

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0561/LB	CASE OFFICER	Naomi Minto
LOCATION:	LEXHAM The Manor House, Lexham Road West Lexham Lexham	APPNTYPE:	Listed Build Consent
		POLICY:	Out Settlement Bndry
APPLICANT:	West Lexham LLP West Lexham Manor Kings Lynn	ALLOCATION:	N
AGENT:	West Lexham LLP West Lexham Manor Kings Lynn	CONS AREA:	N
		LB GRADE:	Within Curtilage G2
		TPO:	N
PROPOSAL:	Extension of existing barn, to create a dining room seating 40-50 guests, a create a new office & reception.		

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Planning Committee at the request of Cllr. E. Gould.

KEY ISSUES

Impact on setting and character of Listed Building
Impact on architectural or historic interest of the Listed Building

DESCRIPTION OF DEVELOPMENT

This application seeks Listed Building Consent for the extension of an existing barn to include a library area, kitchen, food preparation room, dry food store, dining hall, external dining terrace, staff room, office space, toilets, garage, shop / gallery and reception area. The proposed works would link the existing barn to another building that was granted planning permission in 2012 under planning refs: 3PL/2012/1224/F and 3PL/2012/1226/LB and would be ancillary to the use of the land, which was granted permission to be used as an education centre in 2009 against planning refs: 3PL/2009/1138/F and 3PL/2009/1139/LB.

SITE AND LOCATION

The application site is situated on land within the West Lexham Education Centre, which was granted permission under 3PL/2009/1138/F and 3PL/2009/1139/LB. A full planning application has also been submitted with this Listed Building application. The Listed Building in question is West Lexham Manor, which is a Grade II Listed Building, located further south of the application site. Access to the proposal would be via the existing access to the north of the site. The extension would be bounded by an area of mixed trees and shrubs and the access way to the north and east, with a parking area to the west and existing buildings to the south.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3DC/2016/0011/DOC DOC-Discharge PART 07-07-16

Discharge of conditions 4 and 5 on 3PL/2012/1224/F

3DC/2016/0012/DOC DOC-Discharge PART 07-07-16

Discharge of conditions 4 and 5 on 3PL/2012/1226/LB

3NM/2013/0057/NMA Permission 19-08-13

New window layout (reduction in number to approved 3PL/2009/1138/F)

3PL/1997/1053/LB Permission 01-12-97

Demol. of farm buildings, alterations & minor demol. & refurbishment of Manor House, CU & alterations of offices

3PL/2007/0835/LB Permission 27-06-07

Alterations to barn

3PL/2009/1139/LB Permission 16-06-10

Change of use, redundant bdgs to create education centre (residential)

3PL/2011/1333/LB Permission 20-02-12

Extensions & alterations to dwelling, including incorporation of existing domestic outbuildings

3PL/2012/1224/F Permission 22-01-13

Construction of building for machinery/equip & building for biomass boiler & hopper type build for biomass fuel

3PL/2012/1226/LB Permission 22-01-13

Erection of buildings to accommodate machinery & equipment, biomass boiler and biomass fuel

3PL/2018/0560/F

Extension of existing barn, to create a dining room seating 40-50 guests, and create a new office & reception.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

DC.01 Protection of Amenity

DC.07 Employment Development Outside of General Employment Area

DC.08	Tourism Related Development
DC.12	Trees and Landscape
DC.15	Renewable Energy
DC.16	Design
DC.17	Historic Environment
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

HISTORIC BUILDINGS CONSULTANT

No objection.

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No Comments Received

REPRESENTATIONS

A site notice was posted on 06/06/2018. Two responses was received, raising the following main points;

- inadequate car parking provision;
- increase in traffic to the site;
- increase in noise, and;
- negative impact on rural setting, not in keeping with the area.

ASSESSMENT NOTES

1.0 A Listed Building application has been submitted as the proposal involves extending a curtilage Listed Building. The main Listed Building (West Lexham Manor) is located to the south of the site. Therefore consideration must be had to the affect of the proposal on the setting of the Listed Building. The application must also comply with Policy DC17 of the adopted Core Strategy and the requirements of the National Planning Policy Framework, 2018 (NPPF).

1.1 Paragraph 189 of the NPPF states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.2 Paragraph 193 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The

more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

1.3 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings.

1.4 The application relates to the extension of a barn to include a dining hall, central kitchen, food preparation room, dry food store, external dining terrace, a library area, staff room, office space, toilets, garage, shop / gallery and reception area. The proposed works would link the existing barn to the north west of the site to another building that was granted planning permission in 2012 under planning refs: 3PL/2012/1224/F and 3PL/2012/1226/LB and would be ancillary to the use of the land, which was granted permission to be used as an education centre in 2009 against planning refs: 3PL/2009/1138/F and 3PL/2009/1139/LB. The proposal is predominantly single storey in nature. However, due to the sloping gradient of the land, part of the proposal includes a two storey building, which would house the shop, gallery, office, toilets, lobby and reception area. Materials proposed to be used in the construction works include, pantiles to match existing barn, lime render, tumbled/aged farmhouse bricks to match existing laundry / boiler building, flint panels and steel / glazed windows and doors.

1.5 The applicant sought pre-application advice from the Historic Buildings Consultant prior to submitting this application. The Historic Buildings Consultant raises no objections to the current proposal.

1.6 The Listed Building on site is West Lexham Manor, which is Grade II Listed and located further south of the application site and predominantly shielded from view by existing buildings. It is considered that due to the separation distances between the proposal and the Listed Building, the scheme will not have a detrimental impact on the setting. The proposed scale, design and materials will compliment the surrounding character of the area and will not impact unduly on the setting and appearance of the existing Listed Building. This application accords with Section 66 of the Town & Country (Conservation Areas and Listed Buildings) Act 1990, as well as having regard to Policy DC17 and the NPPF.

1.7 In terms of the overall planning balance of the scheme, it is considered that the proposal would satisfactorily preserve the setting, character and appearance of the Listed Building, having regard to Policy DC17 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal is therefore considered acceptable and the application is recommended for approval.

RECOMMENDATION

Listed Building Consent

CONDITIONS

3 Listed Building Consent - Time Limit (3 years)

The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.

Reason for condition:-

As required by section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

4 In accordance with submitted plans NEW 2017

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.

6 Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

7 External materials as approved

The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.

Reason for condition:-

To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.