

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 20/0312/LBC

Grid Ref: E: 307330
N: 244302

Community Council: Erwood Community

Valid Date: 03.03.2020

Applicant: Mr & Mrs Sid and Celia Jefferies

Location: Tregare, Barns At Tregare , Gwenddwr, Builth Wells, LD2 3BZ,

Proposal: Conversion and change of use of barn(s) to dwelling to include part rebuilding and extension, installation of septic tank and associated works

Application Type: Listed Building Consent

The reason for Committee determination

The Local Member has a personal interest in the application.

Consultee Responses

Consultee

Received

Community Council

2nd Apr 2020

As attached, I wish to let you know that the majority of Community Councillors supports the above application. These comments were all made by e-mail and are kept on file together with the application.

Ward Councillor

The Local Member has a personal interest in the application and is therefore unable to comment.

Built Heritage Officer

29th June 2020

Recommendation Amendments/Further information sought.

Background to Recommendation

Designation

Cadw ID 25670 - Tregare Farmhouse included on the statutory list on 03/08/2001

Cadw ID 25671 Barn and Stable Ranges at Tregare included on the statutory list on 03/08/2001

Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 10th edition 2018

Conservation Principles published by Cadw

TAN24

Managing Conservation Areas in Wales - Annexe to TAN24

Setting of Historic Assets in Wales - Annexe to TAN24

Heritage Impact Assessments - Annexe to TAN24

Historic Environment Records

Local Development Plan

Strategic Policy SP7

DM13 Design and Resources Local Development Plan Themes and Objectives;

Theme 4 - Guardianship of natural, built and historic assets

LDP Objective 13 - Landscape and the Historic Environment

Comments

I am mindful of the advice in Sections 66 of the Planning (Listed Buildings and Conservation areas) Act 1990, which require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of a building's character especially if a park, garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest and of the contribution they make to townscape or the countryside if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development."

However, I would also refer to more recent guidance in paragraph 6.1.10 of Planning Policy Wales 10th edition 2018 which states, " For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to 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."

Section 6.1.9 of PPW 10 advises that " Any decisions made through the planning system must fully consider the impact of the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place"

Section 6.1.7 of Planning Policy Wales 10th edition requires that " it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset should be managed in a sensitive and sustainable way"

I note the previous application on the site reference P2016/0962 and P2016/0964 and my comments dated 11 November 2016, 16 February 2017, 8 May 2017 and 20 July 2017 and the pre-application guidance on 10 December 2018 and the formal pre-application submission 19/0452/BHA and response dated 13 June 2019.

I had previously raised objections to the proposal and will not repeat those comments here, however I would be grateful if the previous comments could be considered as an appendix to this response.

I note that many of my concerns have been addressed.

I note the proposed thermal upgrades, of hot lime mix to the exterior walls, hemp lime internally on the walls, wood wall boards to the roof and Glaspor lime crete to the floors and would welcome this approach to thermal upgrades.

I note the changes to the existing doors and the reduction in rooflights, and the reduction in the size of the link between the 2 barns. I note the requirement for some of the rooflights in terms of building regulations.

I acknowledge the setting back of the glazing to produce a shadow line, and this approach is welcomed, however potentially this could be done to a greater degree on the former doorways.

I would consider that the majority of my concerns have been addressed. However I would request consideration of the following amendments.

On the western elevation, it is noted that the 2 former doors that would light the proposed lounge would now be fully glazed windows (WG1 and WG2). It is noted that the current doors currently open inwards. However at a site meeting some time ago there was a discussion on retaining the doors as external shutters that would be open and fixed to the walls when the building is in use and able to be shut for security when not in use. It would be preferable to retrain the doors as external shutters wherever possible.

It would be preferable for the large double threshing doors formerly on the building prior to the fire to be reintroduced for the same reason. Please note that this would refer to the threshing doors only and not the former cart shed, and the farmyard side only and the rear which is to house an extension. It was acknowledged that the site visit that the doors to the loading bays on the upper floor of the west elevation would not be able to be retained as there was no method of securing the doors open.

The treatment of the openings on the norther elevation is not considered appropriate. Acknowledging that there are large openings and that some glazing will be fixed and the doors would have to open. Also acknowledging that the buildings original use was a barn which traditionally had chunky door frames reflecting its use and status. However the doors and glazing design on drawing number TB D 10 seems inappropriate in that the previous large openings will be subdivided in the manner proposed. Could alternative glazing treatments be considered with less horizontal subdivision? I note that the first floor adjacent to the glazing has been recessed to avoid the floor being visible across the glazing which is welcomed, however the loss of the horizontal glazing, or a substantial reduction in its size would be welcomed if possible. The use of appropriate colouring of the new glazing would also assist, with dark colours receding. I note that the external timber will be treated with linseed oil paint a dark colour, and it would be preferable to have the colour proposed at this stage to avoid a condition if possible.

I note the rooflights to the proposed sun lounge and acknowledging that this is on a new build element of the proposal, however it is considered that the rooflights as proposed

due to the length of the roof and the location of the rooflights produce an unfortunate horizontal emphasis which jars with the verticality of the glazing. Could the rooflights be slimmer but much deeper/longer so that when viewed externally they have a portrait and not a landscape effect. However to slim the rooflights down may result in four rooflights being required to replicate the glazing pattern of the window below which has a larger central window. I would be pleased if this could be considered .

The use of timber cladding on the extension is welcomed as it is reflective of barns in the locality. However care would need to be taken in the proposed treatment of the timbers. I note the example provided in the submission (Figure 1 Llwyn Celyn Beast House) was timber left to weather naturally. It is noted that the wood would be locally sourced oak which is welcomed, however the application confirms that the external timber would be painted in a linseed oil paint a dark colour. Timber clad barns have in the past traditionally been left to weather naturally or tarred/creosoted and either a dark matt paint to reflect tarring or left to weather naturally would be acceptable. However to avoid a condition in respect of paint colour if it is to be left to weather naturally, it would be preferable to have confirmation of the finish of the timber cladding at this stage if possible.

Whilst it is acknowledged the changes that have been introduced to the northern elevation, I would still raise concerns with the new openings proposed, as the openings in a barn reflect its former use and are an important feature in the legibility of the barn. I note that there are many barns with single doors, which reflect that former use. However if a view from the room is crucial to the economic viability of the scheme I would request that there be one single door opening only such as a door for a pedestrian or cow and not a cart, such as figure 10 on the submitted Heritage Impact Assessment. It is considered that a single door would still enable the view and be more respectful of the former elevation which did not have a doorway on this elevation. If possible it would be preferable to this door to be fixed glazed and not opening as it is noted that it opens onto grass and not the paved patio area. No external door would be required in this instance as it is a new opening.

Conclusion

I acknowledge that my previous concerns have been taken into account in the preparation of this application. However I would have some concern with the detail and not the principle as detailed in the above comments.

I would welcome amended plans and further confirmation on wood treatment as requested above.

Built Heritage Officer

18th Aug 2020

Recommendation No objection to amended plans however elevational drawing of northern elevation with threshing doors in line with the amended details requested prior to referral to Cadw.

Background to Recommendation

Designation

Cadw ID 25670 - Tregare Farmhouse included on the statutory list on 03/08/2001

Cadw ID 25671 Barn and Stable Ranges at Tregare included on the statutory list on 03/08/2001.

Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 10th edition 2018

Conservation Principles published by Cadw

TAN24

Managing Conservation Areas in Wales - Annexe to TAN24

Setting of Historic Assets in Wales - Annexe to TAN24

Heritage Impact Assessments - Annexe to TAN24

Historic Environment Records

Local Development Plan

Strategic Policy SP7

DM13 Design and Resources Local Development Plan Themes and Objectives;

Theme 4 - Guardianship of natural, built and historic assets

LDP Objective 13 - Landscape and the Historic Environment

Comments

I note the additional comments received in respect of my previous comments dated 29 June 2020. I would request that my previous comments be attached as an appendix to these comments for reference.

In my previous comments I made reference to Sections 66 of the Planning (Listed Buildings and Conservation areas) Act 1990, paragraphs; 6.1.7 6.1.9 and 6.1.10 of Planning Policy Wales 10th edition 2018 and as such shall not repeat them here.

In my comments dated 29 June 2020, I raised no objection to the proposal however requested a number of amendments to be considered namely;

1. The retention and reuse of the doors to the lounge on the western elevation to retained if possible for use as shutters to illustrate the former doors.
- 2 . To re introduce the large double threshing doors on the building that was subject to fire for the same reason.
3. Modifications to the treatments of the northern elevation
4. Changes to the proportion of the rooflights on the proposed sun lounge
5. Clarification as to the treatment of the timber cladding
6. A reduction in the openings of the new doors on the east elevation.

I note the additional information received in respect of the above. However I note that there is only one elevational drawing, that is the west elevation.

1. The retention and reuse of the doors to the lounge on the western elevation to retained if possible for use as shutters to illustrate the former doors.

I note the proposal is to replace the present doors with traditional oak doors to be set back like shutters, and would agree with that suggestion.

- 2 . To re introduce the large double threshing doors on the building that was subject to

fire for the same reason.

I note that the intention is to replace the doors that were lost in the fire and install them, and would agree with the proposals. However there were no elevational drawings that accompanied this change and it would be preferable to have them prior to the application being referred to Cadw, however they could be conditioned - however noting item 3 it would be preferable for an elevational drawing illustrating the doors.

3. Modifications to the fenestration treatments of the northern elevation

I note the omission of the glazing in the upper register of the card shed and would consider that these changes are an improvement on the previous proposal. I note that two treatments have been suggested, plain oak boarding and wide lathe and woven oak strips which is the preferred choice. I note the photograph that accompanied the additional information of the wide lathe and woven oak strips and I would agree that this would be the preferred option, it is both traditional and adds texture to the stone building which the timber cladding sometimes does not. These amendments are supported. However there were no elevational drawings of this elevation which would be required prior to the application being referred to Cadw as these could not be covered by a condition.

4. Changes to the proportion of the rooflights on the proposed sun lounge

It is noted that the dimensions of the rooflights have been changed and I would have no objections to these elements. I note that whilst on the floor plans no elevation details were supplied with the amended plans, this element could be conditioned.

5. Clarification as to the treatment of the timber cladding

It is noted that the intended treatment is raw linseed oil on exterior boarding which is considered appropriate. The existing blue paint on the existing doors and windows would be replaced also with raw linseed oil which is considered acceptable.

6. A reduction in the openings of the new doors on the east elevation.

I still maintain that it would be preferable for there to be no openings on this elevation or at least just one opening. However acknowledging that all of my other concerns have been addressed, I would not wish to object to this single item.

I would therefore not object to the proposal and would request that the following conditions be attached to the grating of any consent.

The proposal to be carried out in strict accordance with the amended plans and additional information received on xxxxxx.

Reason: To ensure that the development is undertaken in accordance with the approved plans.

Prior to works commencing on site, samples of all the external materials to be used on the roofs to be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: To safeguard the character and appearance of this grade II listed building in accordance with national legislation policy and guidance and policy SP7 of the Powys Local Development Plan.

No new plumbing, pipes, soil stacks, flues, vents, ductwork grilles, security alarms, lighting, cameras or other fixtures shall be attached to the external faces of the building other than those shown on the approved drawings or otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the special character, architectural interest and integrity of the building is preserved.

Prior to the installation of the fenestration in the threshing bay on the northern elevation., drawings indicating details of all windows and external doors, including cross sections of glazing bars and trickle vents, to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.

Reason: To safeguard the character and appearance of this grade II listed building in accordance with national legislation policy and guidance and policy SP7 of the Powys Local Development Plan.

The roof lights in the development hereby approved shall be set flush with the angle of the surrounding roof slope. If this cannot be achieved, the degree of projection from the plane of the roof pitch shall be first agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this grade II listed building in accordance with national legislation policy and guidance and policy SP7 of the Powys Local Development Plan.

All fenestration to be set behind the reveal specified in the amended details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this grade II listed building in accordance with national legislation policy and guidance and policy SP7 of the Powys Local Development Plan.

Representations

No third party representations have been received.

Planning History

App Ref	Description	Decision	Date
P/2016/0962	Conversion of barn to residential dwelling to include part rebuilding, installation of septic tank and associated works	Application Withdrawn	1st Aug 2017
P/2016/0964	LBC: Works to convert barns to dwelling including rebuilding of extensions	Application Withdrawn	
20/0311/FUL	Conversion and change of use of barn(s) to a dwelling to include part rebuilding and extension, installation of septic tank and associated works	Pending Decision	

Principal Planning Constraints

River Wye SAC including Catchment Phosphates
Grade II listed building

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
NATPLA	Future Wales - The National Plan 2040		National Development Plan 2021
PPW	Planning Policy Wales		National Policy

(Edition 11, February 2021)

TAN5	Nature Conservation and Planning	National Policy
TAN12	Design	National Policy
TAN24	The Historic Environment	National Policy
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
DM2	The Natural Environment	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
SPGHE	Historic Environment SPG (2021)	Local Development Plan 2011-2026

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Marine and Coastal Access Act 2009

Environment Act Wales 2016

The Planning (Listed Buildings and Conservation Areas) Act 1990

Officer Appraisal

Amended Proposal

Members are advised that the scheme as originally submitted proposed the conversion of the application building to holiday accommodation (as referred to within consultee responses above) however the proposal has been amended. The description of development now reads as follows;

‘Conversion and change of use of barn(s) to a dwelling to include part rebuilding and extension, installation of septic tank and associated works’.

Site Location and Description

The application site lies within the Community Council area of Erwood and is located within the open countryside as defined by the Powys Local Development Plan (2011-2026)). The application site occupies a remote location surrounded by agricultural grazing land. The site sits adjacent to the unclassified U0055 road with a neighbouring dwelling located to the west, on the opposite side of the road. The site lies approximately 195m west of the A470(T) onto which the U0055 has a junction to the south of the site and the U0071 to the north of the site.

Listed Building Consent is sought in respect of the conversion of existing barns to a nine bedroom dwelling to include part rebuilding and extension, installation of septic tank and associated works. The two barns sit at a right-angles to each other and form an L-shape with a yard area adjoining the road which forms the east elevation. The east barn is largely intact but the south barn has been damaged by a fire and has no roof. The barns are a grade II building included for designation as a pair of traditional farm buildings retaining their character of group value with Tregare farm house.

Principle of Development

In considering the principle of the proposed development, consideration is given to Planning Policy Wales (ed. 11, 2021), Technical Advice Note 6 - Planning for Sustainable Rural Communities (2010) and Technical Advice Note 23 - Economic Development (2014) and the Powys LDP 2011-2026 (adopted 2018), in particular policies SP6 and H1.

Paragraph 4.1.5 of the Powys LDP indicates that there is no specific LDP policy included on the re-use/adaptation of rural buildings, or on agricultural development, because PPW, TAN 6 and TAN 23 provide adequate policy. The document further confirms that the Council has not prioritised economic reuses above other uses and supports a flexible approach to re-use and adaptation of rural buildings.

Specific guidance within TAN23 concerning the re-use and adaption of buildings explains that residential conversion of rural buildings which have ceased to be used for industrial or commercial purposes, including agriculture, need to be assessed on their impact including their impact on the fabric and character of historic buildings. If the existing building is unsuitable for conversion without extensive alteration, rebuilding or extension, or if the creation of a residential curtilage would have a harmful effect on the character of the countryside, the same considerations relating to new house building in the open countryside will apply.

The application buildings are grade II listed, designated as a pair of traditional farm buildings which have group value with Tregare farmhouse. In considering the principle

of the proposed development, regard has been given to the impact of the development on the fabric and character of the historic buildings by Officers. Indeed, it is considered that the proposed conversion will safeguard the historical interests and fabric of the listed buildings for future generations. As such, it is considered that the proposed conversion is acceptable in principle subject to all other material considerations being satisfied.

Built Heritage – Listed Building Impact

Policy SP7 of the Powys Local Development Plan states proposals must not have an unacceptable adverse impact on strategic resources or assets and its operation. Strategic resources and assets in Powys include historic environment designations such as scheduled ancient monuments, listed buildings and conservation areas. This policy seeks to safeguard these important assets from unacceptable development for the future well-being of the county.

Technical Advice Note 24 emphasises that when considering any applications for listed building consent, the local planning authority must 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.

Tregare Barns is an L-shaped complex of two traditional, stone barns set at 90° to each other with a small yard area to the front. The barns are adjacent to a single track road and the traditional farmhouse associated with the barns complex is situated across the road. The barn complex has a small lean-to shed at the elbow of the two arms of the L and there is a fire damaged lean-to at the rear of the south barn. These will be incorporated into the dwelling with some extension. The east barn measures approximately 15m long and 7m wide. The south barn measures approximately 18m long and 7m wide. The east barn will measure approximately 4m to the eaves and 8m to the ridgeline. The south barn will also measure approximately 4m to the eaves and 8m at the ridgeline but there is some variation at ground levels. The proposal comprises converting the two barns into one whole two storey dwelling unit providing nine bedrooms.

The barns will be roofed in slate and windows and doors in timber. Existing openings have largely been retained with some further openings proposed. At the north elevation a large window is proposed in the gable end and there will be the addition of three roof lights. At the south elevation where an extension extending out approximately 2.3m is proposed a new hipped roof is proposed. At the east elevation a further window is proposed in the gable end together with two new opening and three rooflights. Minimal changes are proposed at the west elevation. At the elbow of the “L” a single storey extension will be built to replace the calf shed which measures approximately 5m by 5m and forms the internal link for the two separate barn structures where the orientation of the roof will be changed from west-east to north-south to adjoin the proposed wall on the proposed elevation.

During the application process the Built Heritage Officer raised concerns regarding

various points of detail submitted with the application. A previous application for Listed Building Consent had been submitted but subsequently withdrawn due to earlier concerns about the proposals. In commenting on the proposed development, the Built Heritage Officer notes that the concerns raised previously have largely been addressed in this submission. As articulated in the Built Heritage response above, subject to conditions being attached to any consent granted, it is not considered that the proposed scheme will harm the setting of the listed building or indeed its historic fabric.

In light of the above, Officers are satisfied that the proposed development is in accordance with policies SP7 of the Powys LDP, TAN24 and PPW.

Ecology and Biodiversity

With respect to biodiversity, specific reference is made to LDP policy DM2 which seeks to maintain biodiversity and safeguard protected sites. In accordance with TAN 5: Nature, Conservation and Planning, and Powys LDP Policy DM2: The Natural Environment, as part of the planning process Powys LPA should ensure that there is no net loss of biodiversity or unacceptable damage to a biodiversity feature and under Part 1 Section 6 of the Environment (Wales) Act 2016 Local Authorities are required to maintain and enhance biodiversity so any submission should incorporate enhancement proposals.

The proposed development is located within the catchment of the River Wye SAC. Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site (previously designated pursuant to EU retained law) the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new phosphate standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of phosphate within the catchment could lead to additional damaging effects to the SAC features and, therefore, such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.

The proposed development considered under this application is also subject to a full application (20/031/FUL) seeking consent for the conversion and change of use of barns to a dwelling and matters relating to the River Wye SAC have been fully considered as part of that application and do not need to be considered further as part of this application here. Application 20/0311/FUL found that the proposed development would adversely affect nature conservation interests and particularly the integrity of the River Wye SAC and as such, it is not in accordance with Policies SP7 and DM2 of the LDP, PPW and TAN5 and therefore planning permission could not lawfully be granted. In view of this it is considered that Listed Building Consent permitting works that make provision for unacceptable levels of phosphate discharge at a dwelling cannot therefore be granted either.

For the reasons set out above, it is considered therefore that the proposed development would adversely affect nature conservation interests and particularly the integrity of the River Wye SAC and as such, it is not in accordance with Policies SP7 and DM2 of the LDP, PPW and TAN5 and should be refused.

RECOMMENDATION - Refuse

It is considered that the proposed development would adversely affect nature conservation interests, particularly the integrity of the River Wye SAC contrary to policies SP7 and DM2 of the LDP, TAN5 and PPW.

Reason for Refusal

1. The proposed development fails to demonstrate that it would not cause further deterioration of the River Wye SAC in terms of phosphate input contrary to policies SP7 and DM2 of the Powys Local Development Plan 2011-2026 (adopted 2018), Technical Advice Note 5: Nature Conservation and Planning (2009), Planning Policy Wales (Edition 11, 2021), Environment Act Wales 2016, and the Conservation of Habitats and Species Regulations 2017 (as amended).