

**UTT/0211/12/LB – (Littlebury)**  
*Member interest (Cllr Mrs J E Menell)*

**PROPOSAL:** Installation of triangular window to east elevation and strengthening/alterations to existing tie beams to barn

**LOCATION:** Chestnut Barn, Littlebury Green, Littlebury

**APPLICANT:** Mr P Menell

**AGENT:** Mr A D Chapman

**GRID REFERENCE:** TL 488-383

**EXPIRY DATE:** 10 April 2012

**CASE OFFICER:** Mr C Theobald

**1.0 NOTATION**

1.1 Outside Development Limits / Curtilage listed structure.

**2.0 DESCRIPTION OF SITE**

2.1 The site is located in a set back position on the south side of Littlebury Green and comprises a former agricultural barn converted and extended some 19 years ago to form a two storey dwelling with single storey addition with residential curtilage within a small group of buildings that were originally part of the historic farmstead around the adjacent farmhouse. The building is tiled and black weatherboarded and has a gabled frontage feature to the north elevation with low eaves line on this side. Very little of the original framework of the converted structure remains whereby the majority of its walls and roof comprise modern timber frames with modern cladding and windows. The structure is listed by reason of being within the curtilage of the adjacent listed Granary and Teapond House (formerly listed as Green Farmhouse and adjoining barn).

**3.0 PROPOSAL**

3.1 It is proposed to add a small triangular window at high level within the gable of the east elevation of the dwelling and to carry out beam strengthening to original surviving tie members to the first floor landing area which would also involve the fitting of two new truss beams. The new window would be approximately 1.0m high by 1.0m wide where the frame would be constructed of stained softwood oak and the glazing fixed into the new frame by oak glazing beads.

**4.0 APPLICANTS CASE**

4.1 The application is accompanied by a supporting letter and Design and Access Statement, which state the following;

- The gable window proposed has been preferred over rooflights as originally intended following discussions with the Council's conservation officer as this is considered to be a less intrusive form of new fenestration detail;
- The window would be approximately 3.0 metres above first floor level and is intended purely to allow extra light into a bedroom;
- It was observed upon inspection that one tie beam had been cut through and that two others were weakened. A scheme has been prepared as per the attached drawings to stabilise and strengthen the tie beam structure;

## **5.0 RELEVANT SITE HISTORY**

- 5.1 Planning permission and listed building consent was granted in the early 1990's to convert the application building to a single residential dwelling unit with new extensions. Various applications have subsequently been approved for alterations and additions/improvements to the dwelling, including most recently the provision of 4 (No.) new windows at ground floor level to the lounge (north and south elevations) to improve natural light when the Council's conservation officer expressed no design objections in that the windows would be in keeping with existing windows of the dwelling (UTT/1928/10/LB).

## **6.0 POLICIES**

### **6.1 National Policies**

- Planning Policy Statement 5: Planning for the Historic Environment

### **6.2 East of England Plan 2006**

- Policy ENV6 - The Historic Environment

### **6.3 Essex Replacement Structure Plan 2001**

- None

### **6.4 Uttlesford District Local Plan 2005**

- ULP Policy ENV2

## **7.0 PARISH COUNCIL COMMENTS**

- 7.1 Comments not received (to be reported).

## **8.0 CONSULTATIONS**

### Specialist Advice on Historic Buildings and Conservation:

- 8.1 I consider that this small alteration would not diminish the quality of the conversion or the character of this curtilage listed structure. Consequently, I suggest approval subject to the following condition:

- The new window shall be black painted timber to match all other fenestration of the building.

## **9.0 REPRESENTATIONS**

- 9.1 None received. Notification period expired 16 March 2012. Advertisement expired 29 March 2012. Site Notice expired 29 March 2012.

## **10.0 APPRAISAL**

The sole issue to consider in the determination of this application is:

- Whether the proposed works would have a detrimental impact upon the fabric and character of the curtilage listed building (PPS5 and ENV2)

- 10.1 Chestnut Barn represents an extensively modernised residential barn conversion and is listed only by reason of it being within the curtilage of the adjacent listed Granary and Teapond House (formerly listed as Green Farmhouse and adjoining barn). The Council's conservation officer has been consulted on this application and has raised no design objections to the proposed additional window or the proposed internal structural repairs stating that the works would not diminish the special characteristics of the building.

## 11.0 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The proposal would be acceptable as it would comply with the policy requirements of PPS5 and ULP Policy ENV2.

## RECOMMENDATION – LISTED BUILDING CONSENT APPROVAL

### CONDITIONS:

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details and to ensure that the development is carried out with the minimum harm to the local environment in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. The new window shall be black painted timber to match all other fenestration of the building.

REASON: In the interests of preserving the historic character and appearance of the Listed Building and its setting.



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