ITEM NO:

Location:	**Sandon Bury Farm Sandon Hertfordshire SG9 0QY**
Applicant:	**Sandon Bury Farm Ltd**
Proposal:	**Internal Alterations to Sandon Bury Farmhouse (grade II* listed). Refurbishment of the Black Barn (grade II* listed) to include overcladding, acoustic insulation work and alterations to existing openings. New building (Grainstore Barn) abutting northeast gable end of Black Barn. Link extension between Black Barn and Centre Barn. Alterations to Hay Barn and extension thereof to form covered entrance loggia. Internal and external alterations to the Dovecote (grade II listed) including the provision of a new roof. Internal and external alterations to the Couch House/garage Barn (grade II listed)**
Ref. No:	18/00585/LBC
Officer:	**Melissa Tyler**

Date of expiry of statutory period: September 28

Reason for Delay

Extension of time to allow for further supporting documentation and consultation responses from Statutory Consultees.

Reason for Referral to Committee

Councillor Jarvis has requested to called this application in for public interest reasons

1.0 Relevant History

1.1 **14/02529/1PRE** Change of use of agricultural barn to events venue

1.2 **17/01315/1** Diversification of Sandon Bury Farm to provide a wedding venue, comprising the demolition of two existing concrete barns and the erection of a new building and conversion and extension work to the Hay Barn and Centre Barn to provide facilities to serve the wedding venue (use class D2), change of use and conversion of Sandon Bury Farmhouse, the Coach House and Dovecote to provide overnight event accommodation (use class C1), and provision of associated car parking and reinstatement of vehicular access. **WITHDRAWN**

1.3 **17/01316/1LB** Internal alterations to Sandon Bury Farmhouse (grade II* listed), refurbishment of the Black Barn (grade II* listed) to include overcladding, acoustic insulation work and alterations to existing openings, internal and external alterations to

the Dovecote (grade II listed) including the provision of a new roof, and internal and external alterations to the Coach House/Garage Barn (grade II listed) including new and infilled window and door openings **WITHDRAWN**

Reason for the above applications were withdrawn:

"The applicants are acutely aware that the proposals have generated considerable public interest – both in support and in objection – and we have responded to the various responses that have been received from technical consultees during the course of the applications. To this end, revisions have been made to the scheme to ensure suitable access arrangements and the provision of an appropriate mitigation scheme for protected species, along with providing clarification relating to acoustics."

1.4 **18/0054/FP** Diversification of Sandon Bury Farm to provide an events venue and guest accommodation, comprising demolition of existing modern buildings within the Sandon Bury Farm complex, change of use of existing buildings from agricultural uses to an events venue, guest accommodation and alterations to listed and non-listed buildings (Black Barn, grain store and hay barn). **TO BE DETERMINED ALONGSIDE THIS APPLICATION**

2.0 Policies

National Planning Policy Framework (July 2018):
In general and with regard to:
Section 12 – Requiring good design.
Section 16 – Conserving and enhancing the historic environment

Specifically paragraphs 83, 127, 184-85, 192-93

North Hertfordshire District Local Plan No. 2 with Alterations 1996:
Policy 25 - Re-use of rural Building

North Hertfordshire District Council Proposed Submission Local Plan 2011 – 2031
Policy SP13 Historic environment
Policy D1 Sustainable design
Policy HE1 Designated heritage assets

3.0 Representations

Statutory Consultees (full details of all representations can be found on our website)

3.1 **Sandon Parish Council**
Objection – See planning application 18/00584/FP for full comments

3.2 **Conservation and Listed Building Officer**
Raise **NO OBJECTION** on the basis that the proposal would meet the aims of Policy HE1: Designated Heritage Assets of the North Hertfordshire District Local Plan 2011-2013 Proposed Submission October 2016 and the aims of Section 16 of the NPPF.

Conditions have been recommended

3.3 **Historic England**

Do not wish to comment. Advise to seek advise from specialist conservation and archaeological advisers

Non-Statutory consultees

3.4 **Historic Houses Association**

As a member of the Historic Houses we are writing to support the applications on the grounds that it will support the long term sustainability of the Sandon Bury Manor a Grade II listed building and Black Barn, also II*.*

We have examined and support the detailed heritage statement prepared by Hayson Ward Miller on the proposal which outlines grounds why this application should be approved. Over 300 historic houses are recorded in the UK as using their house, or building as a venue for private functions which include weddings. In the great majority of situations this use causes little inconvenience to neighbours which is often the main source of objection to the proposal; but the potential issues need to be managed in the design and building works. Increase in vehicles can often be overstated as many guests share cars, or use taxi's, while arrival of guests is usually within a short period, departure is staggered over an evening and the end of the event agreed as midnight. Noise for the building can also be managed by use of insulating material, measurement of decibels including automated shut down of music. Concerns of the local authority can be mitigated by the use of planning conditions, regarding capacity, number of events and construction.

3.5 **Neighbours (all representations can be found on our website)**

At time of writing this report:
Numbers of comments received - 134
Number of objections – 19
Number of Support – 114

Main themes of objections include:

Highway impact and safety from additional traffic generation
Access to site is now within the village
No public transport to village
Noise impacts of events on neighbouring residential uses
Light pollution
No benefits to village
Outside settlement boundary
Unsuitable location
Parking clashes with farm buildings
Loss of amenity for neighbouring properties and village resident
Ecology impacts – Bats and other wildlife
Impacts on other highway users – horses, cyclists, walkers and vehicles
Number of events - too many

Petition – 199 signatures (some duplicate representations)

Main themes of support

Farm diversification
Supporting rural economy
Jobs for local people and businesses
More people can enjoy the heritage assets
Sandon is a diminishing village – lost shop/pub/businesses

Policy compliant
Sympathetic proposal to heritage assets
Show great sensitivity towards the village through plans
Safeguard heritage assets f future generations
Removal of post war structures will enhance heritage assets

3.6 **Sandon Conservation Group**
Proposal is not sympathetic to the conservation area or heritage assets
Impacts biodiversity
Car park encroaches on landscape conservation area – adverse effect on visual amenity
Removal of trees
Impacts on Icknield and Hertfordshire Ways
Removal of vegetation to create visibility splays
Impact on bats
Noise – concerns with methodology of noise report
Traffic issues and noise
Light pollution
Lack of social, and environmental and economic benefits

3.7 **Sandon Action Group (SAG)**
Highways and traffic
Noise and disturbance
Impact on the significance of heritage assets
Impact on biodiversity
Impact I character and appearance of the area
Economic sustainability

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 Sandon Bury is located on the edge of the settlement within the designated boundary of Sandon. It is located within the Conservation area. All Saints Church (Grade I Listed) is located to the north of the site situated behind the House and coach-house.

4.1.2 There are a number of listed buildings within the site and part of the proposal subject to this application.

4.1.3 The house was built in 1661 and extended in the 19th century and is a Grade II* listed building.

4.1.4 Former stables Grade II, coach-house and dwelling, now outbuilding and garage. Late C17, altered and extended in C20. Red brick, some weatherboarding.

4.1.5 Dovecote, Grade II - now garage. Late C17. Red brick, corrugated roofing. Square on plan. Plinth. Side away from road has a door with an upper blocked segmental brick arch under a stepped up plat band. Opposite side has plat band stepped up over blocked vertical oval opening. Shallow pitched gable ends with plat bands stepped up over blocked vertical oval openings. End away from house has inserted double doors. Interior: brick cotes with ledges intact on one side

4.1.6 Black barn – Grade II* - Aisled barn. C14 or earlier. Altered late C17 and C19. Timber frame, rendered brick base. Weatherboarded and red brick clad. Slate roof. 6 bays with a shorter bay to end nearest road. End wall facing road is C17 brick with plinth

4.1.7 Barley Barn – Grade II - Aisled barn. Late C17 or C18. Timber frame on part rendered brick base. Weatherboarded. Corrugated sheet roofing. 7 bays with aisles continuing at ends.

4.2 **Proposal**

4.2.1 Internal Alterations to Sandon Bury Farmhouse (grade II* listed). Refurbishment of the Black Barn (grade II* listed) to include overcladding, acoustic insulation work and alterations to existing openings. New building (Grainstore Barn) abutting northeast gable end of Black Barn. Link extension between Black Barn and Centre Barn. Alterations to Hay Barn and extension thereof to form covered entrance loggia. Internal and external alterations to the Dovecote (grade II listed) including the provision of a new roof. Internal and external alterations to the Couch House/garage Barn (grade II listed).

4.3 **Key Issues**

4.3.1 The key considerations relate to the impact of the proposed work on the special character of the listed buildings and the setting of Sandon Bury, which is a grade II* listed building. Please see the detailed comments of the Conservation Officer (Appendix 1)

Policy

4.3.2 Sandon Bury Farm has been under the ownership of the applicant's family since the mid-19th Century and includes a number of historic buildings. The Manor house is currently the family home and farm office for the working farm. As stated in the DAS for the last few years the farm has not been economically viable and has needed subsidy from other sources of income in order to keep operating and to fund the maintenance of the listed buildings.

National Planning Policy Framework

4.3.3 The following sections of the NPPF are also considered relevant:

Paragraph 184 states that *heritage assets are an irreplaceable resources, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations* (this is echoed by the Planning (Listed Buildings and Conservation Areas) Act 1990)

Paragraph 185 of the NPPF states that decisions:

Should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. LP should take into account:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation

b) The wider social, economic and environmental benefits that conservation of the historic environment can bring

c) The desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 192 of the NPPF states that

In determining planning applications, LPA should take account of:

> *a) The desirability of sustaining and enhancing the significance of heritage asset and putting them to viable uses consistent with their conservation*
>
> *b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
>
> *c) The desirability of new development making a positive contribution to local character and distinctiveness*

Paragraph 193 states *that 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 (and the more important the asset. The greater the weight should be).*

Local Plan

4.3.4 Policy HE1 : Designated Heritage Assets, of the North Hertfordshire District Local Plan 2011-2031 Proposed Submission October 2016, states that Planning applications relating to Designated heritage assets shall be accompanied by a

Heritage Assessment/Justification Statement that:

> *i. Assess the significance of heritage assets, including their setting, impacted by the proposal;*
>
> *ii. Justify and detail the impacts of any proposal upon the significance of the designated asset(s); and*
>
> *iii. Inform any necessary mitigation measures to minimise or mitigate against any identified harms;*

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

> *a. Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*
>
> *b. Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified.*

Conservation Officer recommendation

4.3.5 The Conservation Officer has made detailed comments which can be found as appendix A of this report. Below I have set out his recommendation and conclusion.

"It is considered that this is a generally well-conceived proposal that pays sufficient regard to a particularly important group of listed and curtilage-listed buildings and would ensure that these Designated Heritage Assets are put to a viable use which is consistent with their conservation (para 185, NPPF). In supporting this proposal, I have given great weight to the conservation of these Heritage Assets (para 189, NPPF). I consider that the development proposals will lead to some harm, however, this would be less than substantial harm to the

significance of Designated Heritage Assets. The degree of harm should be weighed against the benefits of retaining these buildings within one ownership and one use which would secure, as far as is possible, a use which is viable (para 196). It is difficult to determine whether the proposal would, in fact, be the optimum viable use.

The removal of the Fertiliser Barn will satisfy the aims of para 198, NPPF i.e. would enhance the setting and better reveal the significance of nearby heritage assets. It would be a fair comment to say that had Barns 1 & 2 on drawing no. EX06 also been proposed to be demolished then the aims of para 200 would have been more or less met in full. In concluding that there would be an element of harm arising from the proposal, it may be said that the proposals would be contrary to the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, however, this is clearly a paragraph 196 case.

I have taken a similar approach to that when commenting on a similar scheme at Redcoats Farmhouse and barns, Little Wymondley where a recently implemented hotel scheme has resulted in a new use for barns considered to be 'At Risk'. In my opinion, the proposal would result in some public benefit by securing a long term viable use for this important group of Heritage Assets and the wider setting of the listed building and indeed the character and appearance of the Sandon Conservation Area would not, in my opinion, be adversely affected by the use proposed to warrant an objection."

4.4 **Conclusion**

4.4.1 No objection has been raised on the basis that the proposal would meet the aims of Policy HE1: Designated Heritage Assets, of the North Hertfordshire District Local Plan 2011-2031 Proposed Submission October 2016 and the aims of Section 16 of the NPPF. As stated at 5.0 of the Heritage Statement, *"….The stewardship of both historic agricultural buildings and the surrounding rural farming landscape is an important responsibility; the proposed development will allow the applicants to go on meeting that responsibility in the years ahead".*

5.0 Legal Implications

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

6.1 If planning permission under application 18/00584/FP (ITEM 2) has been refused my recommendation is to defer the decision for this application to be considered through delegated powers following any subsequent appeal process.

6.2 That listed Building be **GRANTED** subject to the following conditions:

7.0 **Appendices**

7.1 Conservation and Listed Building Officer comments

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

   Reason: To comply with the provisions of Section 18 of the 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 wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. A sample of the Anthracite grey corrugated steel sheet to the Grain Store Barn, Centre Barn and Kitchen 'link' shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works.

   Reason: To safeguard the setting to this group of Heritage Assets

4. A sample of the clay tiles for the Dovecote Roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works.

   Reason: To safeguard the listed building's special character.

5. Full details of the proposed steel heating/ventilation/lighting ducts system to be installed in Black Barn indicating how this would be fixed to the existing building and any interventions with the timber frame, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the scheme hereby approved.

   Reason: To safeguard the listed building's special character.

6. Notwithstanding the approved drawings, joinery details (including glazing bar profile where appropriate) at an appropriate metric scale of all new windows to be installed at the Coach house, shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of new windows.

   Reason: To safeguard the listed building's special character.

7. Details of the internal shutters to the windows in the north elevation of the Coach house shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the shutters.

   Reason: To safeguard the listed building's special character.

8. Details of all new internal doors at:

a. Sandon Bury;
b. Coach House & Garage Barn;
c. Between Black Barn and kitchen; and
d. Acoustic lobby forming part of Grain Store Barn

shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of new internal doors.
Reason: To safeguard the special character of these listed and curtilage-listed buildings.

9. Notwithstanding the over-cladding details on approved drawing no.P40A, vertical section(s) at a metric scale indicating the extent of build-up relative to the brick plinth, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the over-cladding works.

Reason: To safeguard Black Barn's special character.

10. Details of all new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

Reason: To safeguard the special character of this building group.