

Parish:	Old Hunstanton	
Proposal:	Amendments to position of proposed connecting door to link existing landing with consented loft conversion	
Location:	Dairy Cottage Church Road Old Hunstanton Hunstanton PE36 6JS	
Applicant:	Mr E Newling	
Case No:	21/00566/LB (Listed Building Application)	
Case Officer:	Steven King	Date for Determination: 18 May 2021 Extension of Time Expiry Date: 15 June 2021

Reason for Referral to Planning Committee – Called in by Cllr Lawton

Neighbourhood Plan: No

Case Summary

This listed building application proposes amendments to the consent granted in 2014 to convert the roof space to this Grade II listed building. Dairy Cottage originally a barn was converted into a dwelling some time ago.

Key Issues

Impact upon the fabric and internal appearance of the listed building.

Recommendation

APPROVE

THE APPLICATION

Dairy Cottage is the western half of a 17th century former barn, one of a number of buildings relating to Old Hunstanton Hall, a moated mansion part constructed in 1480, part Jacobean and part Victorian, which was home to the Le Strange family. The Hall is listed grade I and a further 16 of the ancillary structures are also designated heritage assets in their own right including this particular building which is listed grade II.

Dairy Cottage itself was Grade II listed in September 1984, the listed building description reads as follows:

Barn. C17. Coursed rubble carstone, brick and clunch dressings, steeply pitched red pantiled roof. East gable ground floor chequerwork of brick and clunch, gable brick courses with carstone. Ground floor gable porch C20, first floor single 4-light wooden casement under arched head; brick quoins and parapet. South face with inserted C20 windows. Included for group value.

The barn was converted to two dwellings many years ago with limited accommodation on the upper floor/loft. More recently the upper floor of the adjoining eastern cottage has been brought into residential use with the insertion of a number of roof-lights.

In 2014, listed building consent was granted for the conversion of the loft to three further bedrooms, two accessed from the existing stairs/gallery and the third by a new staircase to be installed at the western end of the building. The proposal received consent to modify one of the principle trusses to allow the introduction of a doorway but otherwise the conversion retained much of the existing roof structure with raised ceilings. Consent was also granted for the installation of 7 additional new roof-lights installed at low level to the front and rear elevation and in largely new timbers. The consent allowed for an existing ground floor bedroom to be modified to allow the insertion of a second staircase. Other works included the rebuilding of the western wall and the incorporation of two new window openings within in it. Conditions were discharged for this application and some of the works have been implemented, therefore this is an extant consent.

This current application which has been amended twice, currently seeks consent to alter the plan of the first floor further to the 2014 listed building consent. The original proposal to install further roof lights and a second floor mezzanine gallery have been omitted.

SUPPORTING CASE

This application has been brought to committee on the request of the local ward councillor, on the following grounds:

1. Concerns remain that the property will become a holiday let regardless of the covenant
2. The property is Grade II listed and next door to a Grade I listed building so the changes are totally against the listing and not in keeping with the conservation area.
3. The insufficient parking is still a concern.
4. All the local residents are objecting.

An amended Heritage Impact Assessment was not submitted to compliment the amended plans.

Paragraph 199 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"

This proposal has been substantially amended since submission, now proposing only small changes to that granted consent in 2014. These amendments have ensured more of the building's remaining historic fabric will be conserved in line with paragraph 199 of the NPPF.

Any harm to a listed building requires clear and convincing justification as required by Paragraph 200. The degree of harm must be assessed in conjunction with Paragraphs 201 and 202. In the officer's view, the proposed alterations will lead to 'less than substantial harm to the significance of the heritage asset as opposed to substantial harm'. Therefore, Paragraph 202 of the NPPF rather than Paragraph 201 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 continuing use of the building as a dwelling provides a sustainable use ensuring the future maintenance and longevity of the building. On balance this less than substantial harm to the fabric, due to the minor modifications made to the consent granted in 2014 are considered to be justified and acceptable in the context of the guidance set out in the NPPF.

PLANNING HISTORY

21/00565/F: Conversion of remaining loft space into bedrooms including new roof light – withdrawn July 2021

14/00472/LB: Conversion of remaining loft space into bedrooms including rebuilding of gable wall with two windows – approved May 2014

RESPONSE TO CONSULTATION

Parish Council:

OBJECT (strongly) to this planning application. The building should retain its historic appearance and remain as part of the character of the neighbouring properties. The proposals will seriously spoil the appearance of the property and the plans to cut through structural beams threaten the structure of the building. Furthermore the proposed new bedroom windows will cause overlooking issues to neighbouring gardens.

The property lies at the end of a private track and a six bedroom holiday let is going to cause an increase in traffic. In addition there is only availability for parking for two cars for this property without any additional parking facilities nearby. This would not be sufficient parking for a six bedroom holiday let that could see large numbers cars at any one time.

Old Hunstanton Parish Council have noted the large number of objections from local residents and are in agreement with those residents and the comments they have put to the planning officer.

Further to the amendments made by the applicant on 4 June 2021, Old Hunstanton Parish Council commented as follows on the 23 June 2021:

OBJECT strongly

1. Concerns remain that the property will become a holiday let regardless of the covenant
2. The property is Grade II listed and next door to a Grade I listed building so the proposed changes are totally against the listings and not in keeping with the conservation area.
3. The insufficient parking is still a concern.
4. All the local residents have objected.

HISTORIC ENGLAND

Do not consider the proposed works would result in harm to the historic significance of the Grade I listed Hunstanton Hall, but would draw attention to internal works proposed for the Grade II listed barn.

REPRESENTATIONS

Some **9 OBJECTIONS** were received to the initial proposal and can be summarised as follows:

- Adverse impact upon the setting, appearance and fabric of the Grade II listed building due to the proposed installation of the velux roof lights, along with the impact upon the structure of the roof.
- Impact upon the setting of the complex of listed buildings to Hunstanton Hall, a Grade I listed building.

Other objections included:

- Amenity of neighbouring properties through overlooking from roof lights.
- Over development of site creating a six bedroom unit.
- Size of the property and the impact this would have on parking. Car parking space would be insufficient.
- Breach of covenant – Cottage is being used as a holiday let.
- Negative impact of holiday makers.
- More cars would be attracted to the site.
- Impact upon septic tank and sewage.
- Increased noise, including noisy stag dos.
- Absentee Landlords.

These objections are not relevant to the application for listed building consent and cannot be considered as part of this application.

SIX OBJECTIONS were received the amended plans submitted in June 2021 and can be summarised as follows:

- *The one roof light does not relate to the existing roof.
- *The one roof light is still at a higher level.
- *Roof light will compromise the clean line of cat slide roof plane.

Additional comments not relevant to this application for listed building consent:

- Amendments do not address concerns.
- Overlooking and loss of privacy.
- Increased traffic Septic tank and sewage.
- Over development
- Noise
- Residential amenity
- Traffic and highways.

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

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

National Design Guide 2019

PLANNING CONSIDERATIONS

The considerations in the determination of this application are the impact of the proposal on the significance of the building.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paras 7, 8). It also states that the significance of listed buildings can be harmed by alteration to them (para. 199) and that where a development proposal will lead to less than substantial harm to significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para.202).

Since the application has been amended to remove any additional proposed roof lights, the main consideration now relates only to the internal works to facilitate the loft conversion.

The 2014 listed building consent granted permission for three additional bedrooms to the first floor. This amended scheme also only proposes three additional bedrooms to the first floor. Proposed Bedroom 5 (proposed bedroom 6 within the 2014 application) to the west end of the barn remains unchanged in both plan and access to it. This element of the works have not yet commenced.

Proposed Bedroom 6 (proposed bedroom 5 in application 14/00472/LB) is reduced in size to allow some of the space to be used as a passageway to bedroom 4. A family bathroom is retained in the same location as the previously consented en suite bathroom. Access from the existing gallery/landing is moved slightly to the west external wall than that previously granted consent. An additional access to Bedroom 4 is created from the newly formed passage way, rather than via a staircase granted consent under the 2014 approval.

This will entail one further modification to a roof truss. Previously accessed by a new separate staircase, Bedroom 4 will now be accessed from the first floor as with the other two bedrooms. The staircase will no longer be required.

Impact upon the Significance of the listed building.

External Fabric

Further to the omission of the proposed two additional roof lights, there will no further loss of historic roof covering or accompanying works to the structure.

Internal Fabric

Internally due to the creation of the passageway to gain access to Proposed Bedroom 4, one additional modification will be required to a roof truss. The relocated opening from the gallery landing to the passageway will also ensure that the consented modification to the roof truss is relocated to the west. The disturbance to historic fabric caused by the installation of the consented staircase will no longer take place. Given the consent already in place, these works will cause only minor harm to the significance of the listed building.

Appearance

Further to the amended scheme and the subsequent loss of the additional roof lights, there will be no additional impact upon the external appearance of the listed former barn.

Historic Plan

No additional harm to the historic plan will be caused by these proposed changes.

Paragraph 199 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"

Any harm to a listed building requires clear and convincing justification as required by Paragraph 200. The degree of harm must be assessed in conjunction with Paragraphs 200 and 201. In the officer's view, the proposed alterations to the building's fabric will lead to 'less than substantial harm to the significance of the heritage asset as opposed to substantial harm'. Therefore, Paragraph 202 of the NPPF rather than Paragraph 201 applies which states: "Where a development 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 this listed building as a dwelling provides a sustainable use ensuring the future maintenance and longevity of the building. Further to the amendments made, the sum impact of this proposal over the consent granted in 2014 is modest. There is no longer any impact upon the appearance of the building and only one additional modification to the roof structure. This less than substantial harm to this curtilage Grade II listed building is considered to be justified and acceptable in the context of the guidance set out in the NPPF.

Historic England have raised no concerns over the setting of the Grade I Hunstanton Hall. Whilst attention was drawn to the works proposed for the interior of the barn as initially submitted, the scope of the works now proposed for the interior of the building has substantially reduced, resulting in little internal change to what has already been given consent. Historic England have also confirmed that it was unnecessary for them to be consulted again.

CONCLUSION

In accordance with paragraph 199 of the NPPF, great weight should be given to a heritage asset's conservation. In this case, the proposed alterations, most of which were granted consent in 2014, will lead to less than substantial harm to the significance of this heritage asset. However, the long-term public benefits of continuing a sustainable use for this listed

building, outweigh this less than substantial harm. 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.

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: This Listed Building Consent relates only to works specifically shown on the drawings detailed below. Any other works, the need for which becomes apparent, are not covered by this consent and details must be submitted to the Council as Local Planning Authority and approved before work continues:

Proposed floor plan, proposed elevation and proposed sections Drawing no 132-01 Rev B dated 29.06.2021

2 Reason: To ensure that the works are properly controlled in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.

3 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.

3 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

4 Condition: All new internal partitions shall be scribed around the timber roof structure.

4 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

5 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.

5 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

6 Condition: No structural works shall be undertaken to the building until a comprehensive structural report has been submitted to and approved in writing by the Local Planning Authority. All building works approved shall be carried out in

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accordance with the specification of works and method statement contained in the approved structural report.

- 6 Reason: To safeguard the integrity of the Listed Building in accordance with the principles of the NPPF.