
<u>APPLICATION NO:</u>	22/00425/LBC	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	
<u>LOCATION:</u>	Shippon One, Tarbock Hall Estate, Ox Lane, Tarbock Green, Knowsley, L35 1QA		
<u>PROPOSAL:</u>	ALTERATIONS AND REFURBISHMENT OF DWELLINGHOUSE CONSISTING OF INSTALLATION OF 4 NO. ROOFLIGHTS, THE INSTALLATION OF A LOG BURNER AND REPLACEMENT OF EXISTING CHIMNEY AND REPLACEMENT OF WINDOWS AND DOORS.		

Site Description

The host property is located within a rural location within the Green Belt. Shippon 1 is part of the Grade II listed building 'Tarbock Hall Farmhouse' by virtue of falling within its curtilage.

The property is located on a private road along Ox Lane with the application property not visible from the public realm. The buildings within the Tarbock Hall Estate form part of a traditional farmstead comprising of main hall, farmhouse, outbuildings, sheds and stables. The host property is one of three agricultural buildings which have been converted to residential use in 2005 as part of the planning approval (05/00863/COU) & Listed Building Consent (05/00865/LBC).

The property is brick facing to its principal, side and rear elevation. It has a grey roof slate tile together with grey windows and doors. The property is contained by a stone wall located at its principal elevation and fencing to its rear and side boundaries beyond which is agricultural fields.

The property has a large rear garden together with a detached outbuilding of modern construction.

Proposal

This is one of two applications currently under consideration in relation to this property (1 full planning application and 1 Listed Building Consent application).

This application seeks Listed Building Consent for a number of alterations to the dwelling house which is curtilage listed by association with its former use as part of the Tarbock Hall Farmhouse.

The following aspects of work are associated with this Listed Building Consent application:

1. Installation of 10 velux windows.
2. Underfloor heating.
3. Installation of timber framed sliding doors to north and west elevation.
4. Installation of a log burner together with increasing the height of the brick built chimney.

Despite the description of development, the following elements do not require Listed Building Consent as these do not involve works which would affect the historic elements of the application site. However they do require full planning permission and are subject to consideration in pending application 22/00424/FUL. These works include:

- Pergola
- Garage conversion
- Internal reorganisation to south wing

Consultations

Conservation and Design Officer – No objections to the principle of development but a number of alterations are required due to the significance of the heritage asset.

Representations

This application has been publicised by letters sent to 6 neighbours and has also been advertised by Site Notice. No representations have been received.

Planning History

The site is subject to a number of previous applications relating to Tarbock Hall. Those relevant to the application property are set out as follows:

Reference: 99/00790/FUL – Conversion of three former farm buildings to form a total of three dwellings and a golf club house, with demolition of attached and detached structures. Refused 30th November 2000.

Reference: 99/00789/LBC – Conversion of three former farm buildings to form a total of three dwellings and a golf club house, with demolition of attached and detached structures. Refused 30th November 2000.

Reference: 99/00419/APP – Change of use of arable land to form 18 hole golf course. Erection of 10 no. dwellings, conversion of barn to club house, conversion of 2 no. barns to 3 no. dwellings and alterations to existing access. Refused 30th November 2000.

Reference: 02/00060/FUL – Conversion of existing outbuildings to 3 no. residential units and formation of new access. Granted 13th June 2002.

Reference: 02/00061/LBC – Conversion of existing outbuildings to 3 no. residential units and formation of new access. Granted 13th June 2002.

Reference: 05/00863/COU – Conversion of Shippon Barn and outbuildings to form 3 no. residential dwellings, erection of detached garage block and construction of new access road. Granted 7th February 2007.

Reference: 05/00865/LBC – Listed building consent for alteration and partial demolition of Shippon Barn and outbuildings and erection of detached garage block. Granted 7th February 2007.

Reference: 22/00424/FUL – Alterations and refurbishment comprising of the installation of timber framed sliding doors to north and west elevation and installation of 10 no. roof lights together with the part conversion of garage to form guest annexe including the addition of 2 no. roof lights, 1 no. window and timber framed sliding doors and the erection of a detached timber framed covered seating area with brick plinth. Currently pending consideration.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

CS2 - Development Principles

CS5 – Green Belt

CS19 - Design Quality and Accessibility in New Development

Policy CS20 – Managing the Borough's Historic Environment

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is identified as land located within the Green Belt. Policy CS5 relates to development in the Green Belt. It states that 'inappropriate development' will not be permitted except in very special circumstances in which it has been demonstrated that the harm to the Green Belt would be clearly outweighed by other considerations. Paragraph 149 of the Framework (2021) states that local planning authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. As such, the proposed alterations do not add any additional built mass and are considered acceptable in principle, subject to compliance with local planning policy and guidance.

Policy CS20 sets out the Local Planning Authority's approach to managing the Borough's historic environment and requires development proposals to preserve or enhance the Borough's historic and architectural assets including buildings and structures of historic importance. Policy CS20 requires preservation of local distinctiveness and character of the Borough's historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape.

The Framework states at paragraph 199 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 (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.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) A grade II listed building, or grade II registered parks or gardens, should be exceptional.
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 201 of the Framework states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site.
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.
- c) Conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Subject to the necessary planning conditions the application would be in compliance with the relevant Development Plan policies and has regard to policies CS2, CS5 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016) and the Framework (2021).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

As this is a Listed Building Consent application, the main issue is the impact of the proposal on the heritage asset which is curtilage listed. The impact on the heritage assets must be considered in the context of the requirements set out by the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72(1) of the Act states that:

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Heritage Significance

Tarbock Hall is a moated site. It was extant in the 13th Century and had its own chapel founded about 1290 signifying a site of particularly high status. It is shown on Saxtons map of 1577. The estate was sold off in 1611, probably as a result of the reduced circumstances of the recusant owners, and following this it continued as little more than a tenanted farmhouse, the Hall was rebuilt in the late 1700s.

Shippon 1 is part of the farmstead, converted to residential use in 2005. This particular part of the Tarbock Farmhouse complex dates from 1908-1927.

The Heritage Impact Assessment, (Appendix A of the DAS) does not explore the historical or architectural significance of the building directly affected by the works, though it does rightly identify that the south wing, the chimney and glazed feature on the east elevation were modern additions built at the time of the conversion. The plans however identify the main range as being a former farrowing shed. This would have pre-dated the farrowing pens used in modern farming.

The garage is of recent construction, erected at the time the farmstead was converted to residential use.

Design and Impact of the proposals

A number of amended plans have been submitted to minimise the impact of the architectural features worthy of protection. These will be discussed in turn below.

1. Underfloor heating

No details were provided as part of the original submission whether the installation of underfloor heating would require physical break through of the outer wall e.g. for vents and outlets. The applicant has since advised that there will be no physical breakthrough to the external walls and the new system will be fed from the existing mains low pressure hot water system currently serving the radiators. There will be a connection to the mains primary boiler flow and return system which will be relocated to the utility room but there are no external outlets or vents.

As such, the underfloor heating will not change the physical character of the host property or result in internal alterations and therefore listed building consent is not required in this regard.

2. Rooflights

The proposals seek permission for the alteration of the existing roof and installation of 10 velux roof lights. Images contained within an earlier application (99/00419/APP) provide photographs of the building prior to its conversion and sets a series of small glass slate type lights equidistantly placed along the roof on both north and south elevations. The building does not appear to show sign of having had windows located within the walls so these rooflights would have provided the only source of light into the building.

As originally submitted the applicant sought the installation of 10 no. rooflights located along the north and south elevations. The number of proposed rooflights were considered to be out of keeping with the character of the property.

The Local Planning Authority has acted positively with the applicant and through ongoing discussions the number of rooflights have been reduced to 4 along the north facing roof slope sited equidistantly along the roof and set above the purlin and are of a reduced size than what was originally submitted. The proposed roof lights are a brand of conversation rooflights and of recessed installation coloured in black. They measure .85m in length by .61m in width.

It is considered that this aspect of the proposal is acceptable in terms on visual amenity and would preserve the existing character of the building and its setting.

3. Widening of opening to north face

The north facing elevation contains 3 doors and 2 windows located in the historic aspect of the application property. The proposal as original submitted sought to amalgamate one of the original openings with a new opening to provide bi-folding glazed doors between the existing glazed door and window located at the north face of the building. This would amount to the loss of 1m of the original brick face wall.

The Design and Access Statement carefully considered the thought process behind the loss of this wall with this area being selected in favour of the loss of a 3.2m wall. Although the widening as proposed would reduce the loss of brick work compared to that of the alternative option, it would fundamentally change the character in terms of the property due to the large glazed panels which would not be reflective of its previous historic use together with the loss of original brickwork.

The Local Planning Authority have expressed these concerns with the applicant who has subsequently withdrawn this aspect of the development from the application.

4. Windows and Doors

North and East Elevations

The windows and doors at the north and east elevation are subject to this Listed Building Consent application. The applicant has submitted scale drawn elevation and sections at 1:2 and 1:10 elevations including the frames set in the reveal. They comprise of a wood cill and stone cill serving the windows and hardwood cill serving the glazed doors with profile to match the existing door and window frame set in a timber fascia. The glazed unit is of clear glass. The changes to the glazed screen/door arrangement is acceptable and masonry and joinery materials will match the existing.

This aspect of the proposal has acceptable impacts on visual amenity and would preserve the existing character of the building and its setting.

5. Chimney and Log Burning Stove

The installation of the log burning stove would not affect the historic fabric of the building as the existing chimney breast appears to be of modern construction in breeze block. As such, it does not require listed building consent.

Despite the comments in the application documents, the amendments to the chimney should be considered as part of this Listed Building Consent application. The existing small chimney was an addition at the time of the 2005 conversion. During the course of this application the applicant requested to increase the size of the chimney flue in a type and style to match that of the Tarbock Hall chimneys.

The Design and Conservation Officer advised that this is wholly a different type and style of building and the changes to Shippon 1 should reflect the particular character and history of this element of the farm yard. The Design and Conservation Officer has advised that the existing chimney should be extended upwards in the same plain manner as the existing or the removal of the chimney and its replacement with a simple flue in muted black would be equally acceptable.

The revised plans show the chimney stack measures a total height of 2.3m (providing a total increase of 1.07m to the existing) in order to allow for safe pull and efficiency of the new log burning stove. It includes a plain chimney pot and simple stack although no indication of colour is proposed. In the interests of the character and appearance of the property a condition is attached to this application requiring prior approval for brick work so that it matches existing together and that the colour of the chimney pot is black in keeping with the existing.

Whilst the proposed chimney is doubled in height, it would be situated behind the gable wall of the adjoining property at Shippon 2 and would only be partially visible from the court yard at south elevation where it would extend 1.03m above the ridge. The chimney would be more visible at the west and east elevation but due to its simple brick built design it is considered in keeping with the historic significance of the host property and would look more aesthetically pleasing as opposed to a 2m tall flue pipe which would appear an alien feature along the roofline in comparison.

This aspect of the proposal has acceptable impacts on visual amenity and would preserve the existing character of the building and its setting.

6. Internal reorganisation of the south wing

The internal reorganisation of the south wing would include the repositioning of the utility room to the existing bedroom together with new stud wall. The existing bedroom, bathroom and en-suite located in the south wing would increase in size as a result.

The proposed works are located in the modern aspect of the host property and would only involve the removal/erection of timber stud partitions. These works do not involve any loss of historic fabric of the property and therefore Listed Building Consent is not required and this element of the proposals can be disregarded.

7. Sliding Folding Glazed Doors to Existing Opening at East Elevation

This aspect of the development proposals is located within a modern aspect of the application property. It will replace the existing glazed units with a folding glazed door. It will comprise of a traditional painted timber frame with mouldings and bead details to match existing house details.

As this is located within a modern element of application property it is advised that Listed Building Consent is not required for this aspect of the development.

Conclusion

The alterations proposed internally and externally would seek to replicate features typical of its former use. The works would not cause any harm to the architectural, historic character or setting of the listed building and would not result in inappropriate development in the Green Belt.

The proposal would be in compliance with the relevant Local Plan policies listed above, the National Planning Policy Framework (2021) and having regard s16 and s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation

That Listed Building Consent be granted subject to the following conditions:-

- 1) The works must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The works hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Notwithstanding the submitted plans, prior to the replacement of the chimney extension hereby permitted, a sample of brick shall be submitted to and approved in writing by the Local Planning Authority. The chimney pot shall be of black muted colour.

Reason: To preserve the character and historic appearance of a Grade II curtilage listed property and to comply with policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07.08.2022	389 L (--) 14		LOCATION PLAN
23.11.2022	389-A(31)14		FIXED GLAZING TO EXISTING OPENINGS – NORTH ELEVATION B
23.11.2022	389-A(31)15		GLAZED DOORS TO EXISTING OPENINGS – NORTH ELEVATION B
23.11.2022	389-A(31)16		SLIDING/FOLDING GLAZING TO EXISTING OPENING – NORTH ELEVATION B
23.11.2022	389-A(31)17		SLIDING/FOLDING GLAZING TO EXISTING OPENING – NORTH ELEVATION B
23.11.2022	389-L(--) 06	REV B	PROPOSED GROUND FLOOR PLAN
23.11.2022	389—L(--) 08	REV C	PROPOSED ELEVATIONS
23.11.2022	389-L(1-) 11	REV A	PROPOSED SITE LAYOUT
23.11.2022	389-L(27)07	REV B	PROPOSED ROOF PLAN GENERAL ARRANGEMENT

Signed Case Officer: John Fleming

Signed Authorising Officer: M Quinn

Date: 8/12/2022

Appendix 1 – Site Photographs



