

ITEM:		RECOMMENDATION:	REFUSAL
REF NO:	3PL/2022/1034/LB	CASE OFFICER	Lisa ODonovan
LOCATION:	BAWDESWELL Church View The Street	APPNTYPE:	Listed Build Consent
		POLICY:	In Settlemnt Bndry
		CONS AREA:	Y
APPLICANT:	Mr J Lilwall & Mr P Jervis Church View Bawdeswell	LB GRADE:	Grade II
AGENT:	Hawkins Artitecture Holly Cottage Birch Court	TPO:	N
PROPOSAL:	Internal alteration demolition of internal walls and formation of staircase to facilitate change of use planning application		

REASON FOR COMMITTEE CONSIDERATION

The application is brought to Planning Committee at the request of Chairman's Panel.

KEY ISSUES

Heritage impact - Impact on the special interest of a Grade II listed building.

DESCRIPTION OF DEVELOPMENT

The application proposes the change of use of the public house and flat above to ancillary accommodation to the main dwelling - including demolition of internal walls and the formation of staircases.

SITE AND LOCATION

The building is a Grade II listed building which lies on a corner plot inside the Bawdeswell Settlement Boundary and Conservation Area. The site is surrounded by residential dwellings with All Saints' Church lying to the north-west. There are open views of the property.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2022/1033/F - Change of use of the public house and flat above to ancillary accommodation to the main dwelling included internal alterations demolition of internal walls and formation of staircase

3PL/2022/0462/F and 0463/LB - Change of use of the public house and flat above to ancillary accommodation to the main dwelling (Church View) - includes internal alterations - demolition of internal

walls and formation of staircases

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

ENV07	Designated Heritage Assets
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

HISTORIC BUILDINGS CONSULTANT

No objection.

LISTED BUILDING SOCIETIES

No Comments Received

BAWDESWELL PARISH COUNCIL

No Comments Received

REPRESENTATIONS

Site notice erected: 15-09-22

Consultations issued: 13-09-22

No representations to the LB application received.

ASSESSMENT NOTES

Heritage impact

1.1 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, in particular sections 66 and 72, as well as satisfying the relevant sections within the National Planning Policy Framework and the development plan, which in this instance are considered to be Section 16 of the NPPF and Policy ENV07 of the Breckland Local Plan (adopted 2019).

1.2 The Bawdeswell Conservation Area includes the historic core of the village and is characterised by an intricate pattern of development, with narrow streets lined by predominantly traditional brick buildings,

creating an enclosed character.

1.3 The significance of the listed building derives principally from its historic fabric, architectural features and prominent location.

1.4 Whilst it is acknowledged that the proposal seeks to make relatively sensitive internal alterations, therefore the impact on the conservation area will be limited and through the use of permeable materials, the integrity of the listed building will largely would likely be preserved.

1.5 Paragraph 200 of the National Planning Policy Framework 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

1.6 The proposed works are considered to result in less than substantial harm to the fabric and special interest of the building, through the removal of features, such as the Bar. It is considered that as there is insufficient justification to support of the loss of the public house, as sought by the accompanying Full application (3PL/2022/0462/F). On this basis there is also insufficient justification to support the proposed works to the Listed Building, which include the removal of the bar and the loss of the public house permanently to the village, which are not considered to be public benefits. As such, the consent to carry out the works to the listed building as set out in this application is considered to harm the special interest and significance of the listed building and this less than substantial harm is not outweighed by public benefit. It is noted that Leathes Prior state that it is not in the best interest of the building to stand empty, which is agreed. However, insufficient evidence has been provided to demonstrate that this is necessary. On this basis, the application is accordingly recommended for refusal contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy ENV07 of the Breckland Local Plan (adopted 2019), Section 16 of the NPPF.

2.0 Conclusion

2.1 This consent to carry out the works to the listed building as set out in this application is considered to harm the special interest and significance of the Listed Building and is accordingly recommended for refusal.

RECOMMENDATION

The application is recommended for refusal.

REASON(S) FOR REFUSAL

1

Insufficient justification

The works to the Listed Building are likely to result in harm to its significance and special interest as there is insufficient justification, in support of the loss of the public house element as sought by the accompanying Full application (3PL/2022/1033/F), to justify the works proposed and subsequent less than substantial harm caused. The proposal is therefore considered contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy ENV07 of the Breckland Local Plan (2019) and Section 16 NPPF.

