

TODDINGTON HOUSE, TODDINGTON LANE, LITTLEHAMPTON PLANNING STATEMENT

11/11/2010
Tezel Bahcheli



CONVERSION OF CURTILAGE LISTED BARN TO B1 USE



Planning Statement

Introduction

Planning and listed building consent is sought for the change of use of a barn within the curtilage of Toddington House to B1 use and the reconfiguring of accommodation and minor extension of the conjoined single storey building.

Toddington House comprises a grade II listed dwelling, bound within a walled garden with associated barns. The single storey barn was converted in to B1 office accommodation around 2000. It has been used to accommodate a local company; Temple Spa Ltd, for the whole of the period since its conversion. Planning and listed building consent was granted for conversion of this barn earlier this year under ref: LU/85/10 and LU/86/10.

The large Sussex barn, for which no planning or listed building consent has been sought, is in a poor state of repair and is in need of a constructive re-use.

This application seeks a business re-use, in conjunction with the business already operating from the single storey barn, Temple Spa Ltd., a business owned and managed by the occupier of Toddington House.

The Development Proposals

The proposals are to convert the building to office uses, in conjunction with the existing offices at Toddington House.

The planning issues surrounding this proposal will be dealt with in the Design and Access statement and the Heritage Statement. The following works require listed building consent.

The external works consist of:

- Recovering the roof with plain clay tiles with associated insulation.
- Repairing and recladding timber walling with associated insulation.
- Repair cobbled walling structure.
- Reform buttresses flanking barn doors on south east elevation.
- Insertion of glazed screens within barn door openings on both flanks.
- Repair and replace timber barn doors, appropriately hinged to allow opening for natural daylight.
- Extend former stables with minor infill wall.

The internal works consist of:

- Insertion of stairs at north and south ends of the building.
- Insertion of first floor at north and south ends of the building, with void in the centre, glazed screens providing walling to two upper floor conference areas.
- Addition of kitchen at northern end of the barn.
- Reconfigure internal arrangement of former stables (the subject of planning and listed building consents LU/85/10 and LU/86/10) to provide WC's and reception areas to serve office.

The Development Plan

The development plan for Arun District and this proposal consists of the saved policies of the Arun District Local Plan. National Planning Policy in terms of Planning Policy Statements 1, 4 and 5 apply to this proposal. Planning Policy Guidance in PPG13 also applies.

The Arun District Local Plan

The Arun District Local Plan defines the application site as lying with the development boundary. Policy **GEN2** applies, allowing development or redevelopment, subject to other policies in the plan.

Policy **GEN7** is a general design policy, requiring development to make efficient use of land, to respond positively to the local environment and resources, to create attractive places and to enhance local distinctiveness. The policy also expects development to promote sustainable development, reduce the need to travel and have no adverse impact on adjoining land. Car parking should conform to appropriate standards and access should prioritise pedestrians. In all, a high standard of design is expected.

Car parking should be provided at the rate of 1 space per 20 sqm plus 10% for visitors. Car parking requirements are expressed as a maximum requirement. Cycle parking will also be provided. This complies with policies **GEN12** and **GEN 15** of the adopted Local Plan.

Policies relating to listed buildings have not been saved.

Other Policy Documents

Planning Policy Statement 1 (Delivering Sustainable Development)

It is Government policy that planning should facilitate sustainable and inclusive patterns of development by, among others, contributing to sustainable economic development, protecting the historic environment and the efficient use of resources. The creation of safe, sustainable, living communities with good access to employment and services is stressed.

Paragraph 27 of PPS1 sets out the general approach to delivering sustainable development that local planning authorities should adopt. These include the creation of mixes of uses within communities, enabling communities to be vibrant and rich as well as meeting the needs of the inhabitants. Accessibility to jobs, in sustainable locations, making an efficient use of land and buildings are key principles.

Planning Policy Statement 5 (Planning for the Historic Environment)

The Government's overarching objective is that the historic environment should be conserved and enjoyed as a finite, non-renewable resource. Nevertheless, they must be seen in the context of the wider social, cultural and economic environment and that change is sometimes necessary to maintain some buildings for the long term.

It is the applicant's responsibility to describe the significance of any heritage asset and to demonstrate that the scale and nature of any development affecting it, or its setting, is compatible with the conservation of that asset.

Principles that will be applied to development affecting heritage assets and their settings will include:

- the recognition that intelligently managed change can be appropriate (paragraph 7),
- that putting heritage assets to use can be consistent with their conservation (paragraph 7),
- the positive contribution that conservation of heritage assets can make to sustainable communities and economic viability, (HE7.4) and
- the contribution and preservation of particular elements of a heritage asset that affect its setting or reveal its significance (HE10.1).

Planning Policy Statement 4 (Planning for Sustainable Economic growth)

Part of the Government's objectives for sustainable economic growth includes delivering sustainable patterns of growth, proving economic development in areas with good accessibility to transport and public transport infrastructure and the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community (paragraph 10).

Planning Policy Guidance Note 13

Although PPG13 is now reasonably dated, it remains the Government's planning policy guidance on transport issues in relation to planning. It emphasises the link between planning and transport and aims to reduce traffic generation by the physical juxtaposition of related land uses.

The guidance suggests that in order to meet objectives, development comprising jobs should offer a realistic choice of access by public transport, walking and cycling (paragraph 6.4). Related to that, development involving jobs should be accessible by public transport, walking and cycling (paragraph 19).

Mixed uses can provide significant benefits in terms of promoting vitality and diversity. Paragraph 30 outlines how a mix of land uses in town, suburban and local centres can promote other forms of transport.

Potential Issues

It is recognised that controls may be needed to prevent intensification of the use that could cause some conflict in the future.

These potential issues are:

- The use of the building by a business not connected to the occupier of Toddington House, harming the amenity of that dwelling.
- The subdivision of the business use to separate companies, increasing activity in a way so as to harm the amenity of nearby residences through traffic generation and parking.

The first of these two issues can be readily controlled by planning condition. A condition is suggested here that could be used to control these potential outcomes. The applicant is happy to conform to this condition. This condition was applied to the previous barn conversion on the same site.

This permission shall enure for the benefit of the occupier of Toddington House only and shall not enure for the benefit of the land.

Reason: To ensure no conflict between the occupier of the dwelling within the same curtilage.

The layout of the site and the internal arrangement of the buildings will ensure that the second of the identified issues does not occur. The arrangement of services; WC/kitchen/reception areas etc. have been designed for a single company, Temple Spa Ltd. This layout precludes the use of the space by more than one company.

We submit that this will ensure that there will be no harmful intensification of the proposed use.

Commentary and Conclusions

There are several strands of this proposal that accord with local plan policy and the objectives of national planning policy, including, importantly, the improvement in the appearance and preservation of the building itself. Additionally the proposal will have a positive impact in the street scene and the setting of the other listed structures as well as the provision of employment in a suburban area.

The building is in a poor state of repair and its conversion will not only halt the current decay, but will ensure the survival of the building for future generations.

The new use will, on its own, ensure that the building is weather tight and will be maintained for future years.

The conversion is sensitively proposed, maintaining all the elements that contribute positively to its setting, the setting of Toddington House and the wider street scene.

We have, through the Heritage Statement, assessed the significance of the building as a Heritage Asset, concluding that the re-use of the building is of genuine importance to the setting of the House, the other listed structures and the street.

The use itself will be entirely compatible with the existing dwelling on the site and the existing B1 business use in the adjoining building. The use will be to benefit the existing business, and conditions limiting the occupation of the building would be adhered to.

An economic re-use of the building also helps to support the local economy, providing jobs in appropriate and accessible locations, close to major transport routes and bus/train links and residential areas. The use will contribute to a mixed and thriving sustainable community.

The travel demand arising from the combined floorspace has been assessed, and the car parking and turning requirements of the combined floorspace has been provided. Cycle parking is also provided.

The access to the site has been examined by an independent Highway Consultant whose report accompanies this application. This confirms that the access is suitable.

A Travel Plan outlines how traffic generation can be reduced over time, applicable to both this proposal and the conjoined building.

We submit that this proposal is one that accords with the Development Plan and look forward to its favourable consideration.