

## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE - 25th July 2017

Application	2
-------------	---

Application Number:	15/02828/LBC	Application Expiry Date:	20th January 2016
---------------------	--------------	--------------------------	-------------------

Application Type:	Listed Building Consent
-------------------	-------------------------

Proposal Description:	Listed building consent in connection with change of use of barn for use for social gatherings.
-----------------------	---

At:	Barn Rear Of Cadeby Inn Main Street Cadeby Doncaster
-----	--

For:	Mr Gordon Jones
------	-----------------

Third Party Reps:	28	Parish:	Cadeby Parish Council
		Ward:	Sprotbrough

Author of Report	Mark Ramsay
------------------	-------------

MAIN RECOMMENDATION:	GRANT
----------------------	-------



## **1.0 Reason for Report**

1.1 This application is being presented to planning committee due to the level of public interest. This application is submitted to allow the alterations to a Listed Barn that requires specific consent under that regime. This is in connection with a planning application (also being presented to committee 15/02826/FUL) for the change of use of the barn, for ancillary uses being associated with the adjacent public house.

## **2.0 Proposal and Background**

2.1 The proposal is to allow the change of use of a listed barn sited to the rear of the Cadeby Inn Public House for social gatherings on an ancillary basis to the public house. The site lies to the south of the Cadeby Inn and to the west is a farmyard. To the east is cul de sac of residential properties and open countryside to the south. The site is inside the village envelope of Cadeby and allocated for residential in the Unitary Development Plan

2.2 A previous application was withdrawn that proposed the building be used as a wedding venue. This application differs from the previous application as it also proposes to provide an additional/alternative access to the building on the north elevation allowing the main doors to be closed during evening events and customers migrating between the public house and the barn would be kept further away from adjacent houses. The entrance would also have double sets of doors to prevent noise emanating from the building. The roof is also proposed to be insulated along with glazing in the openings to keep noise from the building to acceptable levels.

2.3 The barn is grade II listed and as such an application for listed building consent has also been made and is also being presented to members. This would authorise, specifically, the alterations and works to the barn that require consent under the relevant regulations.

## **3.0 Relevant Planning History**

15/00045/FUL, Conversion of Barn for use for weddings, funerals, seminars and social gatherings - withdrawn on 19/05/15

15/02826/FUL Listed building consent in connection with change of use of barn for use for social gatherings. Pending Consideration

## **4.0 Representations**

4.1 14 representations were initially received objecting to the proposal. The application was re-advertised in December 2016 after amended plans were received and another 14 representations were received.

4.2 The matters raised include the impact on local roads from extra traffic and parking, noise and disturbance and anti-social behaviour generated by the use of the building.

## **6.0 Relevant Consultations**

### Conservation Officer

6.2 The heritage significance of the building derives from its character as a single space agricultural building typifying farming practices in the early C19th as well as its local vernacular materials. The proposed use complements the heritage character of the building in that it makes use of the single large space that the listed building offers without the requirement to divide the space that many other uses necessitate.

6.3 Not only this, but the use as described in the application, retains the features and the character of the building including the natural stone walls which is seldom be the case with most other uses. In particular, the most likely use in this location would be residential use which would necessitate subdividing the large space, insulating the external fabric and introducing intrusive services. For these reasons the proposal has conservation support as it retains the important heritage characteristics of this listed building and the steps taken for noise reduction do not harm its heritage significance

## **7.0 Relevant Policy and Strategic Context**

7.1 The site is in a residential policy area.

### National Planning Policy Framework

- 3. Supporting a prosperous rural economy
- 7. Requiring Good Design
- 12. Conserving the Historic Environment

### Local Development Framework :Core Strategy

- CS14 Sustainable Construction
- CS15 Valuing our Historic Environment

### Unitary Development Plan

- ENV 54 Alterations to buildings
- ENV 32 Retaining the character of Listed Buildings
- PH12 Non-residential use

## **8.0 Planning Issues and Discussion**

8.1 The proposal is to convert the barn so it can be used on an ancillary basis to the public house by enhancing its offering. The public house has a restaurant and bar on the ground floor and a function room in part of its roof space as well as seating areas outside to the rear and a garden area in front of the building.

8.2 The public house has a parking area to the rear which backs on to the backs of adjacent dwellings on Rosemary Grove and additional hardstanding is available in front of the barn. The matters raised by this application are the heritage significance of this building and the amenities of adjacent occupiers.

8.3 This application is purely to allow the alterations to the barn in order to enable the change of use of the barn and therefore only those details are being considered under this application.

#### Heritage significance

8.3 The proposal is a grade II listed building and the conversion and addition of the new access does not harm the heritage significance of the barn. Paragraph 131 of the National Planning Policy Framework requires that Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservations and the positive contribution that conservation of heritage assets can make to sustainable communities and their economic vitality.

8.4 The Conservation Officer supports the proposal as it seeks to re-use a redundant building with heritage significance which will be retained without being altered. Its link to an existing commercial enterprise in a rural village improves its long term sustainability as it enhances the offering the business can make and being noted in national policy, makes this a material consideration in favour of the proposal.

### **9.0 Summary and Conclusion**

9.1 The proposal is supported as it retains and brings back into use a local heritage asset and the alterations required to be made and needed to make the change of use appropriate are considered acceptable subject to the conditions proposed.

**The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.**

### **RECOMMENDATION**

**Listed Building Consent GRANTED subject to the following conditions.**

01. STAT7            The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.  
REASON  
To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. U53856 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:  
DRG No 2013 42 09 Rev B Scheme 3 Enlarged Details (slots, windows and doors)  
DRG No 2013 42 07 Rev C Plan as proposed  
DRG No 2013 42 08 Rev B Elevations as proposed  
DRG No 2013 42 10 Rev A Scheme 3 Enlarged Details (roof x section)  
REASON  
To ensure that the development is carried out in accordance with the application as approved.
03. U50331 Prior to the commencement of the relevant site works full details of the design and construction of the new lobby and porch hereby approved shall be submitted to and agreed in writing by the planning authority. Such details shall include details of the glazing (including method of fixing), the roofing construction, and details of any stonework (i.e. details or samples of the stone, details of coursing, mortar mix and pointing technique) to be used in the construction of the porch and lobby.  
REASON  
To preserve the special interest of the listed building in accordance with saved UDP Policy ENV32
04. U50328 Prior to the commencement of the relevant site works a scheme of repairs to the internal walls and stone dressings of the listed barn shall be submitted to and agreed in writing by the planning authority. Such a scheme shall identify the areas to be repointed, rendered or where stonework is to be repaired and include;  
1. A method statement for repointing including details of mortar mix and a 1m square sample panel of repointing,  
2. A method statement for lime rendering including details of the lime render mix and a 1m square panel of render  
3. A method statement for the repair or reinstatement of any stonework including any quoins, arches, or stone cills  
4. A timetable for the implementation and completion of the repairs identified in the above method statements.  
The development shall be carried out in accordance with the agreed scheme of repairs and schedule unless otherwise agreed in writing with the Local Planning Authority  
REASON  
To preserve the special interest of the listed building in accordance with saved UDP Policy ENV32

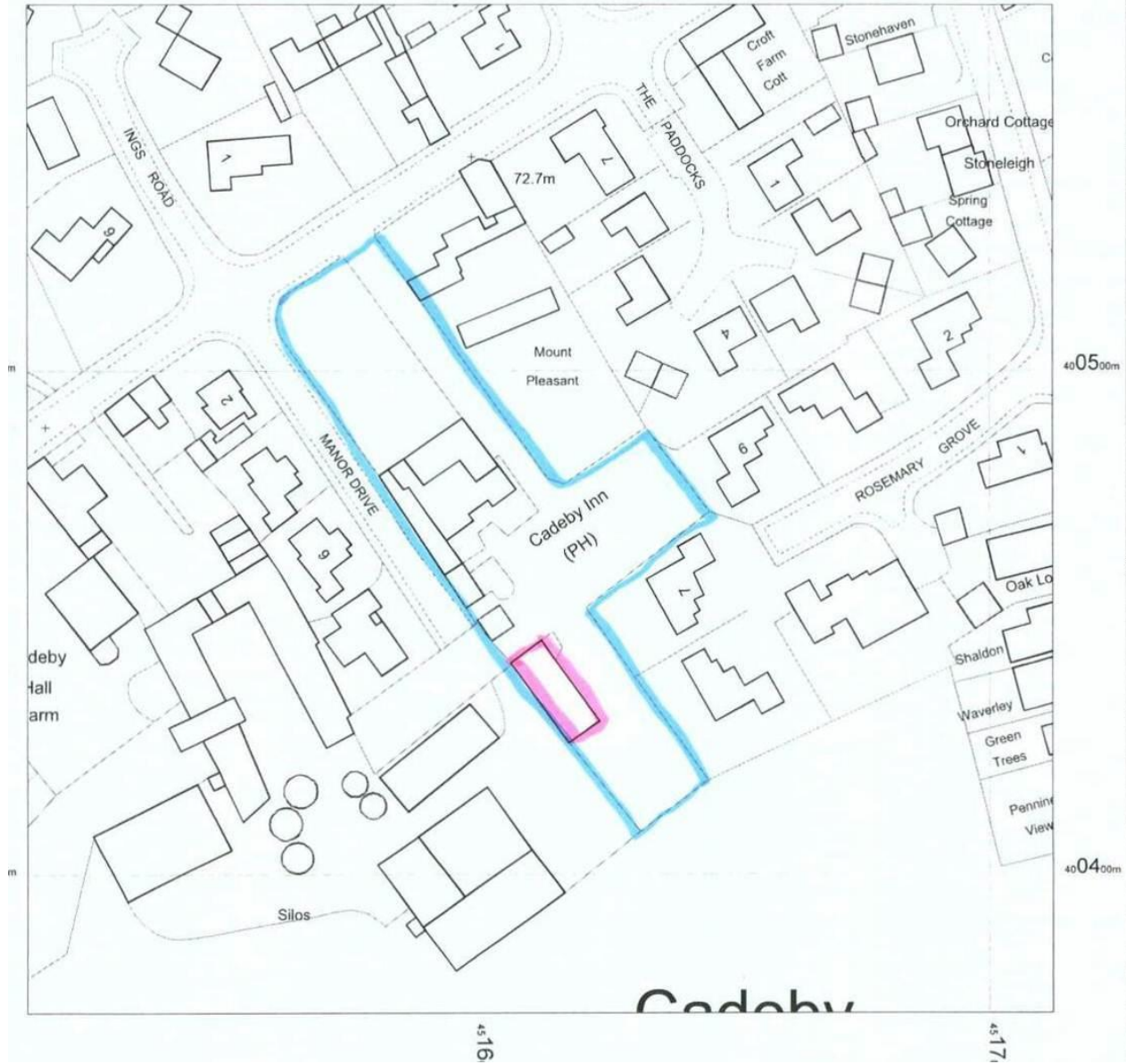
05. U50329

Before the commencement of the relevant site works full details of the design, construction and finish of any new windows and doors to be used in the development shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale for each door or window type and 1:5 scale cross-sections and the development shall be carried out in accordance with the approved details. The construction and glazing details to any openings shall be in accordance with amended drawing No.2013 42 09 RevB.

**REASON**

To preserve the special interest of the listed building in accordance with saved UDP Policy ENV32

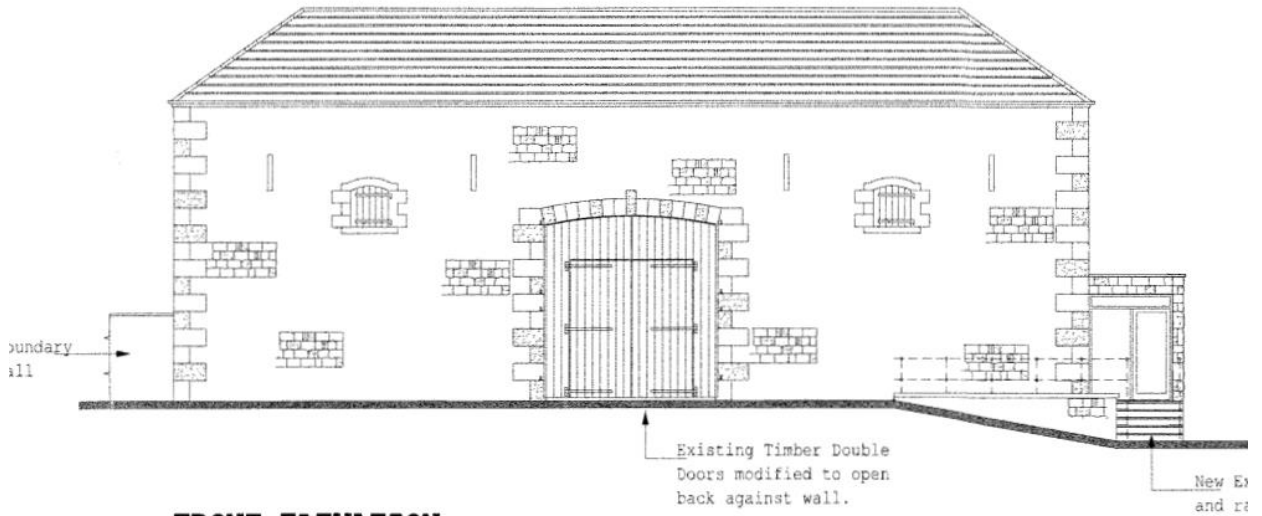
# Appendix 1: Location Plan



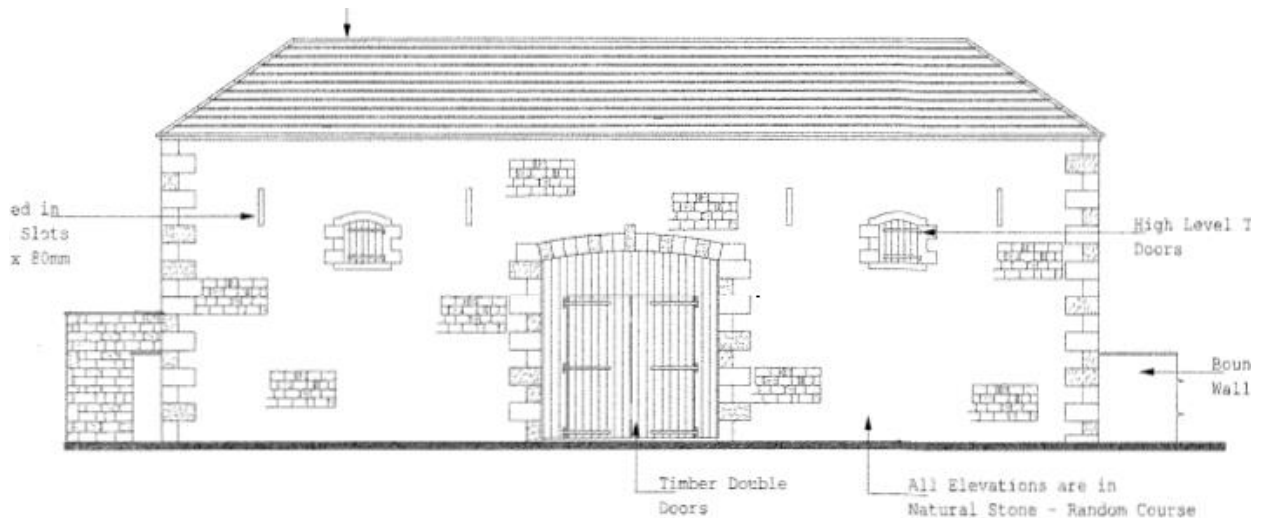
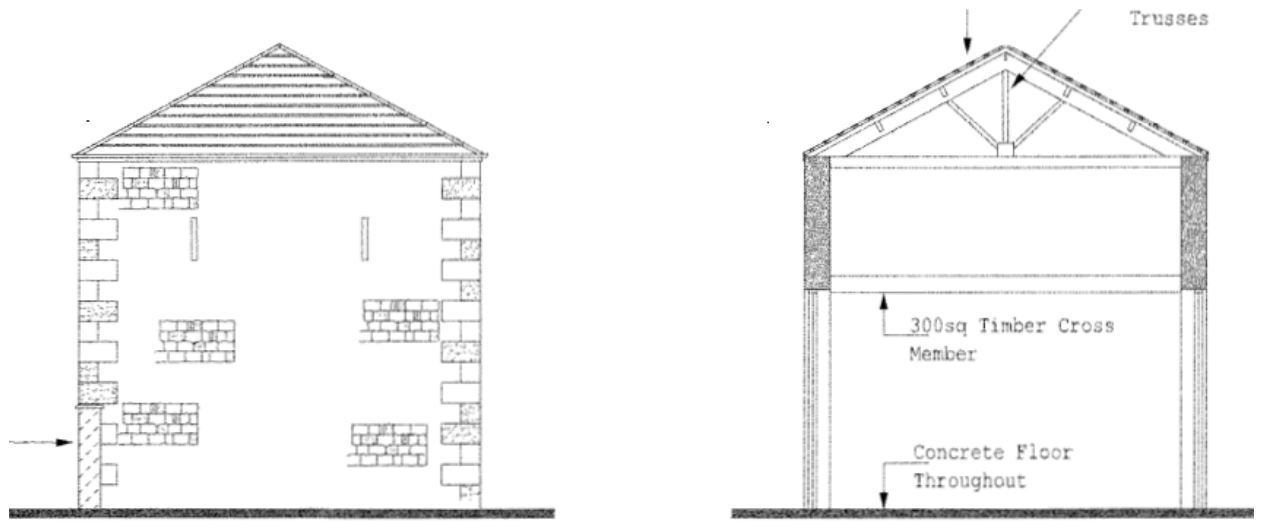




# Appendix 3 Elevations



**FRONT ELEVATION**



**REAR ELEVATION**

# Appendix 4 Detailed alterations

