

Item Number: 13
Application No: 21/00434/LBC
Parish: Settrington Parish Council
Appn. Type: Listed Building Consent
Applicant: Mr Nick Bell
Proposal: Internal and external alterations to existing domestic garage to form home office and bathroom to include the installation of timber framed glazing to south east elevation with new double doors, installation of 2no. rooflights to north east slope and 1no. rooflight to south west slope.
Location: Brook Farm Back Lane Settrington Malton YO17 8NP

Registration Date: 12 March 2021
8/13 Wk Expiry Date: 7 May 2021
Overall Expiry Date: 10 June 2021
Case Officer: Emma Woodland **Ext:** 43324

CONSULTATIONS:

Settrington Parish Council Comments
Settrington Parish Council Comments

Representations: Mr And Mrs Alan And Rosemary Mitchell,

SITE:

Brook Farmhouse is a Grade II listed building and as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed building and its setting.

According to the list description, Brook Farmhouse dates from the late 18th century with later alteration and extension. The garage building, the subject of this application, is considered to be curtilage listed by virtue of its association with the principle listed farmhouse. This application can only assess the merits of the scheme on listed building matters being an application for Listed Building Consent. Planning Permission is not required for the proposal thus any other impacts to include neighbour amenity and impact on the wider conservation area cannot be assessed.

The outbuilding proposed for conversion is located parallel to the road to the south of the farmhouse. It has been previously used as a garage/fuel store and is a traditional stone and pantile structure. No extensions are proposed and the building would retain its existing footprint, mass and height.

PROPOSAL:

The application proposes the conversion of the store/garage building into a home office. The plans have been revised to reduce the number of rooflights, reduce the level of glazing to the eastern elevation to retain a greater degree of timber boarding and correct drawing errors.

RELEVANT HISTORY:

There is no relevant planning history

POLICY CONSIDERATIONS:

The policies under which this application is assessed are:

Local Plan Strategy - Policy SP12 Heritage
National Planning Policy Framework

APPRAISAL:

The special interest of the curtilage listed structure lies in its external appearance and use of vernacular materials and the contribution it makes to the setting of Brook Farm. The building has been reroofed to include a modern roof structure and the timber doors are modern. In addition, it contains no features internally which contribute to its special interest.

The application proposes a modest number of external alterations to the curtilage listed structure to include glazing to the eastern gable elevation, 1 rooflight to the roadside elevation and 2 to the northern roofslope. Loss of historic fabric is negligible as the doors and roof structure are modern. The alterations are considered to be of a modest nature and retain the form of the existing structure and maintain the ancillary outbuilding character of the building. Internally, the application proposes subdivision to create a bathroom/wc area. The application is considered to cause a negligible level of harm to the curtilage listed building in introducing areas of glazing. The introduction of additional glazing is a common issue related to converting outbuildings and the design of the proposal falls within the scope of advice provided in the Historic England document Adapting Traditional Farm buildings. It is considered that the negligible degree of harm is balanced by the repair of cracks in the building using a helifix method as outlined in the supporting letter. The application maintains the character of the outbuilding to a very large extent in that its form, materials and ancillary outbuilding appearance will be largely unaffected. The significance of the listed building is preserved and the setting of the farmhouse is maintained.

OTHER MATTERS INCLUDING CONSULTATION RESPONSES:

Consultation responses received - 1No. objection to the application.

Many of the points raised by the neighbour to the north are outwith the scope of Listed Building Consent to include concerns regarding impact on neighbour amenity to include light pollution, damage to garden, oil tank issues, attached neighbours bin and log store, overlooking through roof lights. These issues are not under consideration under this application for listed building consent. The objection also raises heritage issues regarding loss of fabric and character and conservation area issues. Members will note that the case officer disagrees with the points raised for the reasons as set out above.

In addition the Parish Council raise points regarding the oil tank, neighbour amenity and proposed use of the building. It has been detailed above however that these are matters outwith the Listed Building Consent application. It has been detailed in this report why the application retains the significance of the listed building and setting of the farmhouse, that the identified harms are negligible and that these are considered to be outweighed by the beneficial repair of the building. The application therefore complies with Policy SP12 of the Ryedale Plan and the NPPF and I recommend it for approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: BS5087-09-Rev D

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Unless otherwise approved in writing by the Local Planning Authority, all rooflights are to be of a top opening conservation style

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

- 4 Before the removal of the timber boarding to the eastern gable end, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building including doors and windows, the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

- 5 Unless otherwise agreed in writing by the Local Planning Authority, the walling up of the redundant doorway shall match the surrounding materials.

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan