

AGENDA ITEM NO. 8/2(f)

Parish:	Runcton Holme	
Proposal:	Listed building application: Extension to rear of existing barn to provide permanent function space and kitchens following removal of existing marquee	
Location:	The Red Barn 12 College Lane South Runcton Norfolk	
Applicant:	Rockliffe	
Case No:	18/02196/LB (Listed Building Application)	
Case Officer:	Steven King	Date for Determination: 4 February 2019 Extension of Time Expiry Date: 2 April 2019

Reason for Referral to Planning Committee – Referred to Committee by Sifting Panel

Neighbourhood Plan: No

Case Summary

College Farm is located on the western side of the A10 at South Runcton. The farm complex is situated to the south of the farmhouse and is accessed from Collage Lane. To the south of this complex lies Red Barn which is a Grade 2* listed building which has been renovated and used for functions (weddings etc).

This application seeks listed building consent to build an extension to the rear of the existing barn to provide permanent function space and kitchens following removal of existing marquee.

The application is accompanied by an additional application for planning permission 18/02195/F which is also on the agenda.

Key Issues

Location of new extension and relationship with existing historic barn
Appearance and materials of doors linking existing historic barn with proposed extension

Recommendation

APPROVE

THE APPLICATION

This property was listed Grade II* under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest in September 1984 with the statutory entry as follows:

Aisled barn. Early C16. Timber framed with later brick infill, weatherboarded to south, and corrugated iron roof. One storey exterior under swept roof with opposing off-set carriage doors. South side pierced with 4 C20 windows. Roof hipped to east and west on C20 recovering. Interior. 5 bays. Aisle posts on brick piers with arched braces to tie beams and wall plates. Struts to aisle walls, also with arched braces to wall posts. Queen posts to collars, through purlins and diminished principals. Arched windbracing to purling. Interior reveals blocked diamond ventilation panels in brick skin.

College Farm is located on the western side of the A10 at South Runcton. The farm complex is situated to the south of the farmhouse and is accessed from Collage Lane. To the south of this complex lies Red Barn which is a Grade 2* listed building which has been renovated and used for functions (weddings etc).

This application seeks listed building consent to build an extension to the rear of the existing barn to provide permanent function space and kitchens following removal of existing marquee. The extension will be slightly longer than the existing marquee and will be set back at each end to facilitate a simple junction of walls. The proposed roof is to be kept at a relatively low pitch. The new extension would be clad with in timber cladding which would be decorated black to emulate the cladding on the existing barn. The roofs would be in corrugated plastic coated steel sheet with a colour to match the existing roof. Windows will be punctured into the main long side but will also incorporate glazed opening doors to the eastern gable end.

The walls would be joined to the main building by linking rather than bonding into the structures. The roofs would be linked with a wide valley set at a level to avoid disturbing the present roof and interfering with the roof timbers. There are no proposals to interfere with or alter the existing structure except for linking on.

The main tithe door (midstray) will be filled with large timber doors which could be closed off at will but are intended to be positioned largely open which will allow the flexibility of the spaces in use. The new doors would be hung from structural elements of the extension, not therefore relying on the historic barn for their structure. The existing opening will also be repaired as part of this application. Above this entrance into the extension will be a central patent glazed area to allow light to enter into the central section and to highlight these doors and the opening.

The hipped western end of the extension incorporates a slight lean-to element, where it connects to the main barn, which affords access into a disabled toilet. This negates the need to breach the original structure to create access to the western lean-to element of the main barn. No external changes will be required to facilitate this addition.

SUPPORTING CASE

The agent has submitted the following statement in support of the application:

“The structure on College Farm known as The Red Barn is a Grade II* listed structure with origins in the sixteenth century that has more recently found use as a venue available to hire for weddings, balls and similar functions and prevented it becoming redundant.

As a business The Red Barn's popularity has seen it achieve an international client base and bookings that stretch well into the next decade but with this success has come a call for expansion in order to accommodate larger functions. Given that the Barn itself is the crux of its attraction, relocation of the business is in no way an option leaving extension the only means to expand the premises.

Approximately 10 years ago a soft-skinned marquee was installed to the rear of the main barn to house kitchen, bar and seating spaces and whilst this provision has been successful, the fundamental nature of the marquee has since had its time with a demand for a more permanent and fitting extension to be formed.

At its inception, the brief for the extension was to achieve a number of clear aims in to providing a more permanent enclosure for the function, barn and kitchen areas; it is to be more sympathetic to the nature of the main barn than the tent, more economical to heat and illuminate and it must also allow for the improvement of the facilities and access for those with mobility restrictions.

The scheme proposed to fulfil these criteria has been carefully considered in terms of layout and appearance to ensure that an appropriately scaled and detailed extension can be achieved to the rear of the Barn. This not only allows the removal of the very prominent marquee but does so in a manner that is respectful to the scale and nature of the original building allowing it to remain predominant, with the extension more subservient than the present marquee.

Having consulted with the Councils' Conservation team and with representatives from Historic England in the very early stages of design, it was with quite some surprise, and a great deal of disappointment that an objection was received from the latter being made against elements of the design that had been discussed with them previously.

In response to the commentary made by HE, the designs have been revisited to omit the glazed doors between the existing barn and the extension (despite their original recommended inclusion) to allow the new and old to be 'closed-off' from each other. However, the comments made regarding the size and position of the extension affecting the existing barn is disputed. The proposed extension not only fits wholly within the silhouette of the main barn but it does so (by utilising a hipped roof) using an appropriate architectural language and which occupies a lesser footprint than the present "temporary" structure.

The extension is required to fulfil practical requirements for space and commensurate improvements in disability provision/access but it also greatly improves the visual appearance of the barn as a result. Whilst there are commercial considerations to be accounted for, these have been allowed to take a back seat to the design parameters that, in the opinion of the Applicants and their Architects, are paramount to the setting of the barn and through their enacting will visually enhance and celebrate the barn as well as ensure a practical and financial future for an important and significant listed building that would otherwise struggle to find a viable use."

PLANNING HISTORY

18/02195/F: Under consideration and pending decision: Extension to rear of existing barn to provide permanent function space and kitchens following removal of existing marquee

15/01811/F: Application Permitted 20/01/2016: Replacement of existing polyester textile roof and wall cladding to marquee with profiled metal cladding

14/01629/F: Application Permitted 06/01/2015: Variation of Condition 1 of permanent retention of screen fence and oil tank to allow the continued retention of the polyester textile marquee until 31 January 2022

13/01790/LB: Application Permitted: Retention of sub-floor heating system and paved barn floor, repairs to timber frame, corrugated iron roof and electrical wiring. Retention of works and conversion of outbuilding at west end of barn to Registrar's office. Permission for repair works listed in 2010 reports, repairs to lean to roof and replacement plastic windows

13/01499/LB: Application Withdrawn: 02/12/13 - Retention of polyester textile marquee and entrance porch, screen fence and oil tank. Internal works including refurbishment of toilets, new floor and structural repairs to timber frame

08/01351/CU: Application Permitted: 08/07/08 - Use of barn for wedding receptions and events

08/00591/LB: Application Permitted: 20/05/08 - Listed building application: alterations in connection with change of use from barn to venue for weddings, receptions and events

08/00585/CU: Application Withdrawn: 25/04/08 - Change of use of barn for venue for weddings, receptions and events

04/00660/LB: Application Permitted: 19/05/04 - Replacement of door and frame to north elevation

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Historic England: NO OBJECTIONS to the proposals in principle but are concerned that some elements of the scheme could result in harm to the significance of the listed building in terms of the NPPF, Paragraphs 194 and 196. HE would not support the application as it stands, but recommend the proposed extension is kept to the westward extent of the barn and does not project beyond it and that solid, rather than glazed doors are used in the midstray doorway. This would provide much of the additional accommodation required but better preserve the character and significance of the exterior and interior of the listed building. This would reduce the harmful impact and better achieve the NPPF's overarching aim of promoting sustainable development. (Officer note: The doors have subsequently been confirmed to be retained as solid features to the main opening).

REPRESENTATIONS

10 letters of support received.

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main considerations in the determination of this application is whether the development harms the significance of the designated heritage asset and if this harm is necessary to achieve substantial public benefits that that outweigh that harm

Temporary planning consent was granted for the retrospective construction of a proprietary polyester textile marquee measuring 6 x 24m with a linking section to the rear barn doors in 2015 and 2016. The marquee created an area for catering preparation and bar plus a quiet area away from the activities in the barn. Whilst it was felt that the marquee was not an appropriate structure to place in the setting of the Grade II* listed Barn, it was recognised that the marquee did contribute to the public benefit of keeping the Barn in its present use as a wedding venue, which outweighed the negative impact of the retention of the marquee for a limited duration. The temporary consent was granted until 2022, and the current submission for a permanent structure reflects this requirement for a permanent solution. Historic England supported this grant of temporary permission for the marquee, although highlighting that the marquee is not a suitable style or materials for the barn and crucially it obscures the midstray doorway.

Pre-application advice has taken place between the applicants and Historic England surrounding the construction of a permanent structure, in which the applicant proposed a strip of glazing to the roof to ensure that the midstray door would be evident in any proposed extension. Historic England confirmed that if a glazed strip could be incorporated into a modest, traditional building subordinate to the barn in scale an acceptable permanent extension could result.

Historic England have subsequently not objected to the proposals in principle but are concerned that some elements of the scheme could result in harm to the significance of the listed building in terms of the NPPF, Paragraphs 194 and 196. Historic England have also not objected to the interior adaptation of the lean to at the west to incorporate a disabled toilet. Historic Englands

Doors to the midstray.

Whilst the glazed link above the midstray have been accepted by Historic England, the applicant initially sought to incorporate partially glazed doors to the midstray. Historic England have expressed concerns about this stating that when the doors are closed its traditional character cannot be maintained and therefore doors should be of solid timber. The applicant has now amended the design and access statement to incorporate this. Historic England's concern has now therefore been met.

The westernmost end of the extension should respect the barn and not project beyond it. The barn has been extended over time to include a lean to element at the western end probably constructed in the 19th century. This lean to accommodation also incorporates a

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lean to roof which abuts up to the roof of the main barn. The proposed extension projects beyond the line of the main historic barn but does not project beyond the end of the barn complex. The roof of the extension sits comfortably below the roof line of the existing buildings. At the east end of the barn, the proposed extension sits behind the line of the main barn. As part of this application, the layout of this lean to section is altered to incorporate disabled toilet facilities.

Whilst ideally the extension would sit within the building lines of the main barn to both east and west, the east end is the more important elevation to incorporate this, given the greater views of this elevation from people using and visiting the venue. Additionally, by extending in line with the lean to, access is provided into proposed disabled toilets. Without this access from the extension, an internal access from the main barn would have been required, affecting the intact internal space to the main barn.

Historic England do not support the application as it stands, but recommend the proposed extension is kept to the westward extent of the barn and does not project beyond it. However, Historic England's comments do not assert that the proposal causes substantial harm to the significance of the heritage asset. They have also confirmed verbally that whilst they maintain their concerns, this is not an application which they would seek to call in if listed building consent and planning permission is granted, but would expect the local authority to determine the application mindful of the NPPF.

Paragraph 193 of the NPPF states "When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harms amounts to substantial harm, total loss or less than substantial harm to its significance"

Clearly as a Grade II* listed structure, even greater weight should be given to this historic asset's conservation. Whilst the western projection will have some impact upon the appearance of the barn when viewed from the farm yard and the west, there will be negligible visual impact from the south and the east. Moreover the intact interior of the main listed barn will be retained, as the access to the disabled toilet will be via the new extension, hence ensuring that more of the assets historic fabric will be conserved in line with paragraph 193 of the NPPF. This comprises the clear and convincing justification for the development/harm to the listed building as required by Paragraph 193. The degree of harm must be assessed in conjunction with Paragraphs 195 & 196.

In the officers's view the projection beyond the west end of the main barn will lead to 'less than substantial harm to the significance of the heritage asset as opposed to substantial harm'. Therefore Paragraph 196 of the NPPF rather than Paragraph 195 applies which states: "Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

In this case, the continued use of the Barn as an events venue provides a sustainable use creating revenue for the future maintenance and longevity of the building. The important interior would remain intact and only the north/west elevations of the main building would be effected which are less visible from public areas. On balance this less than substantial harm to the Grade 2* listed building is considered to be justified and acceptable in the context of the guidance set out in the NPPF.

CONCLUSION

In accordance with paragraph 193 of the NPPF, great weight should be given to a heritage asset's conservation. In this case, the proposed extension will lead to less than substantial harm to the significance of this heritage asset mainly by virtue of one aspect of the proposed design, namely the extension projecting beyond the main barn to the west. However, the long-term public benefits of securing a sustainable use for this building, without impacting upon its intact interior, outweigh this less than substantial harm. Historic England has accepted that paragraph 195 is not applicable and the harm should be judged against paragraph 196. The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective (paragraphs 7 and 8); this application on balance complies with this aim. Whilst Historic England have raised concerns, it is important to note that they continue to support the use of the building and the principle of development.

The application is therefore duly recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.
- 1 Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The proposed works shall be carried out strictly in accordance with the approved plans and specifications 3/124/0, 3/124/1 and 3/124/2H (28/02/2019) except where modified by the conditions of this consent. Where, in these conditions, details of any materials, methods of work, colours, types of application, schemes of investigation or protection or any other matter are to be agreed or approved, no works shall be carried out other than in accordance with such agreed or approved details.
- 2 Reason: To ensure a satisfactory standard of works in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.
- 3 Condition: The brick/stone to be used for the external surfaces of the building hereby approved shall be constructed in accordance with a sample panel, prepared on site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond, and pointing technique to be used in the approved scheme.
- 3 Reason: To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 4 Condition: All mortar, plaster and render to be used in the works hereby approved shall be lime rich and cement free to a specification to be agreed in writing by the Local Planning Authority.

- 4 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 5 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 6 Condition: 1:20 drawings of all new and/or replacement windows shall be submitted to and approved in writing by the Local Planning Authority. The plans shall provide for the use of timber single glazed windows, puttied and not beaded and shall include joinery details, cross-sections and the opening arrangements. The development shall be implemented in accordance with the approved details.
- 6 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 7 Condition: All external joinery forming part of the approved scheme shall be finished in accordance with a paint/stain colour scheme to be approved in writing by the Local Planning Authority.
- 7 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 8 Condition: All external metalwork forming part of the approved scheme shall have a paint finish in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority.
- 8 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 9 Condition: Details of all new and replacement gutters and down pipes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 9 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 10 Condition: Soil and vent pipes shall be internal and painted black where they project above the roof unless otherwise approved in writing by the Local Planning Authority.
- 10 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 11 Condition: Full details of all extractor vents, heater flues and meter boxes including their design and location shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Installation shall be carried out in accordance with the approved details.
- 11 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

- 12 Condition: Notwithstanding the approved plans, details of the following items at a scale of 1:20, or as otherwise specified, shall be submitted to and approved in writing by the Local Planning Authority:
- (I) Drawings of new decking (with cross sections).
 - (II) Drawings which provide details of proposed railings to deck.
- 12 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.