

Planning Justification Statement

Development Proposal:

Extension of Barn

Location:

Barn at Charlesworth, High Peak

Applicants:

Tim and Kathryn Parsons

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Appendix 1: Relevant Examples of Contemporary Extensions to and Conversions of Traditional Barns and Other Buildings

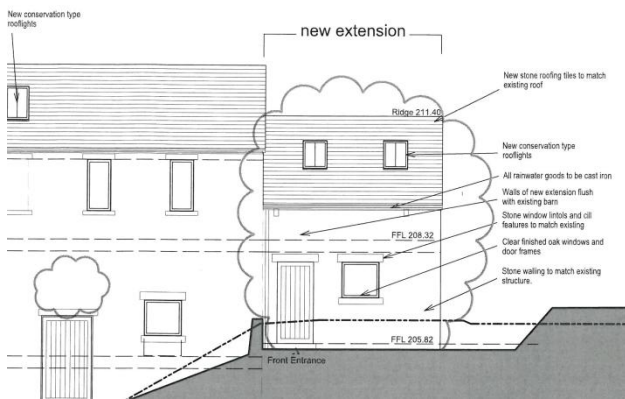
1. Introduction

- 1.1 James Ellis Planning Consultants has been asked by John McCall Architects and the applicants Tim and Kathryn Parsons to provide an appraisal against relevant national and local planning policy of the proposed extension of a barn at Charlesworth within High Peak.
- 1.2 The applicants have received planning consent for the conversion of the barn and its extension however an amended design is sought hence the submission of a new planning application.
- 1.3 Section 2 of this proposal provides more details on the proposed extension, in comparison the previously approved extension.
- 1.3 Section 3 provides a detailed of the extent to which the proposed extension is in accordance with both national and local planning policy, as well as planning guidance issued by English Heritage and the Planning Inspectorate which support the use of innovative design.

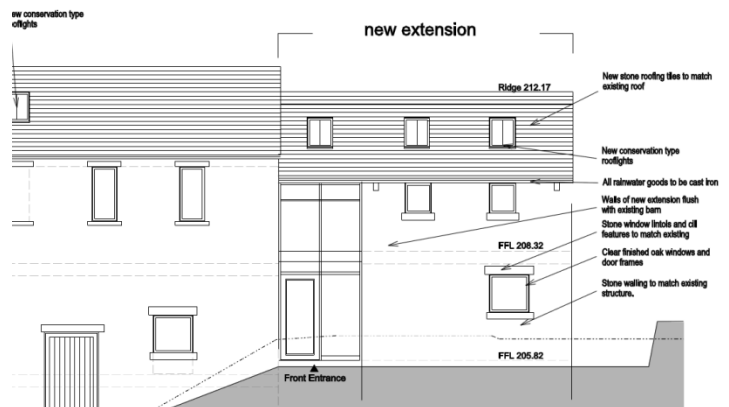
2. Development Proposal

2.1 The development proposed is the extension of barn at Charlesworth.

2.2 The barn has already received consent for conversion and extension. An image from approved plans is shown below together with an image of plans proposed by this application.



Above left: Approved extension to barn



Above right: Amended proposed extension

2.3 It is understood that a number of designs of extension were proposed for the building prior to the final approval of planning consent and that significant discussions took place between the Council's Planning and Conservation Officers regarding design issues.

2.4 It is understood that there were some concerns over the design originally proposed and that the amended design was pursued so as to secure consent for the principle of the conversion of the building and its extension.

2.5 The final design of the approved extension is somewhat pastiche and because of the need to provide first floor living accommodation is not considered to respect the barn to which it

is attached. The relatively traditional nature of the design is considered to confuse the history of the building and will not reflect the significant point in its history which will be its conversion to a residential use.

- 2.6 Having received planning consent the clients wish to proceed with an amended design to pursue their aim of creating a sensitive yet contemporary extension of the barn. The image taken from proposed plans reflects this aim and includes large glazing elements which join the extension to the original the barn showing a clear distinction between new and old. The use of large glazing panels will also promote energy efficiency in the development through solar gain.
- 2.7 The amended design is considered to be fully in accordance with national planning policy guidance, appraised at section three of this statement, which supports the use of sensitive but innovative extensions to traditional buildings.
- 2.8 Appendix 1 to this statement provides examples of contemporary extensions to and conversions of traditional barns and other buildings, which reflect the support in planning policy terms for and the appropriateness of, new development which makes a positive contribution to its surroundings through enhancing the traditional built environment.

3. Appraisal of Relevant National and Local Planning and Policy Guidance

3a. National Planning Policy and Guidance:

- 3.1 The following Government guidance together with guidance from the Planning Inspectorate and English Heritage is of relevance to the proposed development

Planning Policy Statement 1: Delivering Sustainable Development

PPS1 places great importance on good design, in particular at para. 33:

“33. Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.”

Para 38 emphasises that planning should not inhibit ‘innovation’ or ‘originality’ in terms of architectural style:

“38....Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.”

Comment: The design of the proposed extension combines contemporary glazing elements and sensitive design, detailing and materials to create a confident development proposal that is in accordance with guidance on design in PPS1.

Planning Policy Statement 5: Planning for the Historic Environment

PPS5 provides little guidance which actually informs what would constitute acceptable design in the extension of a heritage asset such as the barn which is to be extended:

However, 7.5 states that developments which contribute positively to local distinctiveness should be accepted:

“HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.”

Comment: The proposed extension with its contemporary elements will contribute to the distinctiveness of the converted building. It will appear clearly as a contemporary yet sensitive extension of the building and will not detract from its historic significance. On the contrary the development of the extension proposed by this application will provide a clear distinction between new and old and the development of the building over time, whereas the more traditional extension previously approved would in future years provide a more confusing picture of the building’s development.

PPS5 also indicates that climate change considerations should be applied to developments affecting heritage assets

“Policy HE1: Heritage assets and climate change

HE1.1 Local planning authorities should identify opportunities to mitigate, and adapt to, the effects of climate change when devising policies and making decisions relating to heritage assets by seeking the reuse and, where appropriate, the modification of heritage assets so

as to reduce carbon emissions and secure sustainable development. Opportunities to adapt heritage assets include enhancing energy efficiency, improving resilience to the effects of a changing climate, allowing greater use of renewable energy and allowing for the sustainable use of water. Keeping heritage assets in use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings...”

Comment: The large glazing panels in the proposed extension not only ensure that it will be read as a later extension to the building in years to come but will also maximise passive solar gain in the conversion scheme as a whole, increasing energy efficiency and mitigating climate change.

Planning Policy Statement 7: Sustainable Development in Rural Areas

PPS7 provides guidance relating to design that should be supported in rural areas.

Paragraph 12 is of relevance in this instance as it confirms that high-quality contemporary designs should be viewed positively by planning authorities:

“12. Many country towns and villages are of considerable historic and architectural value, or make an important contribution to local countryside character. Planning authorities should ensure that development respects and, where possible, enhances these particular qualities. It should also contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location, having regard to the policies on design contained in PPS1 and supported in By Design2. Planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make country towns and villages better places for people to live and work.”

Comment: PPS7 makes it clear that designs which incorporate contemporary elements are appropriate for rural as well as urban areas. The proposed extension is considered to incorporate innovative, high-quality and contemporary elements while also being sensitive to the host building and its setting.

National Planning Policy Framework (consultation draft)

The following paragraphs from the NPPF are of relevance to the proposed development:

“114. The Government attaches great importance to the design of the built environment. Good design is indivisible from good planning and should contribute positively to making places better for people. The Government’s objective for the planning system is to promote good design that ensures attractive, usable and durable places. This is a key element in achieving sustainable development.

118. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

121. In determining applications, significant weight should be given to truly outstanding or innovative designs which help raise the standard of design more generally in the area. Permission should be refused for development of obviously poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

Comment: The innovative and contemporary design of the proposed extension is in accordance with the Government’s views on the design of new development expressed in the National Planning Policy Framework which reflect guidance in existing Planning Policy Statements. The Planning Inspectorate has indicated in guidance to its Inspectors that the draft NPPF is capable of being a material consideration in the determination of development proposals.

Planning Inspectorate Advice to Inspectors - Design

The clear policy support for the inclusion of appropriate contemporary architectural features in new development is reflected at para 22 in guidance by the Planning Inspectorate for its Inspectors on Design which refers to the 'By Design' criteria which themselves are referred to in PPS1:

"22. These urban design principles, or aspects of development, apply equally to urban design in general and to the architecture of an individual building in particular. None of them militates against modern (or innovative or original) design. It is nearly always possible to achieve the scale, character and appearance appropriate to the context through modern design as well as by a more traditional approach. On the other hand, a proposal seeking to reflect an earlier style may easily be let down by the lack of traditional detail, ornamentation in particular, or by the inability nowadays to replicate traditional techniques."

Comment: The promotion of a design which incorporates contemporary elements and will replace the more pastiche extension approved is in accordance with the Planning Inspectorate's guidance to its Inspectors.

English Heritage 'Conservation Policies and Guidance' Document

The English Heritage 'Conservation Policies and Guidance' document provides support for the use of contemporary elements in developments in conservation areas. The 'New Work and Alterations' policy at para 138 of the document, in particular criterion c, provides support for innovative alterations to conservation assets:

"138 New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.”*

Comment: The client is seeking to deliver an attractive and visually interesting extension which is both sensitive to the host building and will can be clearly read as a later addition to it.

This support for innovation, and the appropriateness of considering energy efficiency when altering heritage assets, is also confirmed at para 148 of the guidance document:

“148 As with repair, the use in interventions of materials and techniques proven by experience to be compatible with existing fabric, including recycled material from an appropriate source (paragraphs 98-99), tends to bring a low risk of failure. Work which touches existing fabric lightly, or stands apart from it, brings progressively greater opportunity for innovation. Energy efficiency (in production as well as use), sustainable sourcing of materials, and environmental good practice should guide all new work, but not to the extent of causing harm to the heritage values of the place.”

Comment: The large contemporary glazing panels will touch the existing fabric lightly at the join of the extension to the barn and will provide an appropriate link between the original building and the later addition. They will promote energy efficiency by increasing solar gain and the ingress of natural light into both the extension and the main converted barn itself.

3b. Local Planning Policy and Guidance:

- 3.2 A number of saved policies of the High Peak Local Plan, together with the Council's Residential Design Guide Supplementary Planning Document, are of some relevance to the development proposed:

Saved Policy GD4 – Character, Form and Design

“Planning Permission will be granted for development, provided that:

its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape”

Comment: All of the above design criteria have been carefully considered in production of the development proposal which has been shaped by feedback from the Local Authority's Officers on previous design iterations.

Saved Policy OC1 – Countryside Development

“The Countryside will cover all land beyond the Built-Up Area Boundaries defined on the proposals map, including the Green Belt and Special Landscape Area.

Within the Countryside, Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided that individually or cumulatively:

- *the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and*

- *the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and*
- *the development will not have a significant adverse impact on the character and distinctiveness of the countryside*

Policies relating to specific categories of development acceptable in the Countryside can be found under individual topic headings elsewhere in the plan.”

Comment: The proposed development is considered to contribute positively to the character and distinctiveness of the countryside through creating a sensitive yet striking and contemporary addition to the heritage asset that is the barn to be converted.

Saved Policy OC4 – Landscape Character and Design

“Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape. Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

- *the landform and natural patterns of drainage;*
- *the pattern and composition of trees and woodland;*
- *the type and distribution of wildlife habitats;*
- *the pattern and composition of field boundaries;*
- *the pattern and distribution of settlements and roads;*
- *the presence and pattern of historic landscape features;*
- *the scale, layout, design and detailing of vernacular buildings and other traditional man made features.*

Existing features which are important to the local landscape character, shall be retained, incorporated into the development and protected during construction work.

Where appropriate the Local Planning Authority will impose planning conditions and/or seek to enter into a planning obligation under section 106 of the Town and Country Planning Act 1990.”

Comment: The proposed extension is considered sensitive to the host building in terms of scale and materials and therefore to the surrounding landscape. As qualified in PPS7 appraised in the national planning policy and guidance section of this statement, “innovative, high-quality contemporary designs that are sensitive to their immediate setting” should be treated positively.

Saved Policy BC5 – Conservation Areas and their Settings

“Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that: the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area; and important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development.”

Comment: The detailed design and external appearance of the proposed extension are considered to enhance the character of the building to be converted and are in accordance with English Heritage and PPS5 guidance appraised in this report. Development can therefore be considered to enhance the surrounding conservation area.

Residential Design Guide – Adopted Supplementary Planning Document

The Residential Design Guide SPD is of some relevance to the proposed development.

The guide includes information on sustainable design and energy efficiency. In terms of sustainable design para 8.9 states that:

“New development should be more environmentally sustainable in its design, construction and the lifestyles that such development supports. This is a general aspiration of the Council and starting point for all planning applications in Local Plan policy GD1 (Sustainability and Development Control).”

In terms of energy efficiency at para 8.10.8 the guide includes general design principles to promote energy efficiency, these include:

“i. Building frontages/backs should be aligned within 30 degrees of due south where this is practical within the overall layout.

ii. Larger windows will be encouraged on south facing aspects. This is a traditional format for houses in High Peak where north-facing windows are often smaller and their aspects given greater shelter.”

Comment: Large glazing panels in both the south-west and north-east facing elevation of the proposed extension will increase energy efficiency by maximising solar gain. Heat and light and received through these panels will disperse both into the extension and the barn to be converted.

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