
<u>APPLICATION NO:</u>	22/00424/FUL	<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 INCLUDING THE REPLACEMENT OF EXISTING CHIMNEY, THE ERECTION OF A PERGOLA AND THE PARTIAL CONVERSION OF A DETACHED GARAGE TO FORM A HABITABLE ROOM WITH EN-SUITE.		

Site Description

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

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 elevations. It has grey roof slate tiles together with grey windows and doors. The property is bound by a stone wall located at its principal elevation and fencing to the rear and side boundaries beyond which is agricultural fields.

The property occupies a large plot corner plot together with a detached outbuilding of modern construction shared with one of the neighbouring properties.

Proposal

The application as submitted seeks permission for a number of alterations to the application property. However, a number of these alterations are dealt with through the application for Listed Building Consent under application reference 22/00425/LBC together with the reorganisation of the southern wing which does not require planning permission or Listed Building Consent.

The relevant aspects of the proposals relevant to this application are the following:

- A pergola in an L shape arrangement consisting of oak framing and timber trellis above secured by facing brickwork to match the main house to provide an outdoor cooking and seating area. It would measure 3.89m in width and span a length of 2.97m. It would have a maximum height of 2.51m and would be situated within close proximity to the existing detached outbuilding.

- Installation of a replacement chimney flue. The chimney flue would be brick facing with a simple chimney pot and stack. It would increase the height of the existing chimney and reach a maximum height of 1.99m
- Garage conversion to form habitable room and en-suite for occasional use. The existing garage measures 9.23m in length by 7.07m in width. A new stud wall will be constructed to partition the existing garage space. The guest room will measure 3.25m in depth by 7.07m in width. The only external alteration will be the replacement of the existing timber French door with a sliding door spanning a width of 3.83m by 2.22m in height.

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: 22/00425/LBC – 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 would not result in disproportionate additions are considered acceptable in principle, subject to compliance with local planning policy and guidance listed above.

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 highly 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

Context

The main issue is whether the proposed development would result in having an adverse effect on the character and appearance of this heritage asset which is curtilage listed by association with the wider Tarbock Hall Estate and whether it would affect the openness of the Green Belt.

The Householder Development SPD states in respect of listed buildings that careful design and use of appropriate materials are required to reduce the harmful impacts associated with the development. In determining this application, the Local Planning Authority has a statutory duty to have special regard to the desirability of preserving this listed building and its setting or any features of special architectural or historic interest which it possesses. If harm cannot be avoided the work will require clear and convincing justification including demonstrating that the benefits of the scheme are public benefits and the strictest standards will be applied to its design and construction.

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.

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 Amenity

1. Chimney replacement

The existing small chimney was an addition at the time of the 2005 conversion and is brick facing with a small chimney pot. It measures a total height of 1.07m, .6m in width and .47m in depth.

The Design and Conservation Officer raises no objections to the principle of this aspect of development. 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 farmyard.

The Local Planning Authority has acted positively with the applicant and it is proposed that the chimney will be extended upwards in the same plain manner as the existing to provide the correct updraft.

The proposed chimney would measure the same dimensions in terms of width and length but would have an increased height of 2.35m. Whilst the height is increased by 1.28m it would only appear prominent at the rear of the property from the garden and would be less visually prominent from alternative angles surrounding the property due to the existing roofline. As such, the chimney is of a simple brick design and is appropriate to the character of the application property in terms of design. However, a condition should be attached to this application seeking a sample of brick work to be submitted for prior approval.

2. Part conversion of garage to form guest annexe

This aspect of the development is associated with the detached garage built as part of the host property's conversion in 2005. As such, it does not contain any historic materials.

The existing French doors will be replaced with a new sliding door fronting the rear garden measuring 3.83m in width by 2.2m in height. The garage will be partitioned to provide a room measuring 7m in width by 3.2m in depth comprising of guest accommodation and en-suite. The proposed changes to its physical appearance in terms of the new sliding door would not be visible from the public realm. As such, it is considered a relatively minor modification and is acceptable in terms of design.

Notwithstanding this, consideration will need to be given to its effects on residential amenity. The Householder Development SPD advises that if an extension is proposed to accommodate dependent relatives, this should be linked to the main dwelling rather than a separate building within the grounds. If this is not possible then the conversion of an existing outbuilding is acceptable in principle so long as it does not create a fully self-contained unit.

The proposed annexe would not be used to accommodate dependent relatives and would only be used for occasional visitors, however, the principles outlined in the SPD should still be adhered to.

As originally submitted, the annexe included provision for a kitchenette. Following discussions with the applicant and concerns that this could be used as a self-contained unit, the kitchenette has been removed so that it only provides a bedroom and en-suite. The revised proposals would therefore not result in the creation of separate accommodation and would only be used on an occasional basis. It would not affect the residential amenity of neighbouring properties. However, a condition should be placed on this application to ensure that this aspect of the development is ancillary to the dwelling house.

3. Erection of pergola.

The pergola would be sited adjacent to the existing outbuilding and would be largely screened from view of the nearest properties. The seating area would be faced in brickwork to match the existing brick found at the application property and would have an open oak framing with timber trellis above.

The pergola is relatively small in scale and would not change the fundamental character of the property and would not result in a disproportionate addition of the dwelling house above 50% enlargement and would not represent inappropriate development in the Green Belt nor would it adversely affect the setting of the listed building.

The pergola is considered acceptable in terms of design and would not affect the residential amenity of neighbouring occupiers.

Highways

No adverse effects to highway safety would occur as a result of the proposed development.

Conclusion

The work would not impact the setting of Shippon 1 which forms part of the wider setting of the Grade II listed building 'Tarbock Hall Farmhouse'. The works would alter the chimney and garage which are both elements of modern construction and would therefore not disturb the application property's historic fabric.

Policy CS20 requires the Local Planning Authority to weigh any harm to a heritage asset against the benefits of the proposal including securing its optimum viable use. In this case, the proposed works are relatively minor and following advice with the Conservation and Design Officer and subsequent amendments to the plans which have been made are considered appropriate alterations to the building fabric and would not result in harm to this heritage asset. As such, the application is recommended for approval.

Recommendation

That planning permission will be granted subject to the following condition(s):-

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

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development 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.

- 5) The annexe shall not be converted for independent accommodation and should be used wholly in conjunction with, and incidental to, the use and enjoyment of Shippon 1.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11.07.2022	389 L (--) 14		LOCATION PLAN
23.11.2022	389-A(31)12	REV A	GLAZED DOOR ASSEMBLY GUEST ROOM/UTILITY
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(--)09	REV B	PROPOSED PLANS & ELEVATIONS GARAGE & UTILITY
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
11.07.2022	389-L(8-)13	REV A	OUTDOOR COOKING SEATING AREA PROPOSED

Signed Case Officer: John Fleming

Signed Authorising Officer: M Quinn

Date: 8/12/22

INFORMATIVE

COAL AUTHORITY

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Appendix 1 – Site Photographs



