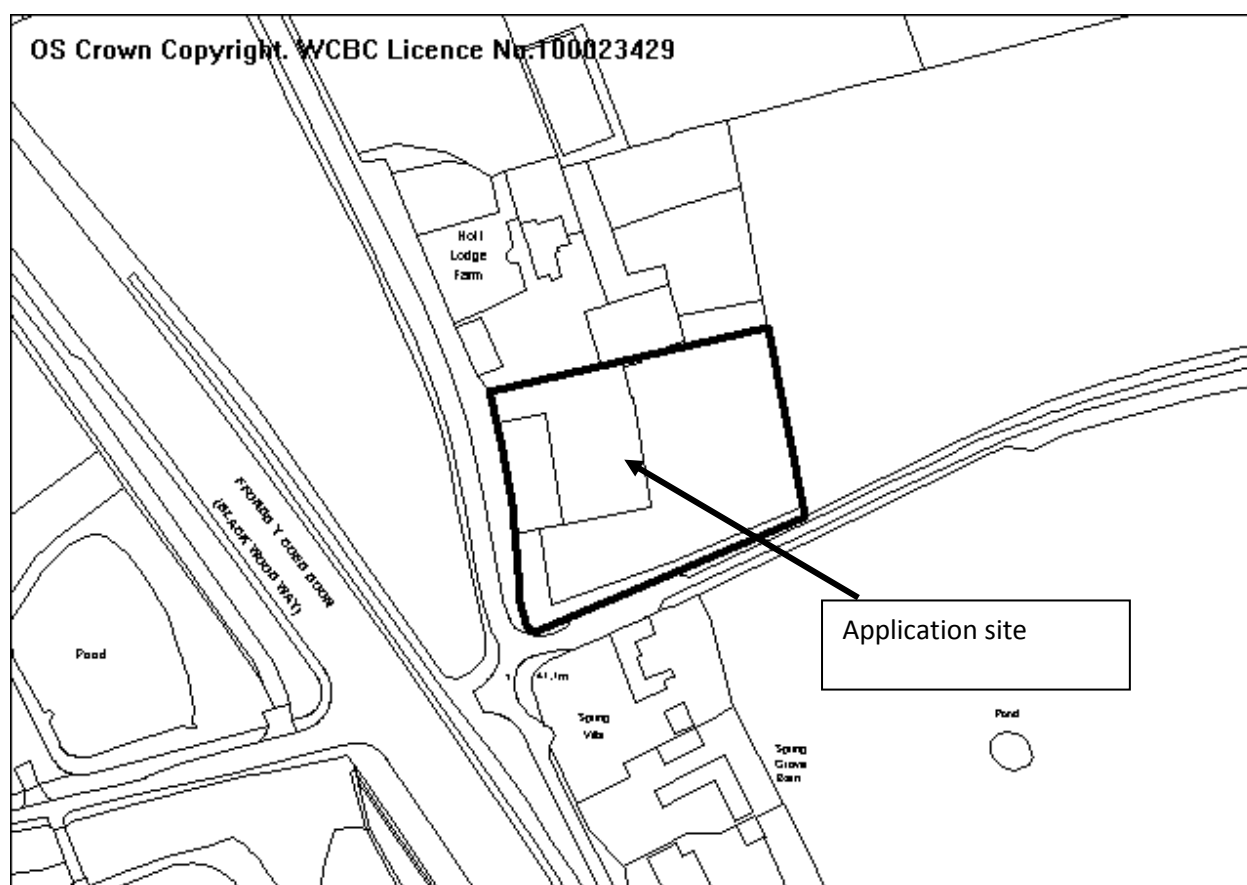


APPENDIX 1

Case Officer Report in respect of application P/2016/1136

SITE

The site is located at the junction of Hugmore Lane and Francis Lane and is occupied by a range of traditional brick farm buildings that adjoining modern former farm buildings converted to industrial use. The majority of the remainder of the site is hard surfaced.



PROPOSAL

Listed building consent is sought for the demolition of modern farm buildings and brick lean-to buildings to the rear of a range of brick former farm buildings as well as works to facilitate the conversion of those buildings to 4 dwellings.

HISTORY

6/18110 Conversion of redundant farm outbuildings into mail order motor factors, alteration to existing vehicular and pedestrian access and installation of septic tank. Refused 11.6.1990

6/18557 Conversion of redundant farm buildings into mail order motor factors, alteration to vehicular access and installation of septic tank. Granted 8.10.1990

P/2014/0232 Change of use to dwelling. Withdrawn.

NATIONAL PLANNING POLICY

Planning Policy Wales (Edition 9)

Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas

DEVELOPMENT PLAN

The traditional brick farm buildings are curtilage listed due to their historic association with Holt Lodge Farm, a Grade II listed building. Policy EC9 applies.

CONSULTATIONS

Community Council:	Consulted 16.12.16
Local Member:	Happy for application to be dealt with as a delegated refusal.
CPAT:	Recommends photographic survey.
Ancient Monument Soc:	Consulted 16.12.16
CfBA:	Consulted 16.12.16
The Geogrian Group:	Consulted 16.12.16
Victorian Soc:	Consulted 16.12.16
SPAB:	Consulted 16.12.16
DHS:	Consulted 16.12.16
Site Notice:	Expired 11.1.17
Press Notice:	Expired 28.1.17
Neighbours:	The owners/occupiers of 5 neighbouring properties notified 20.12.16.

SPECIAL CONSIDERATIONS

The demolition of the modern buildings is not a matter of concern and this, along with a sympathetically designed conversion scheme, presents an opportunity to enhance the traditional farm buildings (currently in use as offices) and in doing so, the setting of Hugmore Farm.

The lean-to extension to the south of the buildings is described in the Heritage Impact Assessment early to mid-20th century, however the Conservation Officer suggests it may well date back to the 19th century. The potential to retain and re-use this does not appear to have been considered. Because the elevation behind the lean-to extension has been largely removed, a significant portion of the southern elevation will be new-build.

I am not convinced that the proposals are the most appropriate scheme for the re-use of the buildings. The proposed southern elevation detracts from the character of

the building due to the size and appearance of the ground floor openings, which do not reflect the appearance of the better preserved north-facing elevation.

The overall design approach to the conversion scheme appears to be significantly influenced by the proposals to develop the remainder of the site, rather than bringing forward a high quality conversion scheme and then considering how best to develop the rest of the site in a complementary manner.

CONCLUSION

The works associated with the proposed conversion of the listed former agricultural buildings to dwellings will prove harmful to their character and do not accord with policy EC9 of the UDP.