

P/15/0268/LB

MR STEVE AND JO HAMMOND

TITCHFIELD

AGENT: JACKSON PLANNING
LTD

CHANGE OF USE LISTED BARN TO 5 BEDROOM DWELLING WITH ASSOCIATED
INTERNAL ALTERATIONS.

CARRON ROW FARM 15 SEGENSWORTH ROAD TITCHFIELD FAREHAM PO15 5DZ

Report By

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Amendments

Amended plans were received on 25/11/2015 revising the layout and elevations of the listed barn, a revised landscape scheme, revised layout and design of the new dwelling proposed to replace the fishermans hut, updated supporting statement and a Phase 2 Bat Assessment Report.

Further amended plans received 7/1/16 to address Historic England's comments revising fenestration to the first floor southern elevation of the barn and provision of a hedge to the car park adjacent to the fishponds.

Introduction

The application is presented to the Committee at the request of the Local Ward Member, Cllr Mrs Hockley.

Site Description

The application site is an almost rectangular parcel of land accessed from a long drive off the south side of Segensworth Road. The drive that accesses the site is a public right of way which continues south beyond the application site.

The site consists of a grade II listed barn on its western edge, adjacent to the footpath. To the north of the barn is a small toilet building, which sits adjacent to the boundary with the model railway site, for the use by the fishermen.

Due south of the barn the site is used informally for the parking of vehicles along with some unmaintained areas of landscaping. The parking area is generally used by fishermen who use the lakes to the south of the application site.

The site levels fall from the west to the east. Immediately to the east of the barn is a building used for dog grooming and dog day care. This building is unauthorised and does not benefit from a planning permission however this is accepted as immune from any enforcement action by virtue of the passage of time and specifically the passing of a four year period.

Along the eastern side boundary is a single storey, brick built with corrugated metal roof building used as a maintenance and equipment store by the fishermen using the lakes. This building is referred to in the application as the "fishermans hut".

The application site is also within the Titchfield Abbey Conservation Area.

Description of Proposal

The application listed building consent for the conversion of and change of use of the barn to a dwelling.

Policies

The following policies and guidance apply to this application:

National Planning Policy Framework (NPPF)

Development Sites and Policies

DSP5 - Protecting and enhancing the historic environment

Relevant Planning History

FBC.5039/23 - Planning permission for barn conversion and adjacent buildings for B1 use - Permission 15/10/1991

FBC.5039/24 - Listed Building Consent for Barn conversion - Listed Building Consent 15/10/1991

P/96/0471/LB - Alteration and refurbishment of existing barns and adjoining buildings - renewal of FBC.5039/24 - Listed Building Consent 26/07/1996

P/96/0740/FR - Change of use of barn and adjacent buildings to b1c) - renewal of FBC.5039/23 - permission 26/07/1996

P/99/0682/LB - Restoration and alterations to barn including partial demolition (part alternative to P/96/0471/LB - Listed Building Consent granted 06/09/1999

P/99/0681/FP - Restoration and alterations to barn buildings and change of use to class B1 (part alternative to P/96/0470/FR) - Invalid 23/07/1999

Whilst this application is recorded as being invalid, it benefitted from a committee resolution to grant a planning permission subject to a s106 agreement. The agreement was never signed and the permission was not, therefore, issued.

Consultations

INTERNAL CONSULTATIONS:

Conservation: No objection in principle to the barn conversion subject to conditions.

EXTERNAL CONSULTATIONS:

Historic England: Suggest that a hedge be included on the south side of the car park and the first floor fenestration of the south elevation of the barn be design in a less domestic fashion.

Planning Considerations - Key Issues

The key planning considerations are:

- The principle for altering a listed building; and
- the impact upon its historic character and architecture.

THE PRINCIPLE FOR ALTERING A LISTED BUILDING:

Protecting and enhancing the historic environment contributes to the Government's aim of achieving sustainable development through the planning system. The conservation of heritage assets in a manner appropriate to their significance is one of the core principles within the NPPF. Heritage assets are an irreplaceable resource that require conservation in a manner appropriate to their significance. The principle for the re-use of the building and the conversion works are acceptable in principle in ensuring the preservation and active reuse of this grade II listed building subject to the assessment below.

THE IMPACT UPON ITS HISTORIC CHARACTER AND ARCHITECTURE:

The Barn at Carron Row Farm probably dates from the seventeenth century or early eighteenth century but according to the listing description it could be of earlier origin. The barn is a timber framed building with red brick infill panels and rendered white. The North end wall has timber framing exposed and some wall posts are also exposed in the side (west) wall. The barn is constructed in English band brickwork with vents spaced as in Tith Barn at Fern Hill Farm. The roof is half-hipped now clad in unsympathetic machine made clay tiles.

Internally the barn is of aisled form and has six bays. The timber frame has tie beams, straight braces and a through purlin roof with no ridge piece or collars. All timbers are morticed and pegged in but according to the listing description the wall posts appear to be of sawn timber. There are double opposite wagon entrances with a hipped roof over each.

The barn is grade II listed and even with the partially complete internal works, it has retained its open character and the original timber frame has been sensitively repaired.

Retaining the openness of its interior and the legibility of its timber frame is important to retaining its character. The amended plans received in November 2015 reduce the amount of mezzanine flooring back to that previously found acceptable in the listed building consent P/99/0682/LB.

Following the submission of amended plans the internal character of the barn is now considered to be retained to an acceptable degree with the barn open from floor to roof through the two cart entrances and the first bay to the north of the entrance; so two full bays. The extent of mezzanine flooring and partition walling will also allow for further views to the roof over a further bay to the north and the two bays to the south of the cart entrance; resulting in the visible roof and space across five of the six bays in the barn.

There are some alterations to the building undertaken that do not benefit from listed building consent. Notably some of the windows and the eastern wagon entrance has been extended further than was previously approved. This application, however, is an opportunity to regularise and resolve these matters. The existing machine made tiles on the building detract from its historic character, their replacement with a more appropriate alternative would be a great improvement and this element of the proposal is supported.

In considering whether to grant listed building consent for any works the local planning authority shall, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In this case the proposal will regularize some of the previously undertaken

unauthorized work, provide new fenestration more appropriate to the historic character of the building, re-roof the material in a more sympathetic material and provide for an active use in the building which will maintain its longevity. As such the proposal is considered to preserve the special architecture and historic interest of the building and as such it is recommended that listed building consent be granted.

Recommendation

LISTED BUILDING CONSENT subject to conditions:

01. The works hereby consented shall be begun within three years from the date of this decision.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

02. No development shall take place until full details of all new joinery, including doors (internal and external), windows and other internal structures, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include drawings at a scale of 1:10 (unless otherwise agreed in writing), of plans, elevations and sections. They should also include full size profiles of all timber members including glazing bars. The method of opening windows shall also be shown and window and door furniture. The works shall be carried out in accordance with the approved details.

Reason: To preserve the significance of the listed building.

03. No development shall take place until details, including samples where required, of all the external materials to be used in the repair and conversion of the barn have been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason: To preserve the significance of the listed building.

04. No development shall take place until a typical section has been provided showing the proposed method and materials to be used for the provision of thermal insulation to the roof of the barn. The works shall be undertaken in accordance with the approved details.

Reason: To preserve the significance of the listed building.

05. No development shall take place until details of the type, colour and pointing finish of the mortars to be used in the repair and conversion of the barn, to include samples provided on the site, have been approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason: To preserve the significance of the listed building.

06. No development shall take place until a detailed schedule of works for the interior of the barn, specifying the methods and materials to be used, has been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

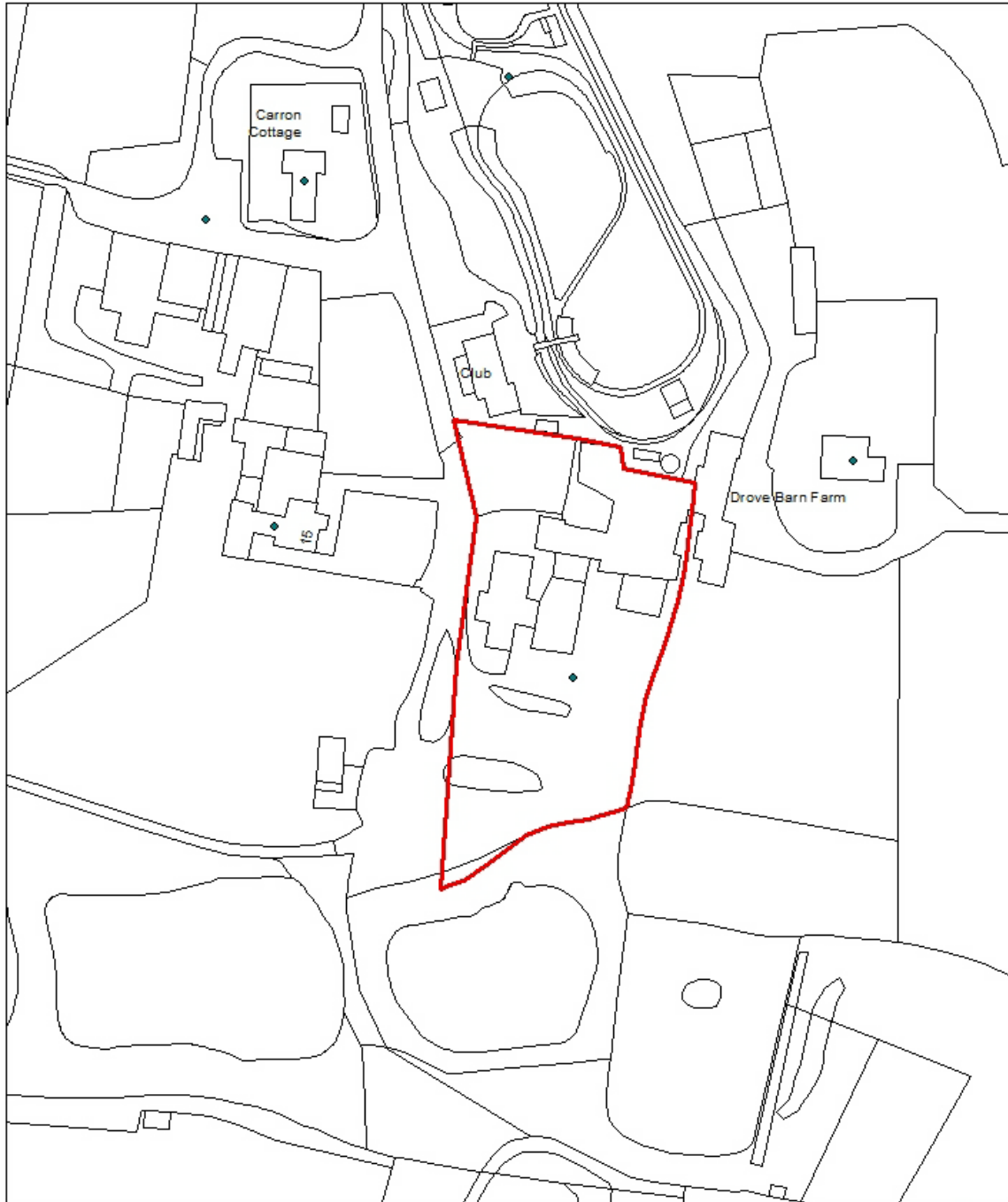
Reason: To preserve the significance of the listed building.

Background Papers

see "relevant history section" above.

FAREHAM

BOROUGH COUNCIL



Carron Row Farm
15 Segensworth Road
SCALE: 1:1,250

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