

Reference:

BA/2017/0389FUL and BA/2017/0390/LBC

Location

Common Farm, Silver Street, Fleggburgh

BA/2017/0389/FUL & BA/2017/0390/LBC - Common Farm



Application for Determination
Report by Planning Officer

Parish	Fleggburgh
Reference	BA/2017/0389/FUL Target date 16 January 2018 BA/2017/0390/LBC
Location	Common Farm, Silver Street, Fleggburgh, NR29 3DB
Proposal	Demolition of workshop building, renovation of farmhouse and construction of single story link extensions to farm buildings, convert to domestic use. Replacement cattle shed and farm storage buildings.
Applicant	Mr Peter Flowerdew
Recommendation	Approval subject to conditions
Reason for referral to Committee	Director discretion

1 Description of Site and Proposals

- 1.1 The subject comprises an area of buildings and land within the north-western corner of Common Farm, a working farm located to the south of the village of Fleggburgh and to the west of Filby Broad. The main part of the village is located to the north of the A1064, to the south of the A1064 the landscape gives way to large arable fields, with a string of farms and residential properties running east to west along Broad Road, Ruggs Lane, and Silver Street. Access to Common Farm is via Silver Street and Ruggs Lane which leads directly south of the A1064, there are two accesses, one a field access, and a short distance to the south an access to the farm buildings.

- 1.2 The farm comprises approximately 16 hectares of land, with a mixed arable, pasture, and cattle use. The subject site covers an area of 0.72 hectares and comprises the farm buildings and an area of adjacent pasture land. The farm buildings were traditionally in a horseshoe configuration with a central yard, this being undone by the introduction of a large barn/workshop in the central yard some time in the 1980s, surrounded by a raised concrete hardstanding. The original farmhouse lies on the western side of the horseshoe, this is a Grade II Listed building dating from the mid 18th Century which is currently in a very poor state of repair and is included on the Broads Authority Heritage At Risk Register under risk category A, which is the highest risk. Adjacent to the

farmhouse is a small cart shed and outside toilet, the northern side of the horseshoe features a hay barn, and to the eastern side is the Great Barn which is Grade II Listed; adjoining this is a further cart shed and store.

- 1.3 The eastern boundary of the site is adjacent to Filby Broad, the arable fields being separated from the Broad by a strip of trees and scrub. The Broad itself is within the designated Trinity Broads Site of Special Scientific Interest (SSSI) and Broads Special Area of Conservation (SAC).
- 1.4 The proposal is for the following works to the existing farm buildings:
 - Repair and renovation of the Listed farmhouse;
 - Conversion of small cart shed and outside toilet to an office, with glazed link from the farmhouse;
 - Single storey extension to the northern flank of the farmhouse;
 - Infill/linking extension between the farmhouse and hay barn;
 - Conversion of hay barn to form part of the extended farmhouse
 - Removal of 1980s large barn/workshop;
 - Removal of raised concrete hardstanding;
 - Reinstatement of original central yard ground levels;
 - Construction of raised terrace to north of yard;
 - Remainder of yard to comprise gravel, brick paving, and granite setts; and
 - Gravel driveway to north of farm buildings with provision of 2 parking spaces
- 1.5 The proposal is for the following works on land adjacent to the farm buildings:
 - Large single farm building providing feed and farm equipment stores on land to north-west of existing farm buildings, running parallel to Silver Street, and adjoining the eastern flank a single cattle store building;
 - Solar panels to the southern roof slope of the cattle store;
 - 1.8m tall close boarded timber access gate to existing field access;
 - Hard surfaced access to the stores building with crushed concrete hardstanding to front of stores; and
 - Ground source heat pump to west of the farmhouse.
- 1.6 The primary purpose of the application is to restore the dilapidated Grade II Listed farmhouse and bring it back into residential use, with conversion of existing structures and a mix of contemporary and traditional extensions to provide a level of accommodation suitable to modern living.
- 1.7 A secondary purpose is to tidy up the site through the removal of problematic late 20th Century additions, and in providing farm equipment storage, to remove the profusion of farm equipment which is stored in open air around the existing buildings and gives certain parts of the site an untidy appearance.
- 1.8 In addition a new cattle handling and accommodation building will allow for the existing cattle to be housed over winter.
- 1.9 The planning application under ref BA/2017/0389/FUL runs parallel to an application for Listed Building Consent under ref BA/2017/0390/FUL.

- 1.10 Planning Committee Members undertook a site visit to the application site on 19 January 2018 and the notes of that visit are attached as Appendix 1.

2 Site history

- 2.1 In 2016 pre-application advice was given in relation to renovation of Listed Building, single storey link, demolition of barn, part conversion and erection of new buildings, and barn complex to north-west. (BA/2016/0134/PREAPP and BA/2016/0258/PREAPP).

3 Consultation

3.1 Consultations received

Fleggburgh Parish Council - Councillors visited the site last week and in their meeting discussed the proposals. There were many positive comments arising from the site visit and councillors were particularly pleased that a listed building is to be restored. It was agreed that this application be supported.

Cllr Haydn Thirtle - Would welcome presentation on historic background and proposals for this site.

Natural England - No objection subject to standing advice on protected species, and suggestions of biodiversity enhancements.

BA Ecologist - No objection subject to conditions and enhancements.

BA Heritage Officer - No objection subject to conditions.

BA Tree Officer - No objection subject to conditions.

3.2 Representations received

One response was received suggesting that the proposed new farm building may be better sited to south of the property out of sight of the majority of Broad Road homes so as not visually detract. If the farm sheds are to be sited where proposed, it would be preferable for the timber cladding to be left a natural colour (rather than stained black etc.) so as to allow this large building to better blend in with its environment.

4 Policies

- 4.1 The following Policies have been assessed for consistency with the [National Planning Policy Framework \(NPPF\)](#) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[Core Strategy \(adopted 2007\)](#)

CS1 - Landscape Protection and Enhancement

CS2 - Nature Conservation
CS4 - Creation of New Resources
CS5 - Historic and Cultural Environments

[Development Management Policies DPD \(adopted 2011\)](#)

DP1 - Natural Environment
DP2 - Landscape and Trees
DP4 - Design
DP5 - Historic Environment
DP11 - Access on Land
DP29 - Development on Sites with a High Probability of Flooding

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

[Development Management Policies DPD \(adopted 2011\)](#)

DP28 - Amenity

- 4.3 Other Material Considerations

[NPPF](#)

- 4.4 Neighbourhood plans

There is no neighbourhood plan in force in this area.

5 Assessment

- 5.1 The proposal is for works to the existing farm buildings including the demolition of the workshop building, renovation of the farmhouse, construction of single story extension linking the farmhouse to the hay barn, conversion of the hay barn and cart shed to residential use, and works to the central yard. The proposal also includes the construction of a cattle shed and farm storage building. The two areas of work will be considered separately.
- 5.2 The main issues in the determination of this application are the principle of the development, site layout and design issues, impact on the character and appearance of the area and designated sites, impact on residential amenity, and the effect on biodiversity.

Works to existing farm buildings

Principle of Development

- 5.3 The application seeks to restore a Grade II Listed building which is in a very poor state of repair, a fact reflected by its inclusion on the Broads Authority Heritage At Risk Register under risk category A. In addition to this the proposed works would reinstate the historic horseshoe layout of the farm

buildings through the removal of the central workshop building. In these purposes the proposed development is considered to be beneficial.

- 5.4 In restoring the farmhouse to residential use the applicant is seeking to update the provision of accommodation to more modern standards through the conversion of an existing hay barn and provision of a single storey addition which would link the two elements as well as providing additional accommodation. As these works would contribute to the delivery of a scheme which would result in the restoration of a listed building at risk they are considered acceptable in principle.

Impact on the character of the Listed buildings

- 5.5 The repairs and the proposed extensions to the farmhouse have been the subject of extensive pre-application discussions with Broads Authority officers and historic building specialists and the principle of the work is broadly acceptable. There will inevitably be further decisions to be made during the restoration works on site, but repairs methodologies have been discussed and identified in the Heritage Statement submitted with the application. The principal repairs the farmhouse are:

- Rebuilding the central chimney stack;
- Repairs to the roof and first floor structures using appropriate methods and materials;
- Rebuilding of the dormers covered with clay pin tiles as existing;
- Re thatching the roof with Norfolk reed;
- Repairs and strengthening to brickwork structure; and
- Repairs or replacement of internal and external joinery using purpose made elements.

- 5.6 Internal alterations to existing more recent elements of the building are proposed including:

- The removal of a concrete block enclosure and 20th century cupboards to expose a ground floor fireplace;
- Removal of late 19th or early 20th century timber partitions to the internal dairy;
- Removal of two late 19th or early 20th century timber first floor partitions one of which divides a dormer window;
- Reinstatement of an original doorway between two ground floor rooms and closing off a later doorway; and
- Where possible existing first floor timber flooring will be reused and existing floor bricks in part of the ground floor, currently covered with a cement screed, will be re-laid as a new floor finish

- 5.7 It is proposed to extend the farmhouse accommodation into adjacent existing buildings, using a small cart shed to the south for toilet accommodation and an office, and the hay barn to the east for bedroom accommodation. Conversion of these buildings will use reclaimed materials and timber windows with timber

infill on the existing open area of the hay barn facing the farmyard. New glazed links with a contemporary design connect the cart shed and hay barn to the farmhouse; that to the north will house a kitchen and seating area.

- 5.8 A new single storey extension to the north of the farmhouse of a more traditional design using red bricks, pantiles and aluminium windows will accommodate the main entrance to the farmhouse and a utility and boot room.
- 5.9 The repair and renovation works to the Listed building have been discussed prior to the submission of the application and are considered to be appropriate and acceptable. Further discussions will need to be held as the works progress and it should be borne in mind that there may be instances where further formal consent is required. The proposed extensions to the farmhouse are thought to be suitable modern interventions of an appropriate scale and design that will reinforce the courtyard whilst providing modern facilities outside the main envelope of the listed building.

Site layout and design

- 5.10 The existing site layout gives a clear indication of how the site used to function, but this has been impaired through the introduction of the 1980s workshop building located in the heart of the central yard. The application would involve the removal of this workshop building which would re-establish the historic horseshoe layout. This has the dual benefit of removing a building which in terms of its design and appearance is at odds with the surrounding buildings, and opening up the central yard to improve the appearance and layout of this section of the site, as well as its functionality.
- 5.11 The proposed single storey extension would partly be sited in the north-west corner of the central yard to infill the area between the farmhouse and the hay barn, this enables the use of the hay barn as additional residential accommodation by linking it to the main dwelling. The layout in effect mirrors the north-east corner and provides visual continuity between the existing elements. The design of the extension when viewed from the central yard is unmistakably modern and features a flat roof, this ensures that the distinction between historic components and modern additions is clear and unambiguous which allows for a clear reading of the site history. The use of a flat roof keeps the overall scale of the additional built form to a minimum which limits any impact on the historic components of the site and ensures that they remain the more dominant structures. To the northern side of the extension whilst the flat roof is retained the external appearance is of brick which allows for the extension to assimilate well with the adjoining buildings when considering the longer views which the siting of this elevation allows.
- 5.12 There is an additional element of the single storey extension which is sited adjoining the north of the farmhouse and north-west of the flat roof linking extension. This portion of the extension has a rectangular footprint and dual-pitched and gabled roof, the limited size of the extension ensures that the ridge of the roof is at a reasonable height and notably lower than the cart shed and hay barn which have the same roof design. The use of a pitched roof is

considered acceptable as the building maintains separation from the historic buildings through the use of the flat roofed linking element, and is overall of a scale and siting that is subservient to these buildings.

Conversion of hay barn and cart shed

- 5.13 The needs of modern farming are often not suited to old farm buildings, primarily in terms of scale. Whilst the use of the older buildings can often complement the function of a farm, Common Farm has a surplus of older buildings, therefore the retention of the Grade II Listed Great Barn and adjoining cart barn provide sufficient additional storage for the working farm where their scale and functionality are compatible. This leaves surplus buildings in the form of the hay barn to the north of the central yard and cart shed to the south of the farmhouse, both are of a size which is inadequate for farm use, but given their siting, size, and appearance are suitable for providing additional accommodation. This has the benefit of maintaining or restoring existing buildings which form part of the historic group of buildings which retains the overall interest and appearance of this section of the site.
- 5.14 The hay barn would be utilised as additional bedrooms and bathrooms, it adjoins the link extension which itself adjoins the farmhouse providing the continuous flow of a single residential property. The cart shed does appear to have a linking element to the farmhouse but this is in fact a self-contained privy. A connection between the two elements would be established through the provision of a small addition utilising the front wall of the privy, this would provide a link between the farmhouse and the cart shed which would be used as office space. The works to both the hay barn and cart shed would provide additional accommodation whilst retaining the use as a single family dwellinghouse.

Impact on the character and appearance of the area

- 5.15 To the east of the collection of farm buildings is Filby Broad which is within the designated Trinity Broads Site of Special Scientific Interest (SSSI) and Broads Special Area of Conservation (SAC). Between the subject buildings and the Broad is an arable field with an approximate width of 220 metres, followed by a continuous strip of trees and scrub along the western bank of the Broad with a width of approximately 50 metres.
- 5.16 Overall the proposed works are of a minor scale when considered in the context of the existing buildings, and the separation between the subject buildings and the Broad would be sufficient, with the addition of an ample screen of trees adjacent to the Broad this would ensure that there is no impact on the designated sites and the setting of the Broad. It is further noted that Natural England have raised no objection to the application.
- 5.17 The proposed single storey additions are sited to the north-west corner of the collection of buildings and views of these additions, as well as the external alterations to the hay barn would be possible from Broad Road to the north. Taking into account the design of the additions/alterations and their scale

relative to the existing buildings it is considered that the proposed scheme would not unduly impact on the character and appearance of the subject site or the surrounding area.

Impact on residential amenity

- 5.18 The farmhouse has not been occupied for a number of years but its use is established and the restoration of the building for use as a dwelling does not require consent. The additions to the farmhouse are relatively minor and their siting maintains the residential form as a single self-contained unit. It is therefore considered that there would be no unacceptable impact on the amenity enjoyed by neighbouring residents.

Works to the central yard

- 5.19 The central yard, in addition to containing the sizeable workshop building, is also predominantly hard surfaced in concrete. It is also noted that the floor of the workshop is concrete. This provides for a poor appearance, as well as noticeably raising the ground level at certain points. The proposal includes the removal of the raised floor slab of the demolished workshop and reinstatement of the original farmyard ground levels. The finished yard will be a combination of gravel, brick paving and granite setts. An area adjacent to the converted hay barn and single storey link extension will be provided as a raised terrace with paving and a dwarf wall. The proposed works would complement the character and appearance of the buildings.

Biodiversity

- 5.20 The application has been assessed by the BA ecologist who raised no objection to the scheme subject to conditions.

Cattle shed and farm storage building

- 5.21 The application includes the construction of a farm building sited approximately 30 metres to the north/north-west of the existing farm buildings. The proposed farm building would comprise two adjoining sections at a right angle to one another resulting in an inverted 'L' shape. The section running parallel to Silver Street comprises the farm and equipment stores which would measure 32.12 metres in length and 10.70 metres in width, with a dual pitched roof to a maximum height of 6.0 metres, falling to 4.5 metres at eaves. At a right angle to this building is the cattle shed which would measure 23.7 metres in length and 6.1 metres in width, with a dual pitched roof to a maximum height of 4.3 metres, falling to 2.7 metres at eaves, and featuring a shallow canopy overhang to the southern elevation.

Principle of Development

- 5.22 The application site is a working farm with a mixed arable, pasture, and cattle use. There is currently no building for the cattle to be housed in over winter, and there is a lack of storage for modern farm machinery which lays about the

site in the open air, as such the provision of a modern farm building with a storage element and a cattle shed element is considered acceptable in principle.

Site layout and design

- 5.23 The siting of the proposed farm building is to the south-east corner of the pasture field, parallel with Silver Street and the access track to the existing farm buildings. This siting to a reasonable extent nestles the equipment and feed building against a well established hedgerow which runs alongside both the road and the track, this provides a backdrop to the building in addition to providing a degree of cover when viewed from the road. The farm building will need to be accessed by vehicles, taking into account existing access arrangements the proposed siting will limit vehicular intrusions into the site. It is therefore considered that the proposed siting provides for a reasonable balance of less intrusive presence and accessible location.
- 5.24 The proposed design is straightforward and regular, with an appearance which is common to modern farm buildings, it utilises a simple palette of materials to provide an unassuming appearance. The applicant has carefully considered the northern elevation which is the side that would be readily visible from Broad Road and the residential properties on the north side of that road. Therefore the north elevation would be finished with vertical timber cladding and clay pantiles, this would result in a softer appearance and one more fitting to a residential setting. Taking into account the siting of the building on a well established working farm, and the surrounding development which includes sizeable farm buildings at the farm on the opposite side of Silver Street, the siting and design of the proposed farm building is considered acceptable.

Impact on the character and appearance of the area

- 5.25 As noted above, to the east of the collection of farm buildings is Filby Broad which is within the designated Trinity Broads Site of Special Scientific Interest (SSSI) and Broads Special Area of Conservation (SAC). Between the proposed farm building and the Broad is an arable field with an approximate width of 220 metres, followed by a continuous strip of trees and scrub along the western bank of the Broad with a width of approximately 50 metres.
- 5.26 For much of the year the ample screen of trees adjacent to the Broad would limit any views across the subject site, consolidated by the distance between the trees and the proposed farm building. Whilst there would be glimpsed views of the site when the trees are bare, again the distance to the proposed farm buildings would limit any potential impact on the designated sites and the setting of the Broad. It is further noted that Natural England have raised no objection to the application.
- 5.27 Views of the proposed farm building will be possible from Broad Road to the north and Silver Street to the west. Taking into account the established use of the site and indeed the existing farm buildings, the siting of additional farm buildings would not be out of keeping or character with the site. There are a

number of farms in this locale and there are similar farm buildings in terms of height and appearance at properties to the west and south-west. In this context the proposed farm building would not unduly impact on the character and appearance of the subject site or the surrounding area.

Impact on the character of the Listed buildings

- 5.28 The proposed farm building is sited just over 30 metres from the existing farm buildings which includes the Grade II Listed farmhouse and great barn. Whilst the scale of the proposed building is larger in isolation, as a collection the existing buildings have a similar scale, and it is noted that the overall height is lower than the Listed elements, as such the proposed building would not dominate the site or the existing buildings.
- 5.29 The BA Heritage Officer has considered the relationship of the proposed farm building to the existing buildings and Listed building, concluding that due to its siting and elevational treatment the proposed farm building will not have an adverse impact on the character of the Listed buildings and is therefore acceptable. In addition, the construction of this building will enable the removal of the 20th century storage building from the farmyard which will allow the Listed and associated buildings to be appreciated in their proper spatial context within a newly landscaped courtyard.

Impact on residential amenity

- 5.30 The proposed farm building maintains a separation of approximately 20 metres to the nearest residential property, a converted barn on the opposite side of Silver Street, a distance of approximately 40 metres to the farmhouse on the opposite side of Silver Street, a distance of 30 metres to the property to the south of the subject site, and a distance of approximately 60 metres to the properties along Broad Road to the north of the subject site. It is noted that the properties on the opposite side of Silver Street are configured with the principle elevations facing north or south, with the eastern elevations which face the subject site being flank elevations. The property to the south of the subject site is similarly configured. Taking into account the separation to the nearest dwelling, the height of the proposed building, and the existing boundary treatment on the western and southern boundary of this section of the site, as well as the configuration of neighbouring residences, it is considered that the proposed farm building will not unduly impact on the amenity enjoyed by residents in the form of a loss of light or outlook, or loss of privacy.
- 5.31 In terms of the potential for noise disturbance it is noted that the animals to be housed in the cattle shed portion of the proposed farm building are already part of the functioning farm. Currently the animals are wintered outside, but the inclusion of a cattle shed would allow for shelter to be provided during times of inclement weather. The siting of the farm building is on an area of existing pasture, as such the animals can be kept on that portion of the farm, therefore the proposed building would not result in a use of an area where that use does not already exist. In providing a building for the animals to be

housed this would also to some extent diminish the level of surround transferral by virtue of the building itself, this being aided by the configuration which creates a reasonably well shielded area. It is therefore considered that the use of the proposed farm building will not unduly impact on the amenity enjoyed by residents in the form of undue noise disturbance.

Access

- 5.32 There is an existing access to the field where the new farm building would be located and there are no alterations proposed to this access aside from a replacement of the existing gate set back 6.5 metres from the highway. The access leads directly to a track composed of crushed concrete which is sited adjacent to the north of the new building. This siting would ensure that the track has limited impact on the surrounding landscape by keeping hard elements within a particular location on the site.

6 Conclusion

- 6.1 The existing Grade II Listed farmhouse is included on the Broads Authority Heritage At Risk register, the proposed works would result in the property being removed from the register and secure the long term future of this heritage asset. The proposed works would re-establish the lost farmyard configuration and remove the modern workshop barn which is detrimental to the character, layout, appearance, and function of this part of the site. The proposed additions to the farmhouse and conversion of adjacent outbuildings are considered acceptable and would not harm the character and setting of the heritage assets.
- 6.2 The proposed new farm building has a simple design and is of a reasonable scale, it would not be detrimental to the nearby Listed buildings, it is considered to be appropriately sited taking into account existing boundary treatments, and would not unduly impact on the amenity enjoyed by neighbouring residents.
- 6.3 The proposed development would not have detrimental impact on the nearby Trinity Broads Site of Special Scientific Interest (SSSI) and Broads Special Area of Conservation (SAC).

7 Recommendation

Approve subject to conditions

- i. Standard time limit;
- ii. In accordance with submitted plans;
- iii. Details of materials;
- iv. Details of all structural interventions to the Listed building;
- v. Detailed design of the replacement dormers
- vi. Submission of larger scale drawings of elevations
- vii. Submission of schedule of repairs and/or replacements of internal and external joinery;

- viii. Details of all new joinery details
- ix. Details of eaves, verges and abutments to listed building
- x. Details of new windows and doors - materials and details
- xi. Details of landscaping scheme and materials for the courtyard and parking areas;
- xii. Details of lighting scheme;
- xiii. Detail of overall timetable/programme for the works
- xiv. Recording of all elements of Listed building to be removed
- xv. In accordance with hedgerow management proposal both for the existing and new length of hedge;
- xvi. Bat bird mitigation measures and enhancements;
- xvii. Timing of works - bird nesting

Informatives

- i. European Protected Species licence

8 Reason for Recommendation

The proposal is considered to be in accordance with Policies CS1, CS2, CS4, and CS5 of the Core Strategy (2007), Policies DP1, DP2, DP4, DP5, DP11, , and DP28 of the Development Plan Document (2011), and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

List of Appendices: Appendix A - Location Plan

Background papers: Application File BA/2017/0389/FUL

Author: Nigel Catherall

Date of Report: 15 February 2018

APPENDIX A

BA/2017/0389/FUL & BA/2017/0390/LBC - Common Farm

