

UTT/17/1088/LB (TAKELEY)

PROPOSAL: Refurbishment and alterations to Network House in replacing existing roof, the removal and addition of internal partitions and the replacement of windows and doors. Replacement guttering to the Tythe Barn.

LOCATION: Site at Waltham Hall Farm, Bambers Green Road, Takeley

APPLICANT: Mr Mick Mullins

AGENT: Mrs Jane Terry

EXPIRY DATE: 26 July 2017 – extension of time 23 January 2018

CASE OFFICER: Karen Denmark

1. NOTATION

1.1 Outside development limits/Countryside Protection Zone, Adjacent Grade II Listed Buildings, and Protected Lane.

2. DESCRIPTION OF SITE

2.1 The application site as outlined in red on the submitted location plan is located on the eastern side of Bambers Green Road approximately 700m south of the hamlet of Molehill Green. The site itself is relatively level, irregular in shape and is approximately 1.5 hectares in size.

2.2 The site currently contains a diverse collection of buildings including the modern Grain Store constructed in steel profile-cladding, Network House which is curtilage listed and is of a brick construction with a slate roof, and 2 buildings divided into 6 commercial workshop buildings which are all vehicle related. This application relates to Network House.

3. PROPOSAL

3.1 The proposal relates to the alterations to Network House which include new internal partitions, replacement windows and doors and re-roofing. It is also proposed to demolish existing structures physically attached to a listed building identified as a Nine Bay Barn (known as the Tythe Barn). New guttering will be required to be fixed to the listed building as a result of the demolition works.

4. APPLICANT'S CASE

4.1 The application is accompanied by a Heritage Statement which covers the planning proposals as well as the Listed Building application the subject of this report.

4.2 The Heritage Statement has found the Proposed Development to be beneficial on built heritage. Once site constraints, avoidance of harm through good design and mitigation are taken into consideration, all likely effects are Minor. Moreover, the Beneficial Effects outweigh the Adverse Effects.

The net benefits are improvements in the readability of the associative relationships between the Listed Buildings within Waltham Hall Farm. Overall, the Proposed Development would have a Beneficial Effect on the settings of the Listed Buildings within Waltham Hall Farm and no effect on the other designated Heritage Assets within the Study Area.

In terms of the NPPF, this would equate to less than substantial harm, which is defined and evidenced in this report. The assessment found that the Proposed Development is beneficial and is therefore in accordance with NPPF Paragraphs 134 and 137 and with local policies.

5. RELEVANT SITE HISTORY

5.1 UTT/1803/90 - Proposed conversion of agricultural barns to form 5 residential units. Installation of Klargestor Bio-Disc (approved)

UTT/1804/90/LB - Proposed conversion of agricultural barns to form 5 residential units (approved)

UTT/0822/91 - Change of use of barn to Class B1 use and alteration to existing access (approved)

UTT/0693/94/LB - Amendments to Listed Building consent UTT/0308/93/LB to provide alterations to fenestration and doors (approved)

UTT/0694/94/LB - Amendments to Listed Building consent UTT/1804/90/LB to provide alterations to windows and doors (approved)

UTT/0849/11/FUL - Proposed grain store together with creation of vehicular access from Waltham Hall and formation of frontage hardstanding to serve building (approved)

UTT/1327/12/FUL - Change of use to allow parking of motor vehicles in connection with nearby business units (refused and allowed at appeal)

UTT/17/1314/SCO - Request for Screening opinion for proposed development of Coach Depot comprising change of use agricultural grain store to coach maintenance workshop, and associated land for access and parking forecourt; refurbishment works to Network House, a curtilage listed building; demolition of 6 no. existing B2 workshops; access, resurfacing and levelling of the existing coach depot, parking provision for cars and coaches; associated facilities (including toilet drop and was down facilities); external lighting associated hard and soft landscaping including bunding and other boundary treatments; and associated infrastructure works. (Environmental Impact Assessment not required).

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford Local Plan (2005)

- ENV2 – Development affecting Listed Buildings

- GEN7 – Nature Conservation

7. PARISH COUNCIL COMMENTS

7.1 Takeley Parish Council:

Objects for the following reasons:

- The proposal is directly related to the airport and that the concentration and extension of the National Express Depot outside the airport boundaries contradicts the local plan and represents an inappropriate development that provides coalescence with the airport.
- The proposed development would have material impact to the heritage assets (listed buildings) contained within and outside of the site.
- The proposal would likely destroy important archaeological deposits to an ancient monument located to the north of the site.
- The proposal would have an adverse impact to the amenities of adjoining occupiers in relation to noise, disturbance, pollution and vibration.
- The site is not suited to a large scale development contrary to policy GEN2.
- It would have an adverse impact upon biodiversity and ecology.
- The demolition of 6 small B2 workshops will mean that smaller scale commercial concerns not related to the airport will not later be supported.
- There is no delivery of S106 contributions to local community infrastructure.
- The proposal would result in highway safety concerns due to the intensification of the amount of heavy vehicles entering and leaving the site and clogging up the surrounding highway network.
- The removal of the agricultural barn will make it difficult for future farming purposes.
- Concerns over the sewage treatment and waste disposal.
- Inappropriate lighting would harm the countryside and adjoining occupiers.

7.2 Broxted Parish Council:

Objects for the following reasons:

- Please note that Broxted Parish Council wishes to associate itself with the objections to this application made by Takeley Parish Council in its letter of 3rd June, 2017.
- In particular Broxted Parish Council is most concerned about the additional traffic movements on the lane leading from Coopers End to Waltham Hall which is already used by very large numbers of heavy vehicles. We agree with Takeley Parish Council that this airport-related operation must be contained within the airport.

8. CONSULTATIONS

Conservation Officer

- 8.1 I am mindful that the demolition of the modern metal barn structures adjacent to the nine-bay barn in particular, will represent a heritage gain in my view, creating greater spacing around the heritage asset and reinforcing its primacy on the site, particularly when viewed from Bampers Green Road. It could also be argued that with sympathetic treatment to the landscaping, and repairs and alterations to Network House, that the scheme would enhance the current appearance of the

site and form a cohesive and more ordered setting, which better responds to the neighbouring heritage assets, and serves as a long-term viable use for Network House which would secure much needed repairs.

To my mind, the resulting harm, and public benefit of the scheme are finely balanced, and I would refer to paragraph 132 of the NPPF, which calls for 'great weight should be given to the asset's conservation', however, should the planning officer feel minded to approve the scheme, I would recommend conditions be imposed.

Network House is curtilage listed, and much of its significance lies in its relationship to the historic development and function on the site and its fabric and construction. In particular, its materials and forms of the openings are representative of its age, and historic function whilst internally, it features an interesting truss roof with metal king ties and struts.

In terms of internal planform, much of the interior has been altered and suspended ceilings and partition walls/doorways introduced, apparently without consent, to subdivide the space. Whilst the removal of these partitions would not be objected to in principle, the opportunity should be sought to improve the layout and, if possible, reinstate the historic proportions and features of the structure internally. Limited detail has been submitted in respect of this detail at present, and this could be agreed by condition potentially. The replacement of the existing windows and doors would not be objected to in principle, but further detail would be required by way of a condition to ensure the significance and historic character of the structure is not unduly harmed.

As part of the scheme it is also proposed to replace the roof. A site visit revealed that the slates were in a poor state of repair, with areas susceptible to water ingress. However, original slates should be retained and replaced where possible, and new like-for-like slates sourced to make up any shortfall. The application of membranes, insulation or moisture barriers should be fully detailed and conditioned as part of any consent.

ECC Ecology Advice

- 8.2 No objection - My comments refer to the Bat Survey (Essex Mammal Surveys, January 2016) and the Amphibian Survey (Eco-Planning UK, June 2016). The Bat Survey found no potential for bats within the buildings proposed for demolition. No further surveys are necessary.

9. REPRESENTATIONS

- 9.1 The application was publicised by sending 21 letters to adjoining occupiers, displaying of a site notice and advertising it within the local newspaper. No representations have been received.

10. APPRAISAL

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

- A Whether the proposals preserve the listed building, its setting or any features of special architectural or historic interest (ULP Policy ENV2; NPPF)
- B Any impacts on protected species (ULP Policy GEN7; NPPF)

A Whether the proposals preserve the listed building, its setting or any features of special architectural or historic interest (ULP Policy ENV2; NPPF).

- 10.1 Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 requires local planning authorities when considering applications for listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. These requirements are also set out in adopted Policy ENV2 and sections 131-134 of the NPPF.
- 10.2 The proposed demolition works of the structures attached to the Nine Bay Barn (Tythe Barn) are considered appropriate in planning terms. The guttering currently serving this listed building would need to be removed as part of the demolition works, predominantly because it is made of asbestos. As a result replacement guttering will be required and this is proposed to be of black aluminium, details of which can be secured by way of a condition.
- 10.3 In terms of Network House, the proposals relate to the alterations to the internal layout, replacement windows and doors and re-roofing. No objections are raised in principle to the proposed works, although details would need to be secured by condition.
- 10.4 In terms of the alterations to the internal layout of the building, it would appear that unauthorised works have previously been carried out to this curtilage listed building which has resulted in a damage to the planform. Therefore, a condition is required to try and secure a better internal layout that respects the characteristics and of the curtilage listed structure.
- 10.5 There is reference within the application for a condition permitting the installation of solar panels on this building. However, as a curtilage listed building Listed Building consent would be required for these works. This has not been applied for and therefore is not considered any further in this application.

B Any impacts on protected species (ULP Policy GEN7; NPPF)

- 10.6 Policy GEN7 seeks to protect biodiversity and this is also reflected in paragraph 118 of the NPPF. In addition to biodiversity and protected species being a material planning consideration, there are statutory duties imposed on local planning authorities. Section 40(1) of the Natural Environment and Rural Communities Act 2006 states “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.” This includes local authorities carrying out their consideration of planning applications. Regulation 9(3) of the Conservation of Habitats and Species Regulations 2010 requires “A competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive and Birds Directive so far as they may be affected by the exercise of those functions”.
- 10.7 The proposal seeks to demolish existing buildings within the site and therefore has the potential to impact on protected species. The application is accompanied by a biodiversity checklist and a bat survey. The bat survey found no potential for bats within the buildings to be demolished. Therefore, it is considered that the proposals to adversely impact on protected species or their habitats. The proposals comply with Policy GEN7 and the NPPF.

11. CONCLUSION

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

- A** The proposed alterations to Network House are considered to be acceptable in principle, subject to conditions securing appropriate details and materials. The proposed demolition of structures attached to the Nine Bay Barn (Tythe Barn) and the replacement guttering are considered acceptable. The proposals comply with policy, the requirements of the 1990 Act and the NPPF.
- B** There are no protected species recorded within the application site and as such the proposals comply with Policy GEN7.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. No works shall take place until detailed plans illustrating the window and door detailing and sections through the windows have been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved plans. Subsequently, the details of the windows and doors shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character of the listed building and its setting, in accordance with Uttlesford Local Plan Policy ENV2 (adopted 2005) and the NPPF.

Justification. Failure to supply this information prior to the commencement of works may result in substantial harm to the significance and setting of the heritage asset.

3. Notwithstanding the details submitted, the roof to Network House shall be repaired in a like-for-like manner, re-using existing slates where possible and any shortfall shall be made up in a like-for-like manner with hand-made slates to match. Details of any moisture barriers, membranes or insulation shall be submitted to and approved by the local planning authority prior to the commencement of the works. Subsequently, the works shall be carried out in accordance with the approved details and shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character of the listed building and its setting, in accordance with Uttlesford Local Plan Policy ENV2 (adopted 2005) and the NPPF.

Justification. Failure to supply this information prior to the commencement of works may result in substantial harm to the significance and setting of the heritage asset.

4. Prior to the commencement of the works hereby permitted, full details of the proposed internal partitions, including a vertical cross section through the building showing the treatment of the ceilings/roof space, shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved plans and shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character of the listed building and its setting, in accordance with Uttlesford Local Plan Policy ENV2 (adopted 2005) and the NPPF.

Justification. Failure to supply this information prior to the commencement of works may result in substantial harm to the significance and setting of the heritage asset.

5. All rainwater goods to Network House and the Nine Bay Barn shall be black with a half-round profile and made of metal.

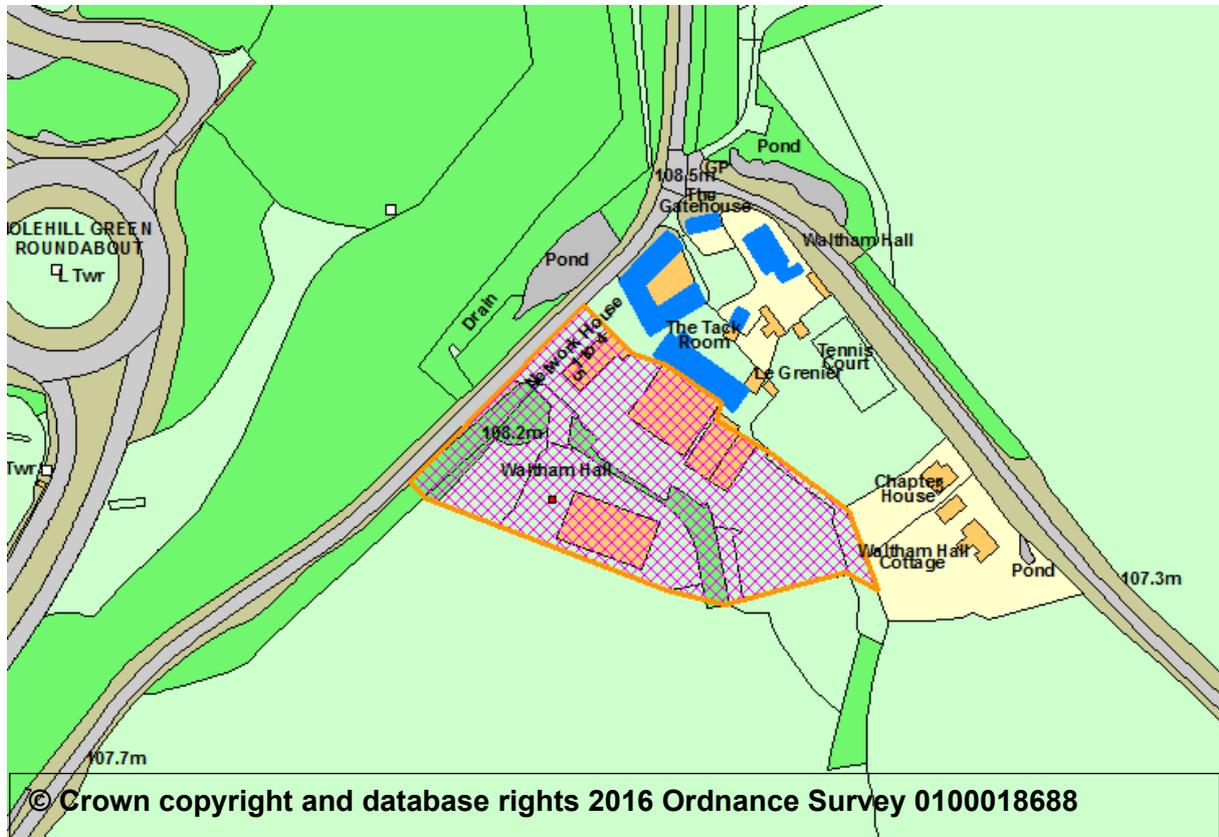
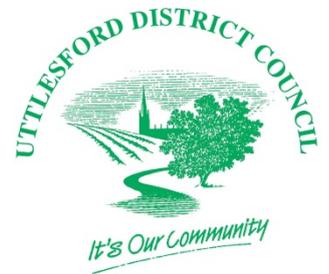
REASON: In the interests of preserving the historic character of the listed building and its setting, in accordance with Uttlesford Local Plan Policy ENV2 (adopted 2005) and the NPPF.

6. No historic timbers of the existing building shall be cut or removed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character of the listed building and its setting, in accordance with Uttlesford Local Plan Policy ENV2 (adopted 2005) and the NPPF.

Application: UTT/17/1088/LB

Address: Site at Waltham Hall Farm, Bambers Green Road, Takeley



Organisation: Uttlesford District Council

Department: Planning

Date: 4 January 2018