

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 28th May 2019

Application	4
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Application Number:	17/02586/LBCM	Application Expiry Date:	17th January 2018
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Application Type:	Listed Building Consent Major
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Proposal Description:	Listed Building Consent for erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road
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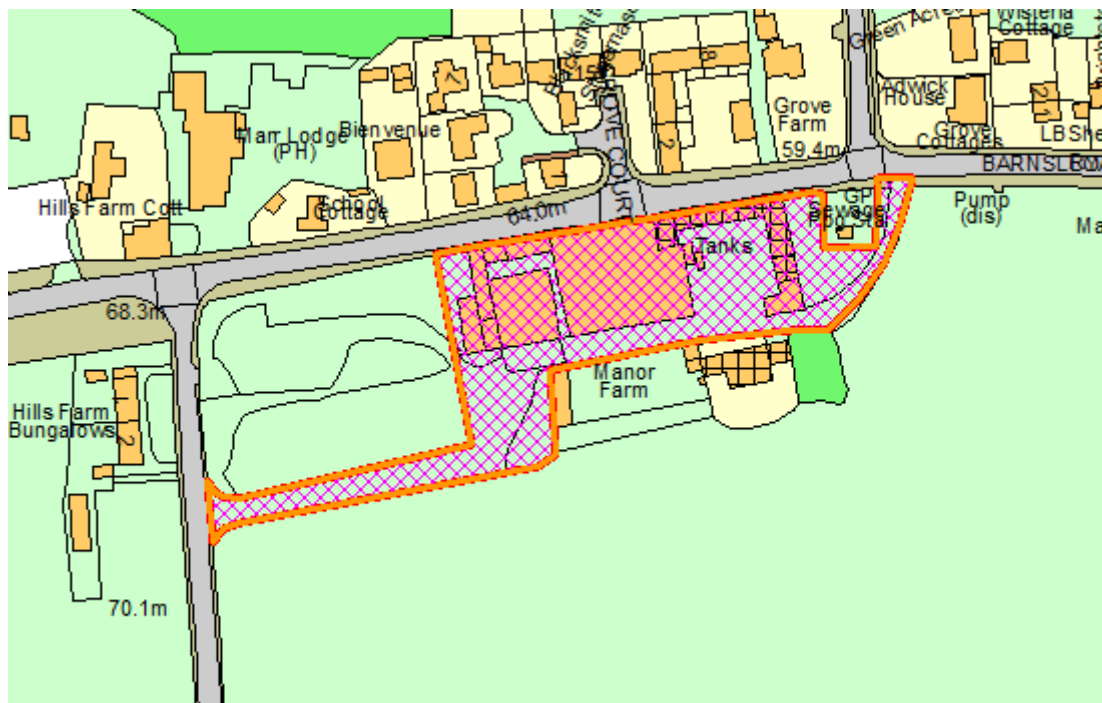
At:	Manor Farm Barnsley Road Marr Doncaster
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For:	Mr Atkinson - A.J. Atkinson And Sons
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Third Party Reps:	6	Parish:	Marr Parish Meeting
		Ward:	Sprotbrough

Author of Report	Gareth Stent
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MAIN RECOMMENDATION:	GRANT Listed Building Consent
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1.0 Reason for Report

1.1 The application is presented to committee due to the accompanying full application (17/02585/FULM) being presented to committee due to it being a departure from the development plan, as it involves new build in the Green Belt.

2.0 Proposal and Background

2.1 The site lies within Marr Conservation Area and includes remains of a Grade II listed shelter shed as well as other curtilage listed buildings of Manor Farm. The site also impacts on the setting of the Grade II listed Manor Farm farmhouse.

2.2 The proposal involves the conversion of the listed buildings to residential, demolition of the more modern farm buildings in the central section of the site and their replacement with 7 two storey linked new build dwellings to form 12 dwellings in total. The proposal also includes new garaging access, landscaping and the addition of stone wall to Barnsley Road.

2.3 The application has been amended on several occasions to address concerns from consultees in respect of the full application. Both the Conservation Area and Grade II Listed building 'shelter shed' are considered to be 'at risk'.

3.0 Relevant site history

3.1 17/02585/FULM - Erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road. Pending consideration.

3.2 15/02772/LBC - Partial demolition of listed building and partial demolition of curtilage listed buildings. Pending consideration.

01/4835/P - Vehicular access to classified road (C309)

3.3 97/0745/P - Listed building consent for removal of roof tiles, installation of polythene sheeting to waterproof roof timber walls and replacement of roof tiles.

4.0 Representations

4.1 This application has been advertised in accordance with the Development Management Procedure Order on two separate occasions. This was via a press notices and x3 site notices and direct neighbour notification. The majority of the representation related to none listed building matters like traffic, air pollution etc and have been detailed in the full application report. 6 letters in total were received 4 in opposition and 2 in support. The issues concerning the listed buildings were mainly of support i.e.

- The development will be a good one and will tidy up the eye sore within the village.

5.0 Marr Parish Council

5.1 Likewise Marr Parish Council have responded on both the original consultation and reiterated the comments when commenting on the amended plans. The comments relating to the Listed buildings are below:

- Residents of Marr welcome the restoration of the colonnade and generally support the 12 dwelling scheme caveated by their very real concerns.
- The overall view from residents is very much one of dismay - the current owners earlier and ongoing intervention and investment in maintenance and upkeep of the Grade 11 listed buildings could have preserved the buildings and prevented the existing listed buildings from falling into their current state, of disrepair, saving these historical buildings for posterity.
- Request, a dedicated team consider a review of all listed and historical buildings within the Borough and do everything within their power to enforce current owners and custodians of Listed Properties to regularly invest in maintenance in order to preserve said properties.
- The proposals has poor visuals, it is not clear "how these will look" in reality and in its setting.

6.0 Consultations Responses

6.1 Historic England - Initially raised concerns over the application on heritage grounds and the safeguards in the NPPF need to be addressed. The amended plans and additional information has overcome this concern and support is offered as a means of securing the reuse and repair and future maintenance of this important group of historic buildings.

6.2 Design and Conservation officer: Initial concerns over the lack of existing drawings, the extent of the rebuilding necessary, assurances over the protection of the remaining historic structures, time scales, moth balling measures and how the architectural stone will be reused. This has been overcome through negotiation and the submission of amended plans. Therefore no objections subject to conditions.

7.0 Relevant Policy and strategic and context

7.1 National Planning Policy Framework; The NPPF establishes 12 'Core Planning Principles' to underpin plan-making and decision taking. Relevant sections include

Principle 16 - Conserving and enhancing the historic environment, specifically paragraphs 189-192 of the National Planning Policy Framework on determining applications.

Doncaster Council LDF

7.2 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). Relevant policies:

Policy CS 15 'Valuing our historic Environment'

Doncaster Unitary Development Plan

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

ENV 32 - Listed Buildings

Doncaster Local Plan

7.4 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The Council is aiming to adopt the Local Plan by summer 2020. Consultation on the draft policies and proposed sites took place during September and October of last year and the Local Plan is due to be published in early summer 2019. Given the relatively early stage of preparation of the emerging Local Plan, the document carries very limited weight at this stage.

Policy 37: Listed Buildings

Additional Considerations:

7.5 In determining applications for Listed buildings there is a legal requirement to have special regard to the desirability of preserving the listed buildings and their settings (s.16 & 66, Planning (Listed Buildings and Conservation Areas) Act 1990).

8.0 Planning Issue and discussion

Main Issues

8.1 The main issues are discussed in detail in the accompanying full application which details the Green Belt status of the site and the enabling development parameters of restoring the Listed Building. The sections below that concentrate on the Listed Building aspects of the proposals mirror that of the full report.

The historical implications.

8.2 Given the proposal involves the renovation of a Grade II Listed Building this is the key consideration in this submission and are assessed as follows;

8.3 The shelter shed is presumed to date from early 19th century and is considered to be at extreme risk on the council's 'at risk' register of listed buildings. It was partially demolished in 2015 as there were considerable concerns that this and neighbouring roadside buildings would collapse into the road due to their poor condition. The 10 bayed limestone ashlar arcade of the shelter shed still remains although the short wing to the left hand side (west) has now mostly gone. The arcade is made up of cylindrical piers and square capitals to segmental arches with projecting keystones. At the time of listing it was roofed with pantiles with a stone eaves course but this had already been replaced with a tarpaulin when the roof was removed as part of the above mentioned demolition.

8.4 There is also a more substantial wing on the right (to the east), which again has been partially demolished and which seems to have been originally a threshing barn with the northern part over vaults. Previously there were two vaults, with segmental arches with bull-nosed pier in between, but the northern-most one which adjoined the road was removed with the recent demolition. This wing has/had large quoins to both ends and on both long sides a large opening to the centre both of which are now blocked in with no discernible heads - the roof may perhaps have been lowered at some time which would have removed any evidence of the head of the large opening. On the eastern side, centrally placed above the two vaults on the right-hand side, was a square-faced window surround which no longer exists due to the recent demolition. A similar surround still exist within the central blocked in section on this elevation and on the left is a segmental archway with boarded door. Attached to the former threshing barn is a single storey range. This has an ad-hoc character and is in also in poor condition.

8.5 To the south of these is the Grade II listed farmhouse which is also early 19th century. Whilst its principal front faces south away from the farmyard it still seems to have some formal arrangement with the courtyard formed by the shelter shed and the range to the east, which was mirrored historically by a range to west (as can be seen in the old photograph supplied in the Heritage Statement) but which is now home to modern sheds. The rear elevation of the house facing the farmyard is well ordered but is spoilt by a large monolithic rear terrace and some of its associated buildings are also in poor condition and appearance.

8.6 There are also further remnants of other historic farm-buildings to the west of the shelter shed but again due to the recent demolition and previous alterations are now largely removed although to the far west is a two storey barn. The latter has some interest although this has had major alteration to its inner elevation and its floor has been removed although its outer faces survive which gives a positive appearance to the conservation area and the setting of the listed buildings.

8.7 The proposals are for the partial rebuilding and conversion of the existing buildings to form 5 dwellings, repair of the arcade feature of the shelter shed, the erection of 7 new dwellings and the reforming of a stone wall to Barnsley Road.

8.8 The proposal retains the remaining historic structures and with the new built elements recreates the general form of previous buildings on site. However, due to problems with maintaining buildings along the roadside edge the rebuilt range parallel with the road has been set back. Stone from the previous demolition is to be used to rebuilt missing elements of the historic buildings and the new built is to be in render with stone dressings.

This will enable these rebuilt elements to be read as contrasting with the remaining historic fabric but still using characteristic materials and details within the conservation area and respect the listed buildings and their setting. The colonnade, which due to the demolition, has become more noticeable and the proposal will allow the colonnade to still be prominent from Barnsley Road.

8.9 The proposals have been the subject of pre-application discuss with ourselves and Historic England and has been subject to further amendments as part of the planning process. These changes and clarification involved specifically detailing what elements were being preserved as officers wanted ensure the right balance was struck between demolition v's rebuild. The applicants supplied a Historic Fabric report by Archaeological Research Services Ltd (Nov 2018), in which following amendment to version 3 provided assurances on the above issues and satisfied the Conservation Officer.

8.10 The proposal is now warmly welcomed as it should ensure that what does remain will be conserved and also help with the setting of the farmhouse and with the character and appearance of the conservation area. It is therefore in line with saved policies ENV32 of Doncaster UDP, emerging policy 37 of the Local Plan, Policy CS15 of Doncaster Core Strategy, and Section 16 of the NPPF. The proposal also accords with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.11 A series of detailed conditions will ensure measures such as moth balling, timing, materials are all suitably controlled.

9.0 Summary and Conclusion

9.1 In summary the above report discusses the positives or recreating the old farm complex, thus improving the setting of the Listed Buildings and most of all renovating them and ensuring their long term preservation. The conversion is welcomed and measures and conditions have been put in place to ensure the conversion is sensitively done and respects the integrity of the historical buildings. On this basis support is recommended.

10.0 Recommendation

10.1 Listed Building Consent be 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. U0066252 | The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows

Site plan - Rev H
Historic fabric building report - v3
Plots 1-2 Revision F
Plots 10-12 Revision E |

Existing elevations plan 16.019.9
Plots 3-9 ground floor plan - Revision B
Plots 3-9 first floor plan -Revision A
Plots 3-9 elevations -Revision C
REASON

To ensure that the development is carried out in accordance with the application as approved.

03. U0069813 No development shall take place until a permanent professional historical record of the existing building has been undertaken in accordance with a recording specification which shall have been submitted to and approved in writing by the Local Planning Authority. The final record shall include an archival study (including analysis of historic maps), measured drawings, non-digital black-and-white internal and external photographs and negatives, and a final report considering the historic building phases and uses of the barns, all to a level of detail to be agreed with the Local Planning Authority. The final record shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the site, unless otherwise agreed in writing by the Local Planning Authority.
REASON
To ensure that an appropriate, sufficient, and permanent record is made of the building prior to its alteration, in conformity with the NPPF
04. U0069814 No development shall take place until a phasing scheme, detailing the repair and renovation of the historic buildings on site in relation to the construction and occupation of the new built, shall be submitted to and approved in writing by the Local Planning Authority. Included within the phasing will be that works to the listed building and curtilage listed buildings will be at an agreed stage before the dispersion of any part of the holding. Development of the site shall be in strict accordance with the approved phasing scheme.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
05. U0069815 Within six months of the granting of this permission/consent the buildings will be mothballed unless otherwise agreed in writing by the Local Planning Authority. Mothballing will be in accordance with a method statement supplied to and approved in writing by the Local Planning Authority. Details shall elaborate on works describe in Section 3 of the Historic Report on Manor Farm, Marr undertaken by Emma Grange dated November 2018.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

06. U0069816 No further demolition of any part of the remaining historic buildings shall occur unless agreed in writing by the Local Planning Authority. This includes both external and internal walls, and historic principal rafters. Prior to commencement of relevant works details of how areas of stonework and roofs will be rebuilt and tie in with existing historic fabric shall be provided to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
07. U0069817 Prior to commencement of relevant works a 1m x 1m sample panel of the stonework showing the coursing and pointing to be used as the external face to areas of rebuilding of the historic buildings on site shall be provided on site for the inspection and approved in writing by the Local Planning Authority. Existing stone salvaged from the demolition previously carried out on site shall be used in the first instance and any additional shall match exactly. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
08. U0069818 Prior to commencement of relevant works a 1m x 1m sample panel of the render showing the colour and texture to be used as the external face to areas of new build shall be provided on site for the inspection and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON
To protect the setting of listed buildings, and to preserve and enhance the character and appearance of the conservation area
09. U0069819 Prior to commencement of relevant works details of stone dressings and architectural features shall be submitted to and approved in writing by the Local Planning Authority. Existing dressed stone salvaged from the demolition previously carried on site shall be assessed and areas where it is to be reused shall be identified and submitted to and agreed in writing by the Local Planning Authority. Any additional stone shall match exactly and samples shall be provided on site for the inspection of and approved in writing by the Local Planning Authority prior to their use. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

10. U0069820 Prior to commencement of relevant works samples of the roof cladding shall be submitted to and approved in writing by the Local Planning Authority. Roof cladding on all elements to be non-interlocking natural clay pantiles with stone ridge, with stone eaves course on the historic elements, unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
11. U0069821 Prior to commencement of relevant works details of windows and external doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an elevation at 1:20 scale of each window and door type and 1:5 scale cross-sections showing full joinery details, the relationship of opening elements to fixed elements, heads, sills, the design and materials of the jambs or dressings), relationship to the external plane of the wall, materials, finish and means of opening. All windows shall be painted timber without visible trickle vents unless otherwise agreed in writing by the Local Planning Authority. Any casement windows shall be designed so that when the openable light is closed, its external joinery is flush with the external joinery of the architrave. All doors shall be painted timber of the same dark traditional colour unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
12. U0069822 Prior to commencement of relevant site works, full details of the proposed design, size, location, materials and colour of all flues and vents (including any heating and plumbing vents, meter boxes, and air extract vents) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
13. U0069823 Rainwater goods, pipework, and any fascias to be used in the construction of the building shall be in metal with a black finish unless otherwise agreed in writing by the Local Planning Authority.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
14. U0069824 Prior to commencement of relevant works details of the pergola to be installed adjoining the colonnade shall be submitted to and approved in writing by the Local Planning Authority. Details will include how it is to abut the colonnade and how the colonnade will be repaired and how the top of it will be finished.

The pergola shall be completed within six months of the occupation or disposal of any of the surrounding dwellings namely units 1-6 unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

15. U0069825 Prior to commencement of relevant works details of the rebuilding of the northern vault to proposed unit 1 shall be submitted to and approved in writing by the Local Planning Authority. Details will include how it is to be formed to match the adjoining vault exactly and without impacting on this remaining vault. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
16. U0069826 The area in front of the vaults of unit 1 to be left clear of any buildings, structures or means of enclosure and the height of the existing roadside wall shall not be heightened where it abuts this area.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
17. U0069827 Prior to occupation or individual disposal of any of the units, a scheme for the maintenance of the grounds shall be submitted to and approved in writing by the Local Planning Authority. The grounds shall thereafter be maintained in accordance with the approved scheme, unless otherwise approved in writing by the Local Planning Authority.
REASON
To protect the setting of the listed buildings and to preserve and enhance the character and appearance of the conservation area
18. U0069828 Prior to the commencement of relevant work details of the roadside wall shall be submitted to and approved in writing by the Local Planning Authority. A 1m x 1m sample panel of the stonework showing the coursing and pointing and sample of the stone coping shall be provided on site for the inspection and approved in writing by the Local Planning Authority. Existing stone salvaged from the demolition previously carried out on site shall be used in the first instance and any additional shall match exactly. Development shall be carried out in accordance with the approved details
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

19. U0069829 Prior to commencement of relevant works details of the design and materials of any gates and boundary treatments not already included in the above conditions (whether new, replacement and/or alteration to existing) to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area
20. U0069830 Prior to development commencing a scheme and timing schedule of relevant works for the external refurbishment of the farmhouse shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON
To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Appendix 1- Listed Building analysis

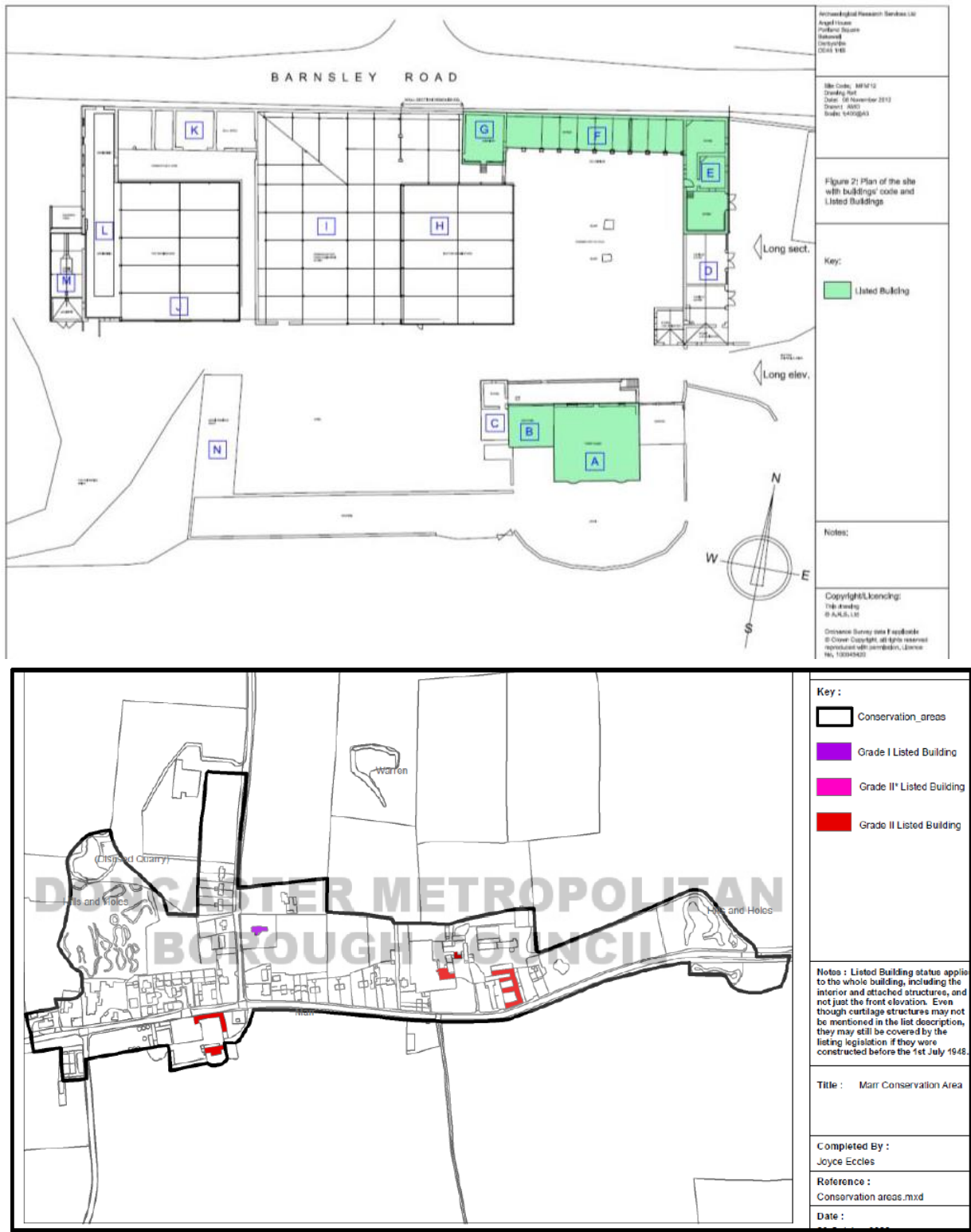


Fig 1: Marr Conservation Area

Appendix 2 –Existing buildings

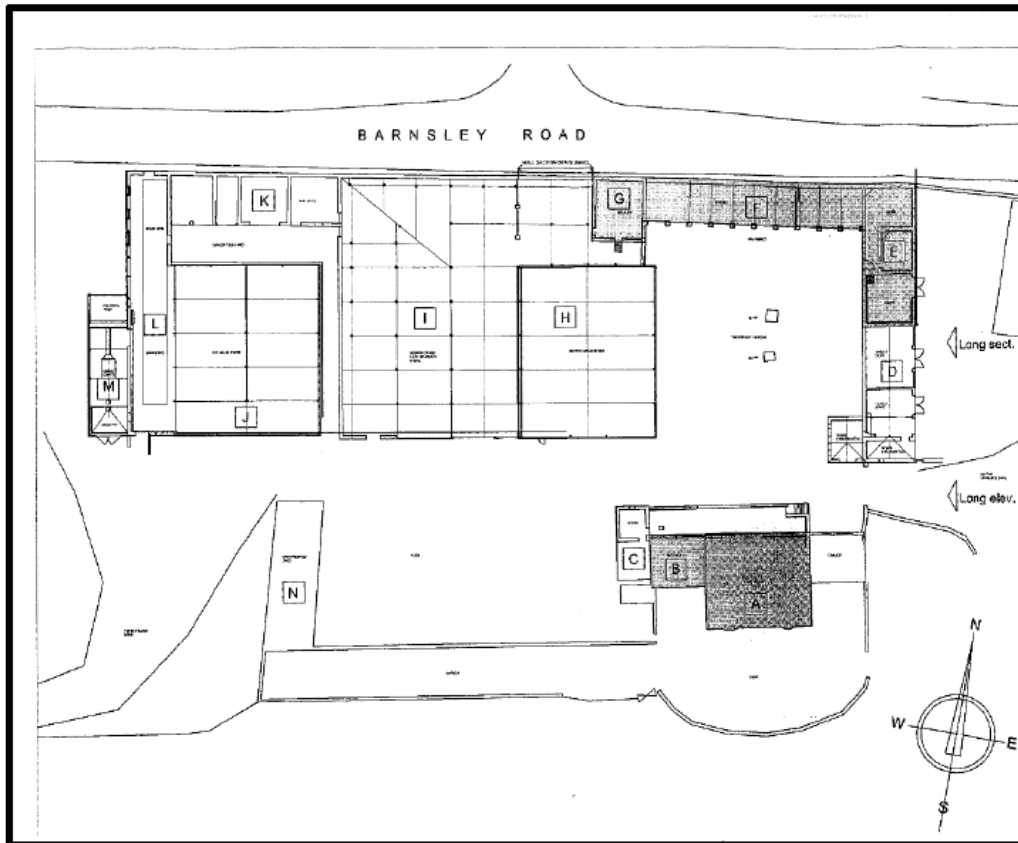
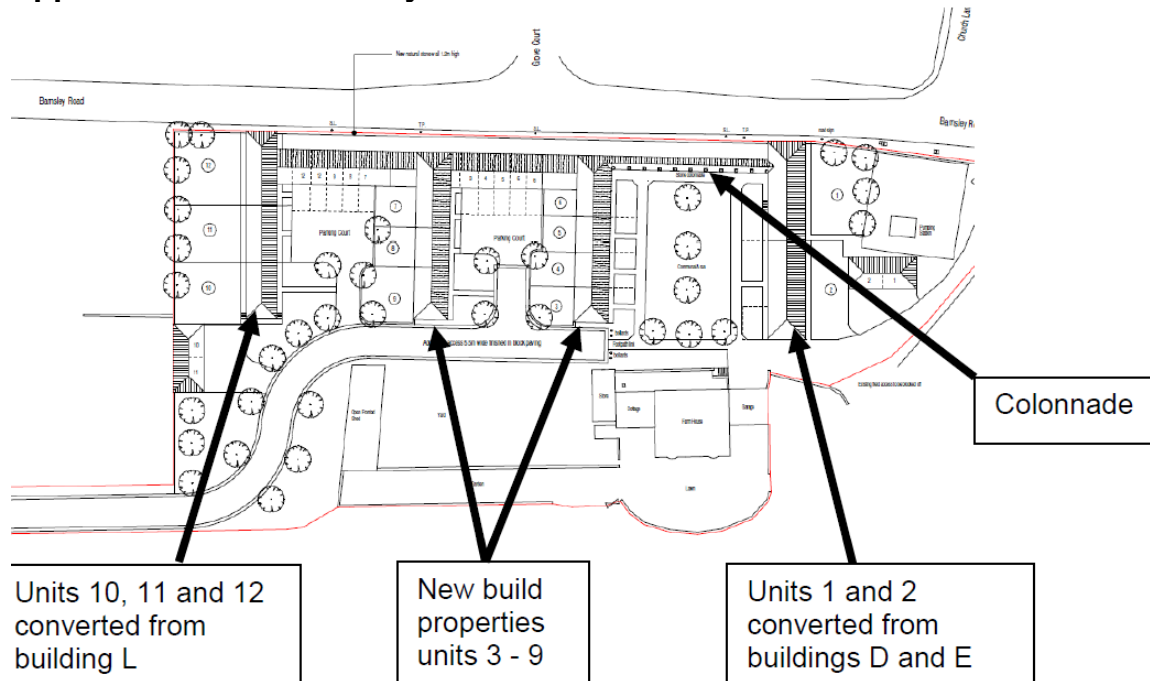


Fig 4: Plan of Buildings

Appendix 3 –Annotated layout



Appendix 4 view of the former farm 1950's

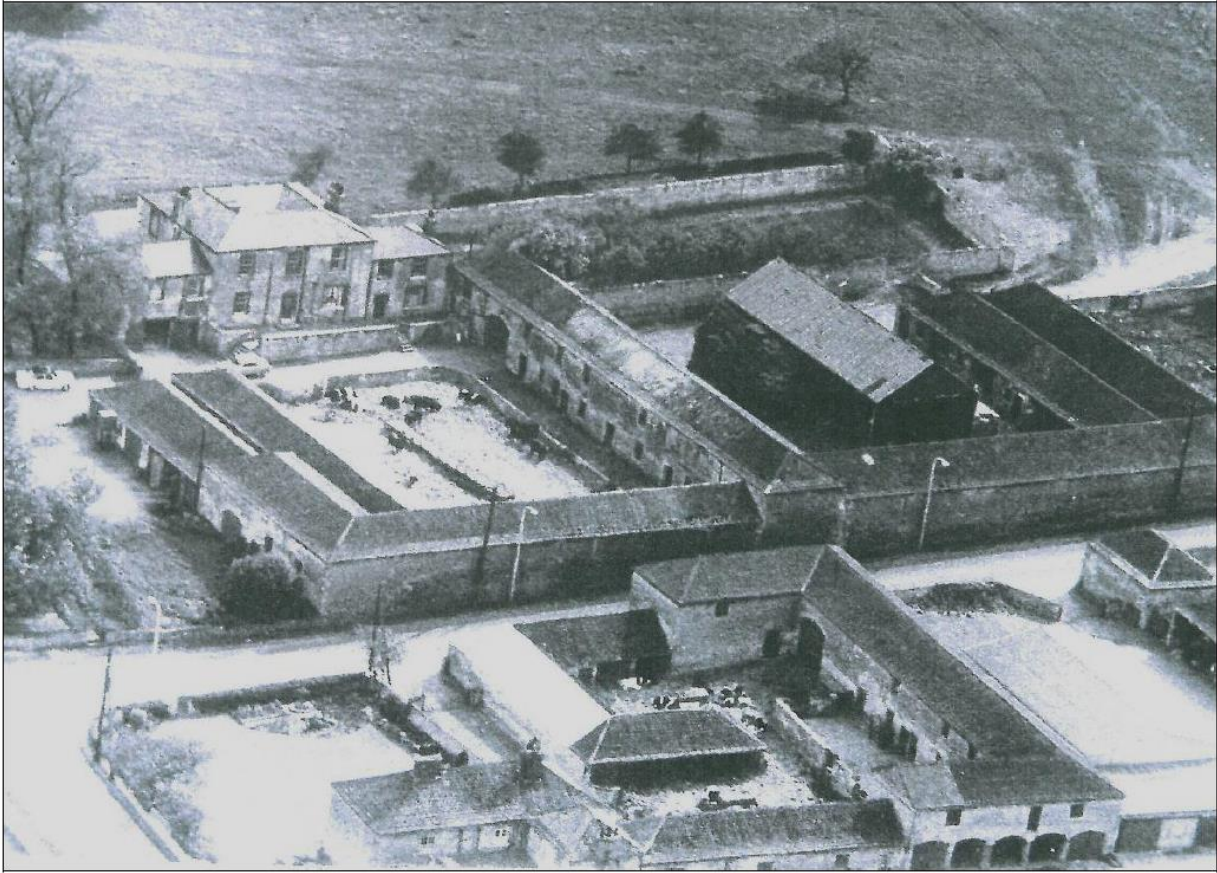
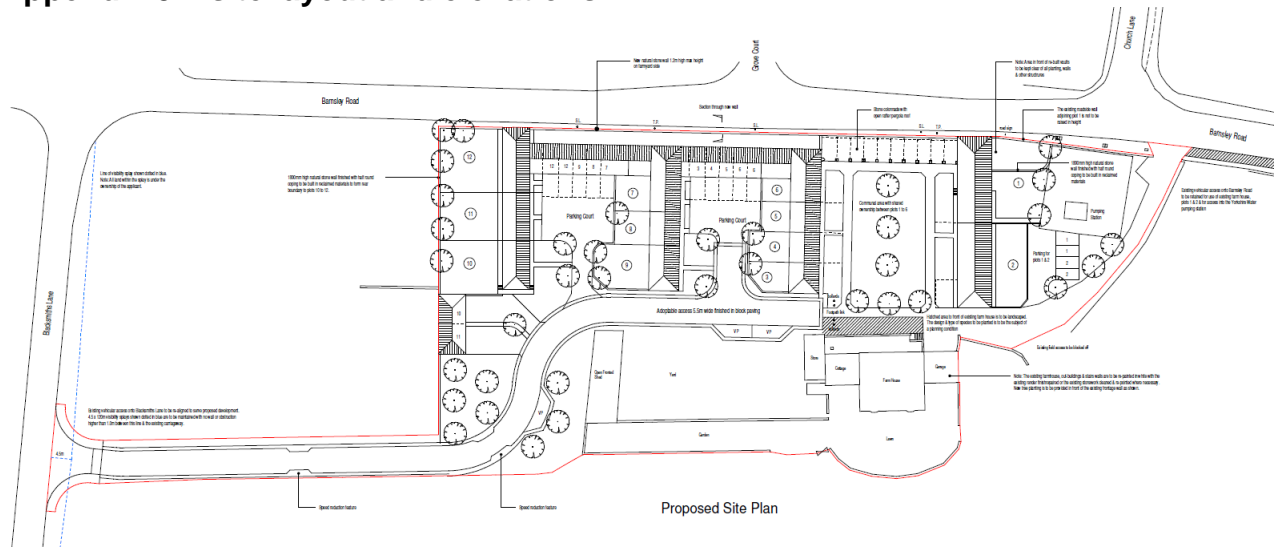
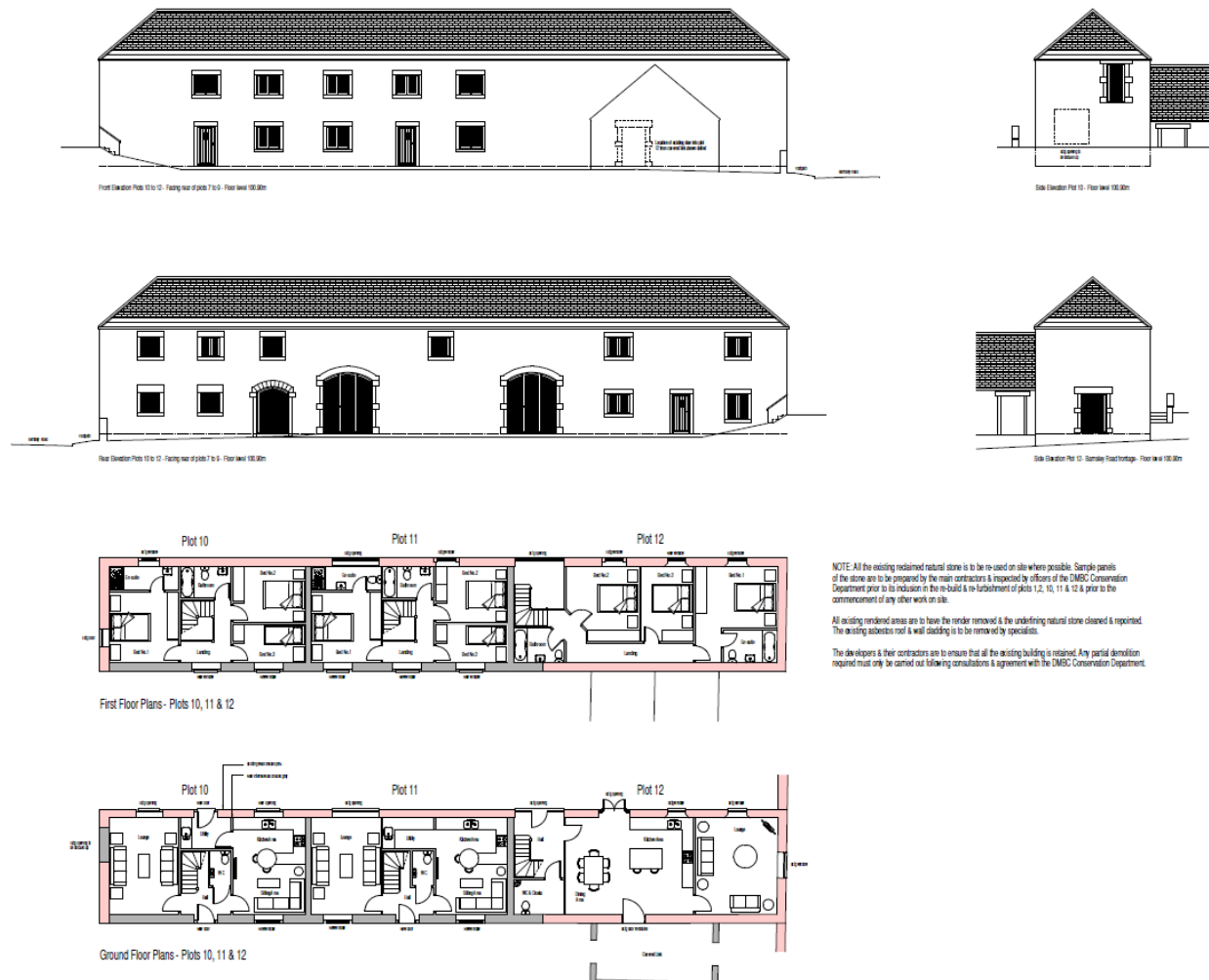


Figure 2: Aerial photograph of the site taken around the 1950s (courtesy of DLP Consultants)

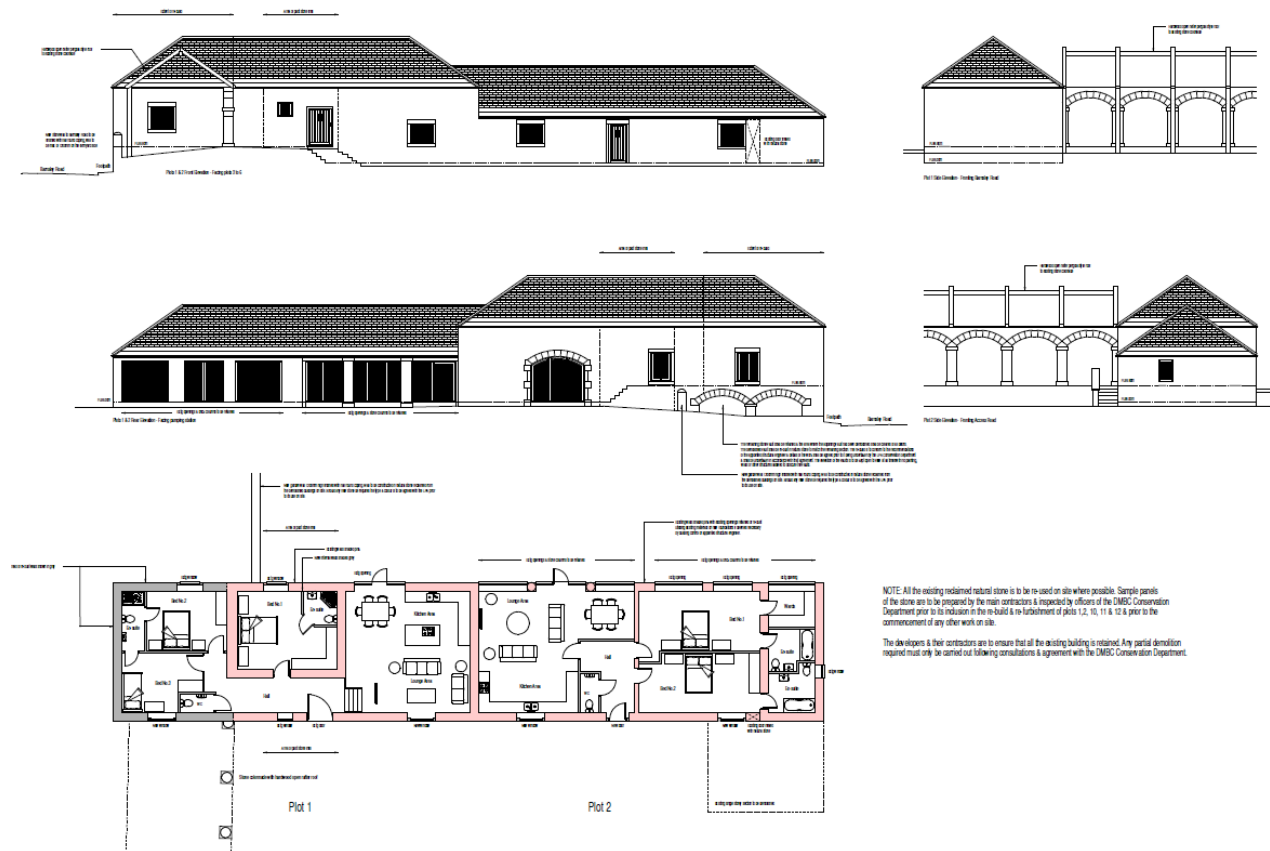
Appendix 5 – site layout and elevations



Plots 10-12



Units 1-2



Plots 3-9



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Date: August 2016	Drawn: RW / Sauter
Drawing Title: Plot 2 to 3 Ground Floor Plans Planning Drawing	
Drawing No. 16.015.4 Row B	Scale: 1/100 @ A1 size