



Appeal Decisions

Site visit made on 6 July 2020

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an Inspector appointed by the Secretary of State

Decision date: 22 July 2020

Appeal A Ref: APP/D3505/W/20/3246577

Meadow Barn, Old London Road, Copdock and Washbrook IP8 3JW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Achour against the decision of Babergh District Council.
 - The application Ref DC/19/04899, dated 16 October 2019, was refused by notice dated 20 December 2019.
 - The development proposed is the conversion, adaptation and extension of existing outbuilding with internal link between main barn and outbuilding.
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Appeal B Ref: APP/D3505/Y/20/3246578

Meadow Barn, Old London Road, Copdock and Washbrook IP8 3JW

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr & Mrs Achour against the decision of Babergh District Council.
 - The application Ref DC/19/04900, dated 16 October 2019, was refused by notice dated 20 December 2019.
 - The works proposed are the conversion, adaptation and extension of existing outbuilding with internal link between main barn and outbuilding.
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Decisions

Appeal A Ref: APP/D3505/W/20/3246577

1. The appeal is allowed and planning permission is granted for the conversion, adaptation and extension of existing outbuilding with internal link between main barn and outbuilding, at Meadow Barn, Old London Road, Copdock and Washbrook IP8 3JW, in accordance with the terms of the application Ref DC/19/04899, dated 16 October 2019, and the plans submitted with it, subject to the conditions at the end of these decisions.

Appeal B Ref: APP/D3505/Y/20/3246578

2. The appeal is allowed and listed building consent is granted for the conversion, adaptation and extension of existing outbuilding with internal link between main barn and outbuilding, at Meadow Barn, Old London Road, Copdock and Washbrook IP8 3JW, in accordance with the terms of the application Ref DC/19/04900, dated 16 October 2019, and the plans submitted with it, subject to the conditions at the end of these decisions.
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Preliminary Matter

3. As the proposal concerns a listed building, I have had special regard to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

Main Issue

4. The main issue is the effect of the proposal on the special architectural and historic interest of the grade II listed building, whose statutory address is Barns at Redhouse Farm, London Road.

Reasons

The listed building

5. The appeal site contains 2 barns from the late C16 and early C18, listed in 1988 for their group value, after planning permission was granted for their conversion into 2 dwellings. They appear to have been part of a farmstead which included Redhouse Farmhouse. Historic maps show these agricultural buildings being arranged to form yards between the farmhouse and the fields, the complex being enclosed by a stream or ditch, crossed by a bridge.
6. The timber-framed granary building the subject of this proposal, appears to date from the early C19. A Flemish-bonded, red, brick ground-storey encloses an open, 3-bay space with an additional cell and second access at one end. The upper floor, with grain storage partitions, is clad in weatherboarding under a pantile roof, and reached by a high level door in the gable end.
7. The granary has not been listed in its own right. Nonetheless, under section 1(5) of the Act, as a structure within the curtilage of the listed building which has formed part of the land since before 1948, the granary should be treated as part of the listed building. Despite this status, its significance lies less in its own merits, than in the contribution it makes to the special architectural and historic interest of the Barns at Redhouse Farm.

The effect on the listed building

8. The Council does not object to the alterations to the granary or its extension, and I have no reservation in concluding that the general design approach of the proposal in these respects is sensitive to the architectural character of the listed building. The barn which would be connected to the granary has been altered during its recent conversion to residential use and its mainstrey is a modern reconstruction. The alterations to protect the junction between the proposed link and the fabric of the barn, and the doorway alterations in the mainstrey would not harm or remove historic fabric. Moreover, both barns have been converted to residential use. Therefore, the use of the granary as an ancillary element of one of these former barns would not harm the special historic interest of the listed building.
9. The sole aspect with which the Council takes issue is the connection of the granary to the barn. It considers that granary buildings were built in isolation to protect stored grain from rats. It concludes that the connection would undermine the historic relationship between the barn and the granary and confuse the narrative of the farm's historic evolution.

10. I appreciate the Council's points, but the buildings in this former farmstead are no longer part of a working farm complex. Though the historic significance of the buildings has not changed, the visual and physical relationship between them, their historic context, has changed. In the spaces between the barns and the granary, where once livestock may have been enclosed and grain brought through for storage, cars now turn and park between residential gardens.
11. The construction of the granary reveals the need for grain storage space or even tools and equipment in addition to the substantial volumes of the barns, at a transformative time for food production and distribution. The isolation of the granary, and its raised floor, may well have followed custom to reduce the vulnerability of grain to the brown rat. These factors contribute to the historic significance of the listed building. Its scale relative to the far larger barns emphasises the significance of their height and extent, and it follows, broadly, a similar vernacular. This correspondence adds to the special architectural interest of the listed building.
12. However, several aspects of the proposal are sensitive to that historic significance in this new context. First, the barn and the granary are separated by only a couple of metres. The distance between them is less significant than their isolation. Indeed, the Character Statement¹ refers to individual buildings sometimes being connected by temporary hurdles or brick walls to create yards for the winter sheltering of animals. Furthermore, the historic map suggests that the siting of the buildings close to one another may well have been a device of passive enclosure, as much as the fences and the ditch were forms of security.
13. Second, the small footprint of the connection is sensitive to the spatial standing of both buildings in the complex. I can identify no harm to the spatial character of the complex of buildings from the change in the space at the junction between the barn and the granary. Because of its modest size, its materials and design, the connection would not disturb the architectural forms or order in the existing buildings.
14. Third, the connection would not include accommodation space, but would serve as an enclosed link, of modest height. It would appear as a clear glass structure, relieved of downpipes, gutters and sleeper walls. I appreciate that clear glazing does not make a structure invisible. The tones of reflected daylight, as well as any internal reflections at night would give the link presence. However, the singular, machined material and the crisp, uncluttered detailing of the link, standing between the more crumbly textures of the hand-crafted walls of the buildings it would connect, would distinguish it from them. Whilst the granary would lose its physical detachment, the different, more transparent architectural character of the link would retain the visual separation of the granary from the barn, and the historic significance of its former isolation.
15. In my view, the degree of change would not undermine the standing of the granary as a part of the complex of buildings, or the historic significance of its relationship to the barn. Indeed, the Council does not object in spatial terms to the granary extension which would almost double its footprint. Because of the siting of the buildings, and the sensitive design of the link, sufficient clarity

¹ Historic Farmsteads, Preliminary Character Statement, East of England Region, English Heritage 2006

of separation would be retained for the narrative of development at the complex to remain legible.

16. I conclude that the proposal would preserve the Barns at Redhouse Farm, and its features of special architectural and historic interest. It would satisfy the requirements of the Act, paragraph 192 of the Framework, and it would not conflict with policy CN06 of the Babergh Local Plan 2006 (LP) which requires that proposals to alter listed buildings, including curtilage structures, preserve their special character and respect those features which contribute positively to their setting, including space and historic layout. As a result, the proposal would be in accordance with the development plan.

Other Matters

17. The barns are long structures, and the complex of buildings of which they were part is dispersed, which broadens their setting. The extension to the granary and the alterations to it would be sensitive in scale, form, extent and material to the forms, textures and spaces around the Barns at Redhouse Farm, as well as the neighbouring Redhouse Farmhouse, also a grade II listed building, standing close-by. Very limited views of the link would be possible between the surrounding buildings, and for the reasons already given, it would not disturb the setting of the listed buildings.
18. Whilst the setting of the Barns at Redhouse Farm and Redhouse Farmhouse would change, the degree of change would not undermine the standing of the granary as a part of the complex of buildings. Given the nature of their setting which now includes the paraphernalia of residential use, the glazed link would not interfere with the reading of the complex of buildings as a farmstead which developed from the C16. The proposal would preserve the setting of the listed buildings, to the desirability of which the Act requires special regard be given. Nor would there be any conflict, in this respect, with LP policy CN06.

Conclusion and Conditions

19. In addition to the statutory time condition, a plans condition which secures the extent of the proposal is necessary for clarity and precision. To protect the special architectural and historic interest of the listed building, details of the construction of the roofs, walls, floors and components of the new building and link are necessary, as are details of the interface between the existing structures and the new. In such proximity to the listed building which has clay for its sleeper walls and roofs, brickwork sample panels are necessary to avoid a clash of tones or textures.
20. Details to confirm the retained elements of the granary and the extent of areas for replacement work and new work as well as their dimensions, finishes and fixing, including services, rainwater pipes, windows and skylights are necessary to preserve material of historic significance and the special architectural interest of the listed building. This is particularly so in the glazed link to the barn, so as to secure its material lightness, its transparency, and the contrasting character of its detailing.
21. The appellant has submitted sketch wall and roof sections within the granary. A details condition is necessary to secure the specification of the vapour barrier and its locations to preserve the fabric of the granary. The doorway in the barn is not particularly sensitive, nor are the alterations proposed to it

complex. Nonetheless, given the status of the building, details of the work are necessary for its preservation. The general arrangement of the stairway is sensitive to the historic significance of the granary. Control over its materials and detailing is unnecessary.

22. For the reasons given above, and having considered all matters raised, I conclude that the appeals should be allowed.

Patrick Whelan

INSPECTOR

Planning Permission Conditions (Appeal Ref: APP/D3505/W/20/3246577)

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 01 Existing Site Plan
 - 02 Existing Outbuilding and Main Barn Ground Floor Layout Plan
 - 03 Existing Outbuilding Plans and Elevations
 - 04 Existing Main Barn Elevations
 - 05B Proposed First Floor Layout Plan
 - 06B Proposed Ground Floor Layout Plan
 - 07B Proposed Elevations
 - 08B Proposed Elevations – South and West
 - 09B Proposed Site and Roof Layout Plan
 - 10B Existing and Proposed Plans
 - 11 Site Location Plan
 - 12 East Elevation Brick Repair Photographs
 - 14 North Elevation Brick Repair Photographs
 - 15 West Elevation Brick Repair Photographs
 - 16 South Elevation Brick Repair Photographs
 - 17 Sketch Details Indicating Insulation in Relation to Building Structure and Fabric
 - 18 Sketch Details Indicating Insulation in Relation to Building Structure and Fabric

END OF THE SCHEDULE OF PLANNING PERMISSION CONDITIONS

Listed Building Consent Conditions (Appeal Ref: APP/D3505/Y/20/3246578)

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) No demolition of brickwork, replacement of brickwork, erection of new brick walls, or repointing of existing walls shall take place until sample panels of all new and replacement facing brickwork and repointing showing the proposed bricks, bond, and pointing mortar have been provided on site and approved in writing by the local planning authority. The approved sample panels shall be retained on site until the work is completed and the development shall be carried out in accordance with the approved sample panels.
- 3) Before the commencement of each of the works listed below, full corresponding details as indicated below shall be submitted to the local planning authority and approved in writing. The works shall be carried out in accordance with the approved details:

GRANARY

- a) Annotated photographs to show the extent of the areas of brickwork for replacement
- b) Annotated drawings to indicate the fabric proposed to be retained, with particular reference to the timber frame, wall-plates, joists, roof structure, joinery and floor finishes
- c) In the retained openings which are to be sealed-up; details of the existing components, components to be retained, and details of any new work
- d) Drawings and photographs of the locations of new services and details of treatment around services penetrations through any external wall and roof and any surface terminals
- e) Drawings and photographs of the locations of new or adjusted rainwater gutters and downpipes including materials, fixings and finishes

- f) Notwithstanding the sketch details submitted with the application, details of the insulation measures, including the specification of the vapour barrier and its position in wall and roof constructions
- g) Rooflights including ironmongery
- h) New windows by cross-section and elevation including heads, cills and jambs
- i) Any replacement weatherboarding and bargeboards; profiles, section sizes, fixings and finishes

GRANARY EXTENSION

- j) Ridge, eaves, and verge by cross-section and elevation
- k) New doors and windows by cross-section and elevation and their ironmongery by photograph or drawing
- l) New weatherboarding and new bargeboards; profiles, section sizes, fixings and finishes
- m) New link to Granary; roof, walls and floor by cross-section and elevation including junctions of new/new and new/retained fabric

GLAZED LINK TO BARN

- n) Full details including sections at 1:5 through roof/wall, floor/wall junctions, floor build-up, and rainwater drainage
- o) Full details of mechanical and electrical services and any luminaires within the link
- p) Internal floor and external ground levels beside the glazed walls
- q) The treatment of the junctions, including flashings/movement joints, between the link/barn and the link/granary

BARN

- r) Details of the alterations at the entrance into the barn, by the link

END OF THE SCHEDULE OF LISTED BUILDING CONSENT CONDITIONS