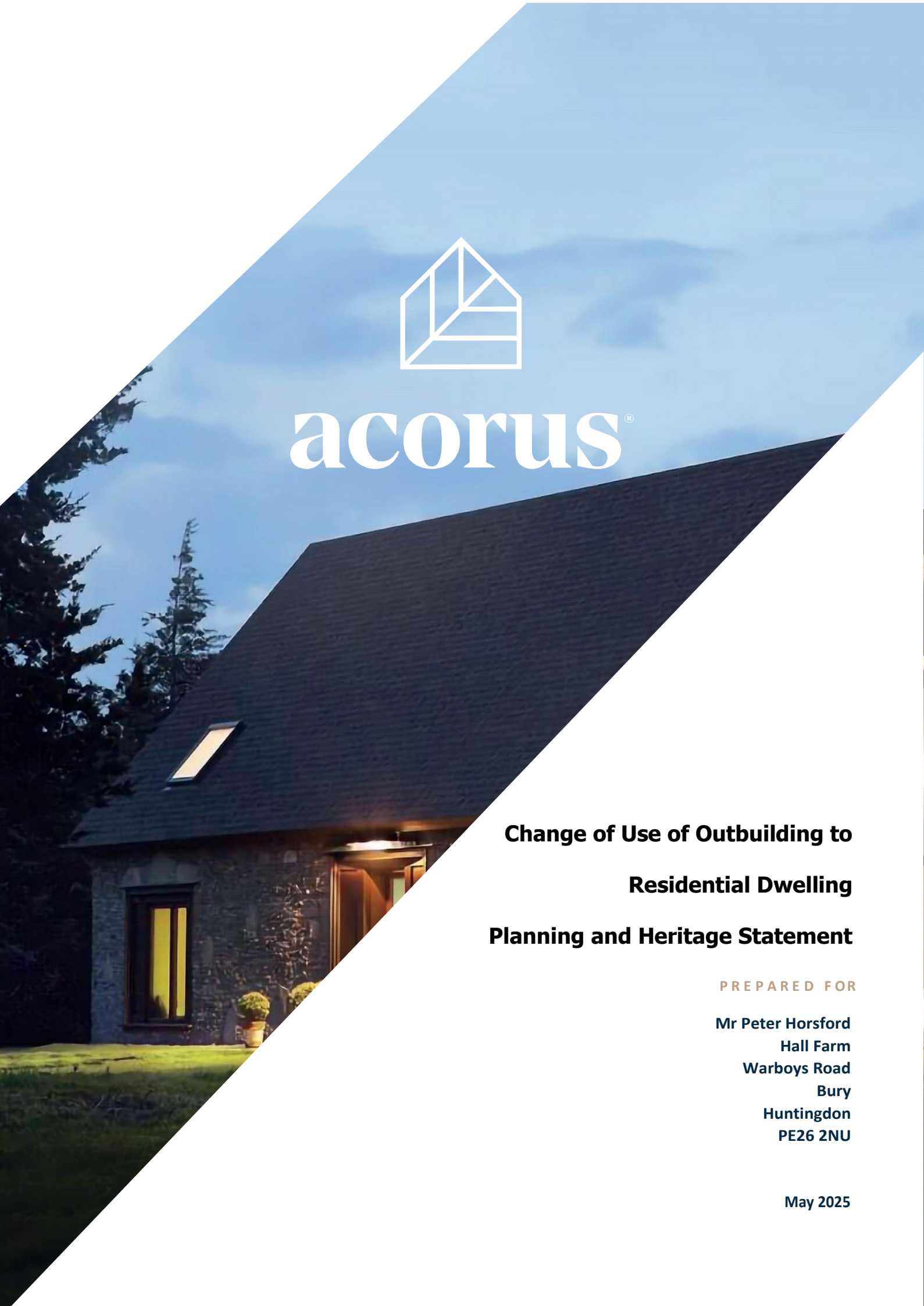


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Change of Use of Outbuilding to Residential Dwelling

Planning and Heritage Statement

PREPARED FOR

Mr Peter Horsford
Hall Farm
Warboys Road
Bury
Huntingdon
PE26 2NU

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1. INTRODUCTION

This report has been prepared at the request of Mr Peter Horsford of Hall Farm, Warboys Road, Bury, Huntingdon, PE26 2NU to outline the facts considered relevant for the proposed conversion of an outbuilding to residential at Hall Farm, Bury.

This is a resubmission of application 24/01783/FUL on 10 February 2025, particularly due to heritage concerns as follows:-

The stables, hayloft and carriage house has previously been altered with the breaking through of large openings in the north and east elevations, and it is of a simple design and construction with exposed brick walls and rafters internally.

This proposal generally retains the existing layout of the building as well as the historic stable partition. However, the proposal includes works which appear to be potentially harmful to the fabric of the building or are not explained in sufficient detail, and the proposed infilling of the openings and the proposed uPVC windows and doors are not sympathetic in design or materials to the existing building.

Therefore, although the proposal to convert the existing stables, hayloft and carriage house is supported in principle the proposed alterations and works are considered to be harmful to the historic and architectural interest of the Listed Building and to its significance for the reasons set out above.

For that reason the proposal is not considered to preserve the character of the Listed Building nor its significance and although the harm is considered to be less than substantial there is no public benefit to outweigh that harm, as required by the NPPF so recommendation is not to support this proposal.

The proposed conversion has been redesigned to take into account the above.

2. Background

Hall Farm, Bury extends to 127.4 hectares (315 acres) of arable land and is owned by the applicant, Mr Peter Horsford.

The dwelling at Hall Farm is Grade II listed with the listing details as follows:-

BURY HILL 1. 5140 (east side) Hall Farmhouse TL 28 SE 1/8 II 2. Circa 1860 house. Gault brick. Hipped, slate roof with deep overhang at eaves and saw-tooth eaves cornice. Two-storeys with band between storeys. Range of three hung sashes with pilaster strips flanking central window.

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Double recessed semi- circular headed arch to central doorway. Two original pairs of cast iron piers to forecourt gates. (VCH (ii) Hunts).
Listing NGR: TL2886683548

To the rear of the dwelling are 2 flats which are let out on short hold tenancy agreements and have been for many years. There are some existing small stores to the rear of the flats which part of the main dwelling. They were most likely stables and cart stores in the past. One section is currently a domestic stable and another used for storage.

3. PROPOSAL

Hall Farm lies within the development boundary of Bury. It is proposed to convert the domestic stable and stores to a one bedroom flat to be let out on a short-hold tenancy as per the existing flats.

The proposal is modest in size and internally there will be a kitchen, dining, living area and bathroom on the ground floor with the bedroom being on the existing first floor area. Externally any infill areas will be in brick to match the existing and the slate roof will remain.

4. PLANNING POLICY

National planning policy is contained within the NPPF as follows:-

"The purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) ***an economic objective*** *– to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) ***a social objective*** *– to support, strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well being; and*

c) ***an environmental objective*** *– to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Paragraph 10 states that *"So that sustainable development is pursued in a positive way, at the heart of the Framework is a* ***presumption in favour of sustainable development*** *(paragraph 11).*

Paragraph 70 states:-

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly.

Local Planning Policy

Local Planning policy is found in the Huntingdonshire Loal Plan to 2036 as follows:-

The site lies within the settlement boundary of Bury.

Policy LP2 states:-

LP 2: Strategy for Development

The development strategy for Huntingdonshire is to:

Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities……

Bury is considered part of the Ramsey Spatial Planning Area, as shown below.

Ramsey Spatial Planning Area: as Ramsey parish is so extensive the Ramsey Spatial Planning Area is focused on the town of Ramsey and the built-up parts of Bury parish and the former RAF Upwood airfield that adjoin it. It excludes the villages of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Mary's and Upwood. Ramsey is the primary settlement within this Spatial Planning Area.

Policy LP7 provides guidance on development in spatial planning areas.

Spatial Planning Areas

Each Spatial Planning Area to which this policy applies is defined above. Development Proposals on Unallocated Sites A proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:

Residential Development - A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.

Neighbourhood Planning Policy

Policy G1 – Definition of 'Built-up Area' (Settlement Boundary)

The *settlement boundary of Bury is defined on the Map 3; this defines the 'built-up area' for Bury. It serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment.*

Within the settlement boundary proposals will be supported on sites not allocated for development where development would not adversely affect the structure and form of the existing settlement and the undeveloped nature of the surrounding rural areas; and would respect its landscape setting.

5. PLANNING COMMENTS

Ramsey and Bury are classified as main settlements within the Huntingdonshire Local Plan to 2036, benefitting from a range of services and facilities. One of the key challenges identified in the local plan is the need for housing suitable for smaller households which states demographic trends create a particular need over the next 20 years for housing suitable for smaller households.

The site itself is within the settlement boundary where development is supported if it does not adversely affect the structure and form of the existing settlement.

The proposal is for the conversion of existing stores to a one bedroom dwelling, which will particularly suit smaller households (i.e. single persons and couples), and its appearance will not be materially different from that of the existing building.

There are two existing flats already converted from outbuildings to dwellings at the rear of the site which are rented out successfully and the proposed conversion makes use of the remainder of the building.

The core thread of the NPPF is sustainability for which there are three dimensions in planning terms:-

- Economic objective
- Social objective
- Environmental objective

These three roles cannot be taken in isolation. Economic growth can secure higher social and environmental standards and well-designed buildings and places can improve the lives of people and community.

The site within the settlement of Ramsey and Bury with a comprehensive range of services including a range of social and economic activities.

Environmentally the proposed dwelling will be making use of an existing building and will enhance the immediate setting of the site.

6. HERITAGE ASSESSMENT

The National Planning Policy Framework 2023 requires an applicant to describe the significance of any heritage assets affected by the proposal, including any contribution made by their setting. The level of detail should be proportionate to the asset' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Paragraph 200).

In this instance the reason for the listed farmhouse relates mainly to features to the road frontage of the main dwelling and the cast iron piers to the forecourt gate. The proposed conversion is to be sited to the rear of the main dwelling and apart from the insertion of windows and doors with some brick infill to match the existing, its appearance will remain the same.

Significance of a heritage asset may be assets on a scale from very high to none depending on the value society places on a particular historical asset. Historic England considers that these values may be 'evidential' (from past activities or remains), historical, aesthetic, communal or natural. Understanding such values can help in deciding the most efficient and effective way of managing the heritage asset as to sustain its overall value to society. In assessing significance, the importance of the setting of the heritage asset should also be considered.

The appearance of the proposed dwelling will not be materially different from that of the existing building to be converted. Any infill brickwork will match the existing and the roof remains in situ.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications for development which affects a heritage asset or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting (Paragraph 66.1).

The NPPF expands on the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (Paragraph 11).

Paragraph 200 of the NPPF requires an application to "describe the significance of any heritage assets affected, including any contribution made to their setting". Paragraph 203 requires local planning authorities, in determining applications to take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation."

Impact

The application is for the conversion of existing stores to a one bedroom residential dwelling.

The question is whether the proposal causes harm to the significance of the heritage assets or

their setting. The listed building is a farmhouse located on a farm where there are other buildings more modern than the house itself.

The proposed conversion utilises an existing building which is located to the rear of the farmhouse.

The appearance of the proposed dwelling will not be materially different from that of the existing building to be converted. It would in no way impact on the setting and will remain as part of the whole building and in a similar use.

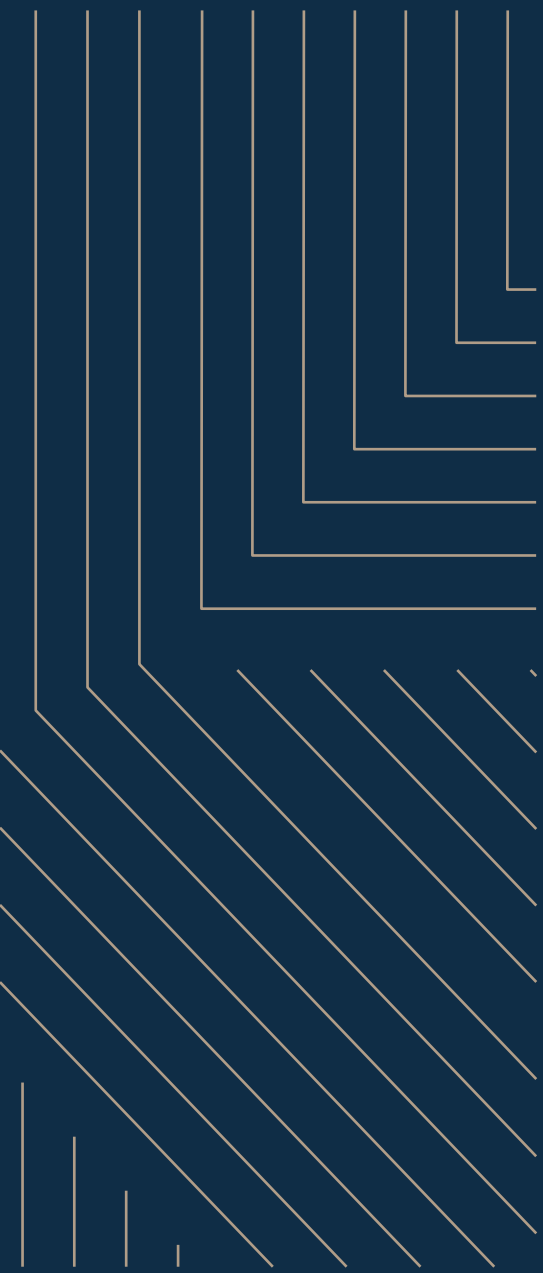
The important features in the listing are located to the front of the dwelling i.e. west and. these include cast iron piers and a door arch, therefore the proposed conversion, being existing and sited to the rear will not impact on these.

7. CONCLUSION

The proposal scores highly in term of the provision of housing, particularly a small unit for rental of which there is a shortage of supply.

The proposal makes use of an existing building and relates well to the neighboring flats.

There is a negligible impact on the listed dwelling given it is a conversion and of the same use as the rest of the building.



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