

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr P Whittaker	Proposed Alterations to fabric of proposed Unit 3A (part retrospective): Listed Building Consent. Stoney Lane Farm, Stoney Lane, Alvechurch, Worcestershire, B60 1 LZ	18.06.2019	19/00492/LBC

RECOMMENDATION:

- (1) Minded to **APPROVE LISTED BUILDING CONSENT**
- (2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the Listed Building Consent application following:
 - (a) The expiry of the consultation period on 3 June 2019 and in the event that further representations are received, that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration, in consultation with the Chairman of the Planning Committee, to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity period accordingly.

Consultations

None Required

Publicity

One site notice was placed on site on 30 April 2019 (expired 24 May 2019)
An advertisement was placed in the Bromsgrove Standard on 17 May 2019 (expiring 3 June 2019)

No public comments had been received

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP20 Managing the Historic Environment

Others

NPPF National Planning Policy Framework (2019)

Relevant Planning History

16/1028	Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey	Granted 15.02.2017
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extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot

16/1029	Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot: Listed Building Consent	Granted 15.05.2017
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Assessment of Proposal

Stoney Lane Farm comprises an early 19th century farmhouse with a later 19th rear wing, and a range of barns to the rear. Adjacent to the road is a 17th century timber framed barn with later 19th additions to the south west, in addition there is a mid 19th century range of barns to the south east on the opposite side of the rear farmyard. To the south east of the main farmhouse is a stone dovecot. All of the buildings are currently redundant and in a deteriorating condition, especially the barns adjacent to the road. Planning permission and listed building consent was granted in 2017 to convert the farmhouse and barns into holiday lets.

The roof structure to the timber framed barn to the rear of the farmhouse had been in a particularly poor condition, and started to collapse at the beginning of the year. With the agreement of the Conservation Officer the tiles were removed, which revealed more serious structural problems with the roof timbers. Two of the timbers ~~can be~~ are proposed to be replaced in oak as indicated on the submitted plans. It is also proposed to replace a failed purlin on the front elevation with a cranked steel beam, as indicated on the plan, to support the hipped roof on the south west elevation. This will be boxed in, to provide thermal insulation but the shape will remain visible, reflecting form of existing oak purlins that are to remain.

Sections of the south east elevation have been rebuilt and new steel lintels installed as removal of the roof revealed that this wall was also structurally unstable. It has been reconstructed in matching materials. Part of the north-west elevation, as indicated on the plans will similarly have to be rebuilt, again in matching materials. When the roof structure has been reinstated the roof will be recovered in tiles to match the existing.

BDP 20.2 of the Bromsgrove District Plan states that the Local Authority will 'support development proposals which sustain and enhance the significance of Heritage Assets including their setting.' Similarly BDP20.3 states 'Development affecting Heritage Assets, including alterations or additions as well as development within the setting of Heritage Assets, should not have a detrimental impact on the character, appearance or significance of the Heritage Asset or Heritage Assets'. This proposal is considered to preserve the character of the listed building and therefore accords with the conservation principles contained within section 16 of the NPPF (2019) the Listed Buildings and Conservation Area Act 1990 and Policy BDP20 of the BDP.

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Conditions:

- 1) The works to which this Listed Building Consent relates must be begun not later than the expiration of six months beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

19-16-00 LOCATION MAP
19-16-03 ELEVATIONS (SHEET 1)
19-16-04 ELEVATIONS (SHEET 2)
19-16-13 ELEVATIONS (SHEET 1)
19-16-14 ELEVATIONS (SHEET 2)
19-16-13A ELEVATIONS (SHEET 1)
19-16-14A ELEVATIONS (SHEET 2)
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19-16-02 FIRST FLOOR PLAN
19-16-12 FIRST FLOOR PLAN

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) All materials including bricks, lime mortar and tiles to match those in the existing structure, known as Unit 3A.

REASON: To ensure the special architectural and historical interest of the Listed Buildings is retained

19/00492/LBC

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