry Name: **ROUGHTON HOUSE**

Statutory Address 1: **ROUGHTON HOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **ROUGHTON HOUSE**

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

District: **Shropshire (Unitary Authority)**

Parish: **Worfield**

National Grid Reference: **SO 75660 94233**

Details

1. 1954 WORFIELD ROUGHTON

Roughton House SO 79 SE 23/52 9.3.70.

II*

2. C18. Red brick; 3 storeys; 2 sash windows with central Venetian window and round headed window above, all with plain surrounds; moulded wood half-round Tuscan pilastered doorcase with open pediment and traceried fanlight; early C19 canopied verandah with inswept leaded roof overall and french casements on ground floor; steep hipped tiled roof; wide spreading eaves.

Listing NGR: SO7566094233

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **255000**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 19-Dec-2023 at 12:26:05.

© Crown Copyright and database right 2023. All rights reserved. Ordnance Survey
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2023. All
rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#)

(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry

