

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 12th March 2018

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

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Report of Additional Representations

Application Number	I7/04113/FUL
Site Address	Barn At Holwell Manor Farm Holwell Burford Oxfordshire
Date	9th March 2018
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Holwell Parish Council
Grid Reference	423284 E 209164 N
Committee Date	12th March 2018

Application Details:

Conversion of disused barn to Class BI Use (offices and studio).

Applicant Details:

Wakefield Ltd
38, Berkeley Square
London
W1J 5AE

Additional Representations

The applicants' agent has submitted further comments which have been summarised as;

As with the proposed residential conversion, I am glad that you consider that the barns are an attractive feature in the street scene and setting of the adjoining Heritage Assets but I am again concerned that you regard the brick barn as being 'modern' it dating from at least 1881 and constructed of bricks that were manufactured on the Estate and thus form part of the evolution of the built form and heritage of the locality. This is confirmed by the Ordnance Survey Plans dated 1881 and 1899.

The proposal to convert the buildings to offices and a studio will require parking to be provided in order to comply with the vehicle parking standards. These are shown to the east and west sides of the brick barn. You suggested that parking could take place within the brick barn in order to retain the courtyard and setting of the more historic element but this would mean that the space that would be available within the building would not meet the applicant company's specific needs, which require space for a conservation studio.

I should also inform you that since the planning application was submitted, the applicant company now has leased a nearby office building and the adjoining land and I have pleasure in enclosing a revised location plan showing this in blue, as it adjoins the application site. Under the terms of the lease of this application building, a restriction has been imposed on the occupancy restricting the number of staff and how many vehicles can be parked there. With regard to the proposed parking area to the east of the brick barn, this will not be easily visible from the public domain as it will be behind a stone boundary wall that is raised above the road level and beyond the grassed verge. I am also not aware of any parking restrictions for the existing office building to the south west, which

means parking can take place close to a Grade II Listed Building, which I consider has greater consequences upon the setting of the Listed Building than the proposed parking arrangements for the proposed use.

The fact that the applicant company have another building nearby will mean that the impact on traffic will not be increased for the simple reason that the proposed business is not people intensive. The same number of people will be working across the sites and moving between them on foot, rather than using vehicles separately to access them. With regard to your suggestion of parking inside the brick building, due to the position of the openings and the restricted width, such use of the building would represent a wasted resource. I think that the dimensions combined with the need to retain the existing openings and structural wall inside the building would make it difficult to accommodate more than three cars, the spaces for which would have to be much wider than normal to allow for manoeuvring. That would be an inefficient use of the building. The application proposes using the area of land to the east of the building for a limited number of parking spaces, which would be wholly appropriate and not dissimilar to the storage of agricultural equipment and machinery, as has taken place in the past, although both are not easily viewed from the public domain.

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Grid Reference	423284 E 209164 N
Committee Date	12th March 2018

Application Details:

Conversion of disused farm building to dwelling (Amended Plans)

Applicant Details:

Mr & Mrs Tom Shutes
C/O Agents

Additional Representations

Further comments from applicants' agents which have been summarised as;

I am glad that you consider that the barns are an attractive feature in the streetscene and the setting of the adjoining Heritage Assets. However, I was not aware of the idea of remodelling the brick barn by removing its roof to form an enclosed garden area in order to reduce the alleged harms of private garden and parking in the open courtyard to the east of the site. I am concerned though that you regard the brick barn as being 'modern' despite it having been shown on historic plans as dating from at least 1881 and it is constructed of brick that was manufactured on the Estate and thus forming part of the evolution of the built form and heritage of the locality.

The applicants, their Architect and I do not agree with the idea of retaining the brick walls and omitting the roof as this structure is a building that was used for housing cattle and, accordingly, has always had a roof. To change this now would represent an uncharacteristic approach that would look out of place within Holwell and would give the appearance of a derelict building. It may also be structurally unsafe as roofs and their supports tie walls together.

You mentioned the harm of a private garden to the east of the site. The area to the east of the brick barn is enclosed by a high stone wall raised above the level of the road, which will result in a private area for the proposed dwelling, as suggested. The proposed infilling of the gap in the wall, as shown on the revision drawings for the residential proposal, will further assist in this regard.

No parking is proposed to the east of the brick barn for the residential conversion scheme as this is proposed on an existing hard surfaced area to the west. Car parking in association with the proposed residential use would be in an area where vehicles can currently park and any domestic accoutrements associated with the garden would be located behind high stone walls and so would not have any impact on the rural setting of the building.

I am sorry that you are not convinced about conversion of the brick barn to additional floor space as you do not regard part of the building as being as special merit. I have been informed that the

Conservation Officer, at a meeting on site with the applicants, their Architect and yourself, was of the opinion that the building was appropriate for such use and should be retained, keeping the openings in the existing position, as is proposed in this application.

You mentioned in our telephone conversation that you would have no objections to the stone barn being converted into a dwelling. As stated in the submission with the planning application, the stone barn benefits from an extant permission for its conversion into a dwelling. The reason why the applicants have not proceeded with this is because that part of the building is so narrow spanned that it will not result in a practical internal arrangement. Furthermore, the re-use of vacant buildings, irrespective of their appearance, is supported by national planning guidance as contained within the National Planning Policy Framework. Accordingly, to remove the roof of the building would result in a wasted resource, whereas its incorporation as part of the dwelling would preserve the structure and retain the appearance, similar to that which has been in place of Holwell for about 140 years.