

UTT/19/0900/LB (HENHAM)

(Referred to Committee. Reason: Member Call-In by Cllr Lees
Reason: Trading hours and impact on local area)

PROPOSAL: **Conversion of part of brewery building to additional gym space and physiotherapy practice room. Single storey link extension between existing gym building and brewery building.**

LOCATION: **Parsonage Farm, Church End, Church Street, Henham**

APPLICANT: **Clare And Hozier Ltd**

AGENT: **Mrs L Carpenter**

EXPIRY DATE: **24.6.19 Extension of time 23.9.19**

CASE OFFICER: **Mark Sawyers**

1. NOTATION

- 1.1 Outside development limits, Henham Conservation area, within 6km of Stansted Airport, Adjacent listed building.

2. DESCRIPTION OF SITE

- 2.1 The application site outlined in red on the submitted location plan is located on the southern side of Church Street on the settlement edge of Henham. Historically the farm consisted of a large agricultural holding consisting of a grade two listed farm house, barns and ancillary outbuildings.
- 2.2 Over the last 20 years a number of the ancillary farm buildings have been converted into a number of different uses which include holiday homes and a brewery.
- 2.3 The building subject to this planning permission as outline in red on the submitted location plan is a curtilage listed structure (now called the brewery) associated with Parsonage Farmhouse, a Grade II listed (HE Ref: 1230805) building, and a modern barn located within its setting. It has external materials of a red brick plinth and black weatherboarding. The buildings are located within the Henham Conservation Area. Vehicle access into the site is via Church Street with off street parking located on the tarmac parking area in front of the buildings.

3. PROPOSAL

- 3.1 The application is for the Conversion of part of brewery building to additional gym space and physiotherapy practice room. Single storey link extension between existing gym building and brewery building.
- 3.2 This application also seeks to regularise the site after it was discovered that Listed Building consent was not sought when the change of use from agricultural to B1 & B2 was granted under application UTT/0265/07/FUL in

2007.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.

5. APPLICANT'S CASE

- 5.1 The applicant has provided a Design and Access Statement and a Planning Statement of Conformity in support of a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. They have also submitted an additional Bat Survey.
- 5.2 It concludes that the design of the proposal is sympathetic and in keeping with the general location of the premises and the refurbishment would enhance and improve the setting of the surrounding area.

6. RELEVANT SITE HISTORY

- 6.1 There have been a number of planning and listed building application submitted to the Council over the years however the most recent and relevant applications to the proposed application are listed below:

UTT/0384/92/FUL - Change of use from redundant agricultural barn to one residential dwelling (approved)

UTT/0385/92/LB - Conversion of barn to one residential dwelling (approved)

UTT/0291/99/FUL - Change of use of redundant farm buildings to holiday homes (approved)

UTT/1995/07/FUL - Erection of Barn/Grain store (approved)

UTT/13/2197/FUL - Change of use from redundant farm building to light industrial B1/B8 use incorporating alterations to roof and entrance doors. (approved with conditions)

UTT/13/2910/FUL - Change of use from redundant farm building to light industrial B1/B8 use incorporating alterations to roof and external walls (approved with conditions)

UTT/16/2801/FUL - Change of use of the existing agricultural building to be used as a studio/gym (approved with conditions)

7. POLICIES

Uttlesford Local Plan (2005)

- 7.1 Policy ENV1 – Design of development within Conservation Areas
Policy ENV2 – Development effecting listed buildings

Supplementary Planning Documents/Guidance

- 7.2 N/A

National Policies

- 7.3 National Planning Policy Framework – (9 February 2019)

Other Material Considerations

- 7.4 Uttlesford Emerging Local Plan –
The following policies are relevant regarding this proposal, however until the plan adopted little weight can be given to them -
EN2 – Design of Development within Conservation Area
EN4 – Development affecting Listed Buildings

8. PARISH COUNCIL COMMENTS

- 8.1 Henham Parish Council would like to raise objection to certain areas of this application.

- 8.2 Trading hours:

Henham PC does not wish to curtail commercial viability, however request that UDC restrict the use of outside space until 10am on Sundays and Bank Holidays. Other local amenities such as the Elsenham clay pigeon shoot are restricted to not commence activity until 10am.

- 8.3 Outside space:

Current retrospective application is for construction of external ramps, raised decking and training equipment on agricultural land.

The area already constructed is sizable.

The outside space contravenes this permission. The area is clearly visible, and activities undertaken on it can readily be heard from other properties within the Henham conservation area.

To protect other properties and residents Henham PC requests that this permission be upheld and that suitable screening of the outside area and noise calming measures are undertaken to stop the local impact.

9. CONSULTATIONS

Conservation

- 9.1 I have no objection to the proposed works subject to the reversibility of the partition wall in the brewery (i.e. causing no damage to historic fabric) and the use of appropriate external materials for the link.
Should permission be granted, I recommend the following conditions (or similar to that effect) to be included:

a) works shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by

the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such;

b) works shall not be commenced until details of the proposed internal partition to be installed in the brewery, including a method statements for works to be carried out, has been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

10. REPRESENTATIONS

- 10.1 10 Neighbours consulted – expired 23.05.19 – One representation in support received.
2 additional letters or objection were received on the 31.07.2019.

11. APPRAISAL

The issues to consider in the determination of the application are:

A Whether the proposal would result in harm to the setting of the adjoining listed building and the conservation area (Local Policies GEN2, ENV1 & ENV2 & NPPF)

- 11.1 The main issue to address is whether the proposed development is in accordance with the Listed Building and Conservation Area Act 1990, the National Planning Policy Framework and the relevant policies contained within Uttlesford District Council's Adopted Local Plan.
- 11.2 The Planning (Listed Buildings and Conservation Area) Act 1990 imposes duties requiring special regard to be had to the desirability: firstly section 16(2), of preserving a listed building or its setting or any features of special architectural or historic which it proposes.
- 11.3 Paragraph 195 of the Framework states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.
- 11.4 Furthermore, paragraph 196 of the Framework states that 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 its optimum viable use.
- 11.5 The proposal for the change of use would include the insertion of new window and door openings and alterations to the buildings external finishing. The change of use to a gym/studio and the proposed alterations to the building are such that it is considered that the proposal would preserve and enhance the conservation area. In addition it is also considered that the proposal would not result in detrimental harm to the historical significance and setting of the nearby listed building.
- 11.6 Consequently, officers consider that the proposal would cause less than substantial harm to the heritage assets and as such the development is in

accordance with the Listed Building and Conservation Area Act 1990, the National Planning Policy Framework.

12. CONCLUSION

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

- A** The proposal would result in less than substantial harm to the heritage assets of that being the Henham Conservation Area and the adjoining listed farm house.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

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

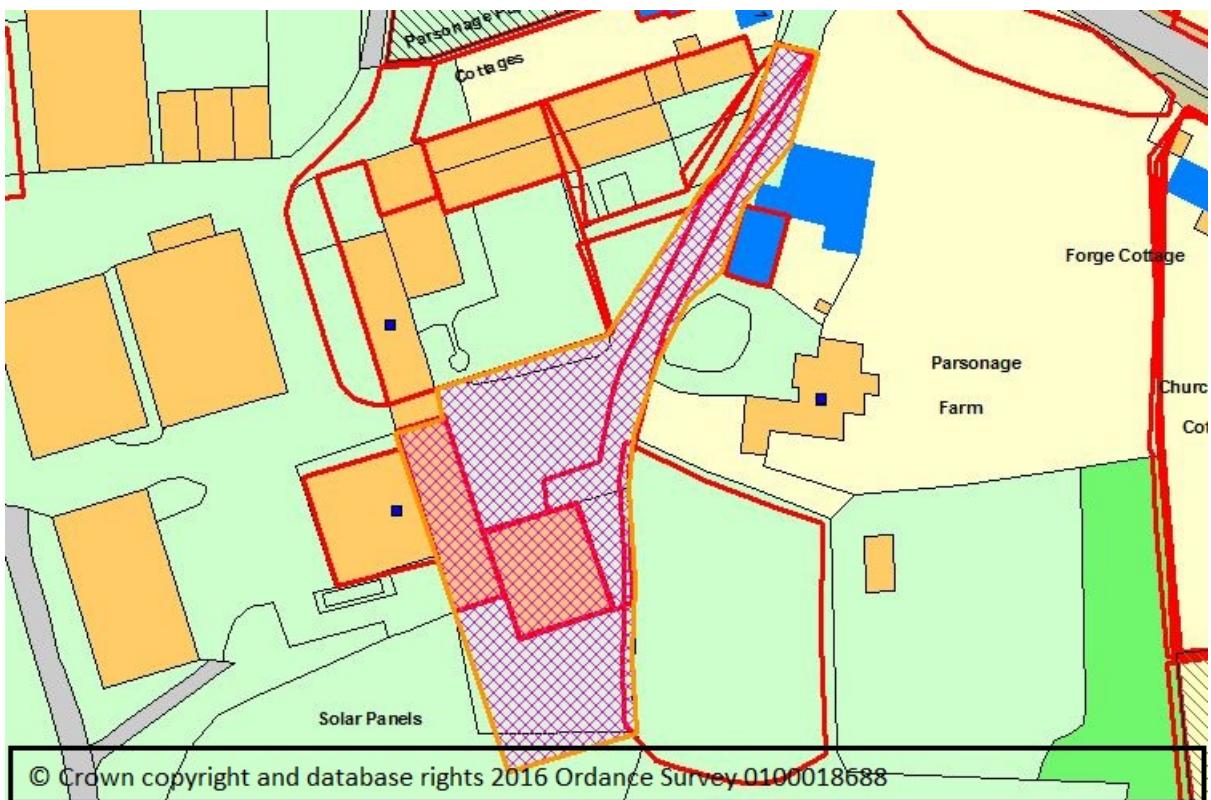
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Works shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.

REASON: In the interests of preserving the historic character and appearance of the Conservation Area and Listed Building and its setting in accordance with ULP polices ENV1 & ENV2

3. Works shall not be commenced until details of the proposed internal partition to be installed in the brewery, including a method statements for works to be carried out, has been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

REASON: In the interests of preserving the historic character and appearance of the Conservation Area and Listed Building and its setting in accordance with ULP polices ENV1 & ENV2



Organisation: Uttlesford District Council

Department: Planning

Date: 05 September 2019