

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 26th June 2018

Application	1
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Application Number:	17/02756/FUL	Application Expiry Date:	3rd January 2018
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Application Type:	Full Application
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Proposal Description:	Redevelopment of Castle Cottage and conversion of the stables with single storey extension to form new dwelling.
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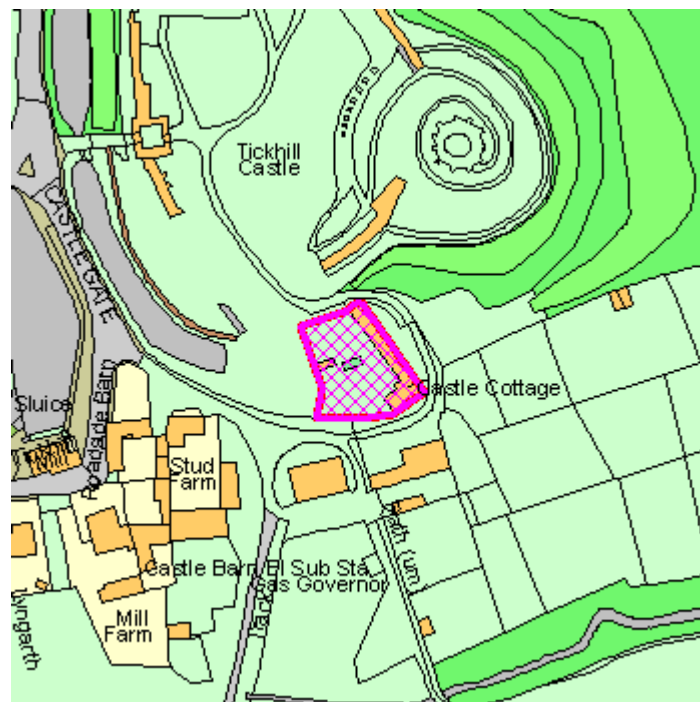
At:	Castle Cottage Lindrick Tickhill Doncaster
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For:	Duchy of Lancaster c/o Savills
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Third Party Reps:	61	Parish:	Tickhill Parish Council
		Ward:	Tickhill And Wadworth

Author of Report	Gareth Stent
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MAIN RECOMMENDATION:	Grant
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1.0 Reason for Report

1.1 This application needs to be presented to Planning Committee for determination due to the significant amount of representations received in opposition to the application.

1.2 The application was deferred from the 29th May Committee in order for a structural report to be commissioned by the applicant. A structural report was supplied following deferral that was undertaken in October 2016, however this has since been updated. The results of the survey and assessment by the council's engineers and building control team will be provided in the pre committee update.

2.0 Proposal and Background

2.1 This proposal involves the renovation and extension of Castle Cottage and the conversion and extension of the redundant stables into a single dwelling. The proposal to erect a detached double garage has been omitted from the scheme.

2.2 Castle Cottage is an unlisted 2 storey farmhouse with attached single storey stables and outbuildings in a good sized plot at the foot of Tickhill Castle. The building is located along the line of the historic ditch surrounding the motte.

2.3 The site lies in the Tickhill Conservation Area and is firmly within the setting of Tickhill Castle which is a scheduled monument. The brick retaining wall forming the boundary and the adjacent gable section of the farm building is understood to be part of the scheduling. The farm building straddles the presumed line of the castle ditch although the exact extent is not clear. The site is bounded by the historic motte to the north and by the castle access road to the east. To the west there is an open area bounded by a limestone wall.

2.4 There are 4 grade 2 listed buildings in the vicinity to the south and west consisting of agricultural barns, residential buildings and Tickhill Mill. The grade 2* listed Castle House is to the north of the top of the motte.

3.0 Relevant Planning History

3.1 The application has been the subject of pre application discussions reference 16/03127/PREAPP.

4.0 Representations

4.1 This application has been advertised in the press 30.11.12 and on site 1.12.17 via 2 notices. The application has received 58 objection letters:

- This development is within the Green Belt and this isn't a very special circumstance, part of our protected countryside and on the bed of the Ancient Moat of Tickhill Castle and within the curtilage of the Castle. The proposal will cause harm and affect the importance of the Castle and reduce its significance and standing.

- The conversion would transfer from a rural scene to an urban scene. The new development would be overlooked from the Castle and would spoil views from the Castle.
- The Castle is of great interest to visitors to Tickhill and should be preserved in its current state for the public and for the village of Tickhill as well as for the county of South Yorkshire.
- Castle Cottage was built before the people/nation created policies and laws to protect our heritage. Our current policies would not allow these buildings within the environs of Tickhill Castle, an Ancient Monument. Extending and creating new residences is detrimental to the protection of the ancient site.
- There is no need for the application, the castle should be preserved not added to. This is mis-management of the Duchy's affairs.
- If approved this would set a precedent for every other barn in the immediate area (currently used for agricultural purposes) to become residences, and have additional ancillary buildings built to support the new residences.
- There are currently old stables used as garaging for Castle Cottage, there is no need to building new structures.
- Tickhill Castle is one of the two most important C11th Norman Castles within the North of England and should be protected from invasive development for enjoyment today and the future generations.
- The extension to the stables is unnecessary if converted to a 2 bed dwelling. The building lies within the curtilage of an LBC and therefore Listed Building Consent should be obtained.
- Wildlife will be endangered. The great crested newt is still flourishing within the walls, grounds and moat of the Castle, increased urbanization will reduce their habitat. Bats were plentiful 2 decades ago, but now numbers are far less and by changing barns and agricultural structures to residences, their habitat is destroyed as well.
- Astonished that the Duchy of Lancaster is proposing to damage the moat.
- The house is large enough to accommodate a family and needs no extension.
- There is insufficient infrastructure to support existing houses in this area - most being on cess pool and not mains drains, and the roads and parking are also a problem- being a well visited beauty spot.
- Historic England are taking far too narrow an approach by stressing about the outlook from the Grade ii* listed house; every part of the castle site is important in its own right, including this part of the old moat which is of both historic and archaeological importance.
- The cottage is nothing special and has been spoiled by inappropriate alteration. If it is to be "developed", that should be restricted to a careful restoration back to its original design with original window and door openings, original glazing bars etc

using traditional materials. Otherwise it might be better left to become a picturesque ruin.

- The stables should ideally be left in agricultural use. If they have to be converted into residential use, it should be confined to the envelope of the original building. The proposed extension is even more tasteless than the C20th alterations to the cottage. It is just the type of suburbanisation which will ruin the rural and historic ambience of the site. If the stables are to be converted to residential use, the residential use should be as discreet within the old building as possible with original door and window openings preserved and only traditional materials and paint colours etc used.

4.2 1 letter from ward member Graham Smith.

- If the castle was in any City in the south, this would never happen. The castle and its environment must be preserved for future generations.

4.3 1 neutral letter:

- The Castle doesn't attract visitors in any great number due to its limited opening and therefore doesn't bring about the benefits it could to the town. The response points out that an objection leaflet had been circulated and this raised considerable disquiet about the lack of access to the Castle and its lack of significance to the people of Tickhill. The restored buildings would be better than derelict ones.
- The application is that it lacks any analysis of the viability of alternative uses for the stables that might be more readily associated with a castle e.g. visitors centre (with more access to the monument), stables, smithy, farrier, workshops or studios, each of which would be assessed on its impact from traffic, parking etc.

Re advertisement

The application was readvertised on the 31.1.18 via neighbour letters and readvertised on site: until the 02.03.2018. Readvertised in the press 8th February. 1 further letter was received.

- "Whilst I welcome the decision to omit the double garage from the original proposal, I still object to the revised plan. The proposed extension to the stables is tasteless, unnecessary and destructive to the historic setting of the castle. The proposed removal of trees is similarly destructive. The construction of a large driveway and consequent removal of grassland would also be unacceptable suburbanisation of this fragile historic and rural corner of Tickhill. This whole scheme seems to lack any sensitivity to the location."

5.0 Tickhill Town Council

5.1 Tickhill Town Council: "Castle Cottage is within the Green Belt, where reuse of buildings is acceptable with safeguards, including strict control over extensions, and the Tickhill Conservation Area, where development should preserve and enhance. It is also immediately adjacent to Tickhill Castle, an Ancient Monument, whose setting is protected by legislation."

5.2 “Castle Cottage is on the side of Castle farmyard, where there is some dereliction. The farmyard contains also a listed barn and is crossed by a well-used public footpath, from which any development will be visible. The location has a distinctive atmosphere worthy of careful treatment.”

5.3 “It is in this context that the application should be approached. We are particularly concerned that any development should not 'suburbanise' the area. Clearly Castle Cottage, occupied until c.2 years ago, could be refurbished without planning permission and likewise the adjoining stables could regain their original function in an area where riding is popular. It is, however, difficult to argue against these buildings, with only modest extensions, (which the proposed lounge seems to exceed) being approved as 2 dwellings, provided the design and materials used enhance the area.”

5.4 “However, we are totally opposed to the construction of a modern garage block, which neither preserves nor enhances the ambience of the Conservation Area, nor is it necessary. Opposite Castle Cottage is the Castle's Coach House, used for a number of years by the tenant of Castle Cottage as garages. This building, dating from the early 19th century, should be refurbished to provide ample garaging for the dwellings.”

5.5 “We urge the Planning Committee to secure amendment to the application to delete the new garages so that the existing garages can be restored and also to consider whether the extensions to the existing buildings are excessive in size. This is to ensure that the resulting development genuinely preserves and enhances the Conservation Area.”

5.6 Revised response following omission of garages: -

“Tickhill Town Council welcome the removal of the garages. Tickhill Town Council also have regard to the fact the proposal is in the conservation area and in the Green Belt. They question the need for such a large parking area and the council await the report on the issues raised by Historic England.”

6.0 Relevant Consultations

6.1 Conservation - No objections subject to conditions.

6.2 Trees - No objections subject to a replacement planting condition.

6.3 Ecology - No objections, further detail required and conditions suggested covering ecological enhancement.

6.4 Public Rights of Way (PROW) - no objections.

6.5 Historic England - Historic England welcomes the proposal to redevelop the existing cottage and the conversion of the barn into a new dwelling. Historic England suggests Doncaster MBC needs to be satisfied that the new extension will not harm the setting of Tickhill Castle and Tickhill Castle House by being visible from within the outer walls of the castle.

6.6 In addition the extension may also have the potential to harm the outer moat of the castle defences. This needs to be discussed with South Yorkshire Archaeological Service (SYAS) to evaluate the impact of the extension. Historic England is not opposed to the

conversion of the existing dwelling or the new extension subject to any archaeological considerations SYAS have and a clear demonstration that it will not cause any greater harm to the setting of the heritage assets.

6.7 Following reconsultation Historic England welcomes the revised layout of the access and removal of the free standing garage block. Historic England remains supportive of the application to bring the farmhouse back into use.

6.8 South Yorkshire Archaeological Service (SYAS) - No objection. SYAS considered the initial heritage statement and building appraisal, prepared by CFA Archaeology which satisfied officers with regards to the archaeological assessment. Further work was required to address outstanding concerns.

6.9 The first, the impact of the scheme on the setting of Tickhill Castle House and the second, the impact of the proposed extension upon the castle moat. The removal of the garage block from the paddock has resolved the first issue and SYAS considers the impact on the setting of Tickhill Castle House to now be negligible. An archaeological evaluation by trial trenching was undertaken to address the second issue and I have now had time to consider the results of this work, as reported by CFA Archaeology. The trenching confirmed that archaeological deposits relating to the castle moat do exist as a buried feature within the application area. However, these are overlaid by substantial layers of sand imported as levelling layers. This phase of levelling is dated to the early 19th century and is consistent with the date of construction for Castle Cottage and the stables. Foundations associated with former outbuildings adjacent to the stables have already caused a degree of disturbance to the upper fills of the buried castle moat.

6.10 The castle moat is an important feature but with careful design it can be preserved in situ within the current scheme. This could be done in such a way as to minimise any harm and would resolve the second issue. Likewise, some historic features within the stables and cottage will be damaged or destroyed during the conversion but this will be balanced by saving the building as a whole. As mitigation, and to ensure works are carried out appropriately to safeguard the heritage assets, a scheme of archaeological work is required. This will need to include detailed building recording, archaeological monitoring of groundworks and archaeological approval of any foundation designs. SYAS recommends that this work be secured by planning condition.

6.11 National Grid – No response.

6.12 Internal Drainage - No objections.

6.13 Severn Trent – No response.

6.14 Highways - No objections. Given that details re driveway and width of access are on the plan, there is no need for condition other than in accordance with approved plan.

6.15 Environmental Health - No objection.

6.16 Pollution Control - No objection, a YALPAG screening form was submitted and results accepted.

7.0 Relevant Policy and Strategic Context

7.1 Whilst being within the geographical settlement of Tickhill, the site lies beyond the village settlement boundary and within Green Belt. The proposal involves development within a Conservation Area, is within the setting of a Listed Building and adjacent to a Schedule Ancient monument. The proposal also has highway, tree and ecological implications.

7.2 The relevant sections of the National Planning Policy Framework include:

- Section 6 - Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design.
- Section 9 - Protecting Green Belt Land.
- Section 11- Conserving and enhancing the natural environment
- Section 12 - Conserving and enhancing the historic environment

7.3 The statutory development plan for Doncaster currently comprises the Local Development Framework Core Strategy (adopted May 2012), and the saved Policies of the Doncaster Unitary Development Plan (adopted 1998) (including the Proposals Map).

7.4 Doncaster Core Strategy relevant policies include:

Policy CS2 'Growth and Regeneration Strategy'
Policy CS 3 'Countryside'
Policy CS4 'Flooding and Drainage'
Policy CS14 'Design and Sustainable Construction'
Policy CS 15 'Valuing our historic Environment'
Policy CS16 'Natural Environment'
Policy CS18 'Air, Water and Agricultural Land'

7.5 Doncaster Unitary Development Plan 1998;

The key saved policies of the UDP relevant to the current application are considered below:

ENV 3 - Green Belt.
ENV10 - Conversion of rural buildings.
ENV 14 - Extensions to dwellings in the Green Belt.
ENV 25 - Conservation Areas.
ENV 34 - Development affecting the setting of a Listed Building.
ENV 37 & 38 – Archaeology.
ENV 53 - Design of New buildings.
ENV 59 - Protection of Trees.

7.6 Tickhill also has a neighbourhood plan, which is part of the Development Plan for Doncaster following its referendum in July 2015.

Tickhill Neighbourhood Plan relevant policies include:

DE1 - New building
DE3 - Protection of limestone walls
DE4 - Sustainability in building
DE6 - Extensions and alteration
H3- Conservation Area: The Castle, Mill Dam and Lindrick
HE1 Heritage assets.

8.0 Planning Issues and Discussion

Main Issues

8.1 The main issues to consider are the principle of changing the use of a redundant rural building to a dwelling and secondly the principal of extending and renovating the existing dwelling. Both of which involve significant historical considerations, whereby the impact on the character of the Conservation Area, setting of the nearby listed buildings, the impact on the schedule ancient monument and the impact on archaeology needs assessment. In addition it is necessary to consider the highway implications, the impact on trees, ecology and drainage. Given the lack of immediate neighbours there is no direct harm to the living conditions of neighbouring occupiers apart from considerations of setting of the historical buildings and intensification in the use of the lane.

Principle.

8.2 The site is designated Green Belt in the Doncaster Unitary Development Plan and is therefore subject to national as well as local policy on both these issues.

8.3 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; safe guarding the countryside and assisting in the urban regeneration of recycling derelict and urban land. The essential characteristics of Green Belt are their openness and their permanence. Local policy contained within Core Strategy CS3 seeks to protect and enhance Doncaster's countryside and when considering land within Green Belt, national policy will be applied.

8.4 National Policy (NPPF) paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF provides that "very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

8.6 Paragraph 88 of the NPPF states" When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

8.7 The proposal consists of two elements; the first being the alterations and extensions to Castle Cottage. The second being the principle of converting a redundant rural building to a residential use. Both national and local policies allow for both as detailed in the following text.

Alterations to Castle Cottage

8.8 The NPPF, paragraph 89 states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt; then goes on to list a set of criteria as exceptions to this which include:

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

8.9 Policy ENV 14 allows for extensions to dwellings within the Green Belt providing they would not have a visual impact prejudicial to the character of the building or amenity of the countryside or significantly increase the size of the existing dwelling. This policy is of relevance when considering the alterations to the cottage, which include new windows and doors, reduction in openings and a new lean to extension. The lean too extension is on the northern elevation, is single storey and is not regarded as a significant extension in scale, volume or massing. The extension by virtue of its insignificance is not considered to have any harm to the character of the Green Belt and is compliant with ENV 14.

8.10 The proposed double garage which was originally showed to serve Castle Cottage and the newly converted dwelling has since been removed from the scheme. This significantly lessens the amount of new build and overcomes the issues raised concerning the need for the garage.

Stable conversion

8.11 Paragraph 90 of the NPPF states 'Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include:

- the re-use of buildings provided that the buildings are of permanent and substantial construction

8.12 This is echoed in UDP policy ENV 10, which allows for the conversion of existing buildings to other uses appropriate to the rural area provided that they are buildings of a permanent and substantial construction and capable of conversion without major or complete reconstruction. ENV 10 also suggests conversions will be acceptable where the form, bulk and design of the buildings are in keeping with their surroundings. Green Belt conversions should not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it.

8.13 Finally one of the key criteria is that the building is capable of conversion without the need for significant extension to the existing structure and has sufficient land attached to it to provide the functional needs for the dwelling in terms of parking and garden space without adversely affecting the character of the surrounding landscape. The remaining criteria in ENV10 seeks compliance with other policies such as nature conservation.

8.14 The stable conversion is policy compliant in that it converts a redundant building into a new appropriate residential use. The extension is relatively large, however this has been reduced as a result of pre application discussion and is not regarded as being significant given its position and need in the overall balance of considerations. The building is self-contained and the rear curtilage will be screened from the wider public areas thus maintaining the openness of the Green Belt. The domestication will cause some loss of openness through increased usage, however this is not considered to cause significant harm to the Green Belt or wider historical setting. Significant local concern has been raised over this proposal as many residents wanted the building left untouched and were concerned over the new build elements and domestication of the building. The new build garage element has since been removed and the proposal is also welcomed by Historic England in that it will bring new life to the building and ensure its long term retention. Such conversions are common place within the rural Doncaster and help retain historic rural buildings and provide attractive new residential dwellings. Careful attention has been made to ensure parking provision is within the site, which helps reduce the overall impact.

Structural Assessment

8.15 No structural assessment was originally provided with the application. Having visually assessed the building, officers considered it to be in good order, with all the main walls and roof in line and intact, despite some elements which were in disrepair i.e. timber windows and doors.

8.16 The structural integrity of the building was raised at the 29th May committee meeting where the application was deferred for the production of a structural assessment. Following the deferral the applicants have provided a structural report dated October 2016. The report explains how the conversion would retain all existing masonry walls which are to be supplemented by an inner leaf of blockwork and ground bear concrete slab. Three trial pits were excavated to assess the footings, one of which was dressed stone the others red clayed sand. The roof consisted of slate covering supported on timber rafters and purlins spanning king post trusses. The roof was said to be in good condition.

8.17 The walls has some stepped fractures but were in general good condition. Some making good would be necessary to address isolated cracking, frost damage and weathering. The existing walls should be tied to the inner new wall leaf and all the timber replaced in the openings. All rain water goods were suggested to be upgraded along with new lintels in the openings. The new floor slab will provide thermal insulation and thickened such that the underside aligns with the underside of the adjacent footing and thickened to support the new internal leaf.

8.18 Given the report was dated 2016 this has been updated and is being assessed by the council's engineer. A full update will be provided at the forthcoming meeting.

The historical implications.

8.19 Given the nature of the proposal and its position in relation to the various historical buildings of significance, the heritage impact is a key consideration in the success of this scheme. This can be assessed in terms of several distinct issues:

8.20 In terms of the adjacent heritage asset chapter 12 of the NPPF is of relevance, in particular paragraphs 129, 132 and 134. Paragraph 129 states "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

8.21 Paragraph 132 states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

8.22 Paragraph 134 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.

Archaeology

8.23 The location of the site on the line of the ditch surrounding the Motte and Scheduled Ancient Monument suggests that there is a high likelihood of archaeological potential from any groundwork necessary to facilitate redevelopment of the existing buildings, which is confirmed by the heritage assessment. The initial a heritage statement and building appraisal, prepared by CFA Archaeology satisfied officers with regards to the archaeological assessment. Further work was required to address outstanding concerns with regards to the setting of Tickhill Castle House, a designated heritage asset.

8.24 South Yorkshire Archaeology Service requested trial trenching occurs prior to the decision being reached on the application. This is in line with National Planning Policy Framework para 128 which states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting...Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

8.25 This has now been undertaken, the results of which have been recorded in the revised Archaeological Evaluation (Y342/18). This trenching evaluated the potential for surviving remains within the development site. The location of the Moat, implied by earth works was confirmed. Rubble deposits at the base of the excavation implied that the southern part of the moat had been infilled with material from the curtain wall. The conclusion was that given the depth of the surviving deposits within the moat and the proposed plans, it is assumed that the development will have a minimal impact on significant below-ground remains relating to the moat.

8.26 South Yorkshire Archaeological service were content with the findings of the report and will provide mitigation through conditions, which will be available as pre committee amendments as these were not drafted by SYAS at the time of the report being written. In addition, any works to a scheduled monument requires Scheduled Monument Consent from Historic England, which the applicants will have to seek permission for.

Heritage significance of the buildings

8.27 The representations have questioned whether Castle Cottage is a curtilage listed structure to the grade 2* listed Castle House. This was considered by the Conservation officer and depended on a number of questions and its status at the time of the listing of Castle House (22/01/81).

- (1) the physical 'layout' of the listed building and the structure,
- (2) their ownership, past and present,
- (3) their use or function, past and present.

8.28 This information was supplied by the agent and the applicant and shows the castle and the cottage were ran as separate leases with different leaseholders at the time of listing in 1981. The conclusion was that there has been a close association between the stables and the castle lasting around 180 years and that this association is likely to be

ancillary with the cottage keeper overseeing the stables on behalf of Castle House. However, since 1955 the cottage has been operated independently and this link severed. As at the date of listing the two buildings were organised as separate entities the cottage cannot be considered as a curtilage listed structure associated with Castle House.

8.29 Given the above conclusion, whilst the buildings are not Listed from a conservation viewpoint, the rehabilitation of the stables building and the farmhouse is desirable as these are historic buildings which form an element of the setting of the castle as well as contributing to the agricultural character of this part of the conservation area. The heritage statement points to a historic association with Castle House (probably former stables) and that the stables have heritage interest in their own right. The proposal will save the buildings from further dilapidation and is welcomed.

8.30 Prior to alteration, a scheme of historic building recording would be needed for the barns as there would be significant alteration to particularly their internal character. This is included as a planning condition.

Setting

8.31 A critical consideration is the impact on the setting of other heritage assets. The proposal for conversion of the existing buildings would not harm the setting of the listed and unlisted agricultural buildings nearby and would be in keeping with the general character of the conservation area. The extension is limited in size, subsidiary to the stables, and follows the span of the existing building.

8.32 The conservation officer agrees with the heritage statement that it would not be intrusive from the area around the farm. The informal appearance of the front of the stable building is critical in the approach to the castle motte. Currently, this is an unverged lane set in a green area and bounded by a timber post and rail fence and part by a limestone wall. This is not proposed to change as all the parking is to the rear. This will help maintain the lanes rural character.

Layout and site

8.33 The subdivision of the existing buildings into 2 dwellings is logical and the curtilage subdivision is along existing features with the new extension forming the boundary and separating and giving privacy to the 2 amenity areas. With the majority of the barn having north facing openings the amount of extension and its orientation can be justified in design terms. It would improve the design of the barn conversion in terms of the use of the garden area and would forestall future applications for garden rooms/conservatory in this area. The removal of the garaging is welcomed and the inclusion of on-site parking prevents parking being necessary at the front of the building.

8.34 The proposal retains the existing limestone wall (with some widening required) adjacent to the original farmhouse which is acceptable in line with national policy and within the Tickhill Neighbourhood Plan. A 5 bar agricultural styled gate is shown which is in keeping with the agricultural character of the area. The layout shows new limestone boundary walling to the west of the site at 1.2m in height, which is again appropriate to its setting. The remainder of the site is bound in graded material to provide the hardstanding.

8.35 Splitting the curtilage between the barn and the cottage will still leave the cottage with a good sized amenity area. The changes to the cottage present no overlooking or privacy concerns and doesn't overbear adjoining landowners.

Windows, doors, materials and features

8.36 The proposed alterations to the window proportions and heads on the house are an improvement on the unsympathetic wide ground floor openings and would enhance the building and therefore the surrounding setting. The replacement of the double doors with the narrow proportioned full length windows would similarly restore character; with the existing heads still evident on the building. The stable windows are shown as 2 over 2 sliding sash or similar replacing the slatted windows which appear a little domestic for retaining the barn character although this reflects the existing windows to the right hand side of the building. There are 3 new openings to the back of the stable building, which are also shown as 2 over 2 sliding sash windows. The detailed window and door designs can be subject to condition.

8.37 The new materials for the extension are brick and slate which are acceptable and can be conditioned to match. The buildings as a whole require some repairs and the specifications for these can be the subject of a repairs condition. Chimney stacks are not usually a barn feature but are found on workshops, boiler houses, and other usually single storey ancillary buildings in agricultural locations so are deemed acceptable.

Ecology

8.38 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment, in regards to: valued landscapes, ecosystem services and biodiversity. Paragraph 118 of the NPPF states Local Planning Authorities should aim to conserve and enhance biodiversity and outlines a number of principles which should be applied. This is echoed in Core Strategy Policy CS16: Valuing our Natural Environment, seeks to ensure that Doncaster's natural environment will be protected and enhanced.

8.39 The application was accompanied by an ecological appraisal which looked at the building for the presence of bats and a great crested newt survey. The council's ecologist agreed with the content of ecology surveys. The bat surveys have identified small roosts used by two different species of bats using the barn and cottage buildings. This means a license will be required from Natural England before the development can proceed. In order to satisfy the local authority's obligations in respect of this the applicants were asked how they will satisfy the three derogation tests that Natural England will consider before agreeing to grant a license.

8.40 In addition the ecologist requested some compensation for the habitat losses that are going to arise as a result of the development. This could be achieved through a good landscaping scheme and the addition of some bird boxes in suitable locations. This request was detailed by condition for an ecological enhancement scheme.

Highways

8.41 With regard to highway safety and parking, this should be considered against policy CS 14 of the Doncaster Unitary Development Plan which states that new development should ensure quality, stability, safety and security of private property, public areas and the highway, permeability and legibility. The proposal originally showed a large double garage with a turning area capable of parking 4 cars off street.

8.42 The garage was removed from the application and replaced by hardstanding. Amended plans showed the gateway widened to 3.1m, the access crossing of the verge to the new driveway and two parking spaces for the existing and proposed dwellings. A

gateway was added in the dividing wall to allow access through to the stable conversion to encourage usage of the parking as opposed to pulling up on the track in front of the stables. This satisfied the highway officer in terms of parking provision and turning.

Trees

8.43 Core Strategy policy CS 16 (D) states that proposals will be supported which enhance the borough's landscape and trees by: ensuring that design are of high quality, include hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness and retaining and protecting appropriate trees and hedgerows. Policy ENV 59 of the Doncaster Unitary Development Plan seeks to protect existing trees, hedgerows and natural landscape features.

8.44 The site contains nothing of arboricultural value or quality to merit significant amendment of the proposed layout. The site plan shows the Leyland cypress on the southern boundary as the most valuable tree on site. Whilst this tree was originally shown for retention, the garages position would have an adverse impact on the tree as it would breach its root protection area. The garages were later removed, however the hardstanding would equally still be within the root protection zone (RPA). The applicants were given the option of producing a none dig driveway scheme to retain the tree but instead opted to remove the tree. The tree officer regarded this as having a moderate adverse arboricultural impact and agreed to replacing it with a more appropriate (locally characteristic heavy standard size) species as part of a landscaping condition. The opportunity also exists for further soft landscaping enhancement which is also shown on the amended site plan to some degree. Overall, there is no objection to this proposal on arboricultural grounds.

Other matters Pollution, Public Rights of way, Drainage

8.45 Although on the historic maps there is no indication of any previous potentially contaminative use at the site, as the application is for a sensitive end use, an appropriate contaminated land risk assessment should be carried out. A YALPAG screening assessment form was completed by the applicant and can be accepted as a preliminary risk assessment. This showed the building has largely been in residential use as stables and the only area of concern was the infilled moat, presumably with rubble however given the length of time it has been filled the pollution control officer didn't raise issue any objection.

8.46 A Public right of way runs adjacent to the site, however the Public Right Of Way team have confirmed no objections exists as no PROW will be affected. Finally a drainage condition is suggested as it's unclear at this stage if the cottage drains to mains or if a septic tank exists.

9.0 Summary and Conclusion

9.1 In conclusion the proposed alteration to Castle Cottage and the conversion of the stables will bring a redundant building back to life and cause no significant harm to the living conditions of surrounding occupiers, no significant harm to the character and openness of the Green Belt and no significant harm to the heritage asset. The scheme raises no concerns from consultees, is policy compliant and is supported.

10.0 Recommendation

10.1 Planning permission be Granted subject to the following conditions.

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. U58825 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Amended site plan 16/056/07C Rev C
Amended Location Plan 16/056/09

REASON
To ensure that the development is carried out in accordance with the application as approved.
03. CON2 Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
04. CON3 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
05. U57449 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority the landscape scheme shall include: a planting plan and schedule including replacement tree/s along the site frontage

(behind the wall); hard landscape; a landscape and establishment specification.

REASON

In the interests of environmental quality and enhancing/preserving the appearance of the Tickhill Conservation area.

06. DA01

The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

07. NOPD1A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

08. NOPD2A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additional windows shall be created or other alterations made to the dwelling and/or extension hereby permitted without the prior permission of the local planning authority.

REASON

The local planning authority considers that further alterations could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future alterations to comply with policy PH11 of the Doncaster Unitary Development Plan.

09. NOPD3A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no development shall be carried out on any part of the land other than that hereby permitted without the prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties

or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

10. NOPD5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 14 (or any subsequent order or statutory provision revoking or re-enacting that order) no solar equipment shall be installed without prior permission of the local planning authority.
REASON
To preserve and enhance the character and appearance of the conservation area
11. U57262 Within 3 months of the start of construction an ecological enhancement scheme shall be submitted to the local planning authority for approval in writing. This shall include details of the following:
- A landscaping scheme designed to enhance biodiversity including native species planting.
- 4 fruit trees to be planted on site.
- 4 bird boxes to be installed at appropriate locations on the site.
The agreed scheme shall be implemented prior to the first occupation of the site or in an alternative timescale to be agreed in writing with the local planning authority.
REASON
To ensure the ongoing ecological interests of the site are maintained in line with Core Strategy Policy 16.
12. Prior to the implementation of the relevant site works a scheme of repairs to the external fabric of the dwelling and the converted barn building shall be submitted to and agreed in writing by the local planning authority. Such a scheme shall include, any structural work that may be necessary, the method of repointing, the treatment of any altered openings, treatment of heads and cills, and details or samples of any new or replacement materials (brick/slate) which may be required for the repairs.
REASON
To preserve the character and appearance of the conservation area in accordance with saved UDP Policy ENV25 and the setting of listed buildings in accordance with saved UDP Policy ENV34 respectively.
13. Prior to the implementation of the relevant site works details or samples of the external materials (brick and natural slate) to be used in the construction of the external surfaces of the barn extension and the extension to the dwelling shall be submitted to and agreed in writing by the local planning authority.
REASON
To preserve the character and appearance of the conservation area in accordance with saved UDP Policy ENV25 and the setting of listed buildings in accordance with saved UDP Policy ENV34 respectively.
14. All windows and external doors to be used in the construction of the building shall be constructed in timber. Full details of their design,

construction and finish shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.

REASON

To preserve the character and appearance of the conservation area in accordance with saved UDP Policy ENV25 and the setting of listed buildings in accordance with saved UDP Policy ENV34 respectively.

15. Rainwater goods and pipework used in the construction of the building shall be round/half round in black finish, and any facias to be shall be black unless otherwise agreed in writing by the local planning authority.

REASON

To preserve the character and appearance of the conservation area in accordance with saved UDP Policy ENV25 and the setting of listed buildings in accordance with saved UDP Policy ENV34 respectively.

16. Any external grilles or vents against the external brickwork shall be terracotta or similar colour unless otherwise agreed in writing by the local planning authority.

REASON

To preserve the character and appearance of the conservation area in accordance with saved UDP Policy ENV25 and the setting of listed buildings in accordance with saved UDP Policy ENV34 respectively.

17. Unless otherwise agreed in writing by the local planning authority character and height of the boundary treatment shall be as specified in site plan 16/056/07C. Prior to the implementation of the relevant site works samples or details of the materials to be used in its construction and details of the design of the vehicle and pedestrian gates shall be submitted to and agreed in writing by the local planning authority.

The construction of the wall shall only take place after a one-metre-square sample panel of stonework showing the pointing and coursing to be used in its construction has been erected on site and the details approved in writing by the local planning authority.

REASON

To preserve the character and appearance of the conservation area in accordance with saved UDP Policy ENV25 and the setting of listed buildings in accordance with saved UDP Policy ENV34 respectively.

18. Prior to the implementation of the relevant site works details or samples of the hard surface materials for the unbuilt areas within the site boundary shall be submitted to and agreed in writing by the local planning authority.

REASON

To preserve the character and appearance of the conservation area in accordance with saved UDP Policy ENV25 and the setting of listed buildings in accordance with saved UDP Policy ENV34 respectively.

19.

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation of the site including a permanent historic record of the cottage and barn to be converted and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The recording specification for the historic buildings.
- The requirement to seek preservation *in situ* of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive including the historic building record created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion and submission of the historic building record and of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

REASON

In accordance with paragraphs 128, 129, and 141 of the NPPF to identify, assess, and record the significance of the heritage asset, and make publically available the results of this.

20.

Prior to the commencement of any work on site, a detailed scheme for the foundation design and all new ground works shall have been submitted to and approved in writing by the LPA and the development shall be carried out in accordance with the approved details.'

REASON

To ensure that ground disturbance is restricted to a minimum and is carried out in the agreed manner to preserve archaeological remains *in situ*.

Informatives

01. U12164

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and

Appendix 4 - Existing plans of castle cottage



Appendix 5- Stable conversion

