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**From:** Maria Tomalova  
**Sent:** Tuesday, September 28, 2021 3:09 PM  
**To:** Ellie White [REDACTED]  
**Subject:** Stakers Farm, Y/107/21/PL, Y/108/21/L

Hi Ellie,

Please see below the comments of Conservation Officer.  
I will let you know later today if there are some other issues in terms of planning.

Stakers Farm North End Road Yapton BN18 0DU

Listed building consent for conversion of & alterations to existing barns to create 3 No. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn, associated landscaping & parking (amendment to Y/106/19/L)

Stakers Farm is a Listed Building, and as a consequence, the buildings subject to the current proposal are curtilage listed. The farmhouse itself is an early C19 building of two storeys and attic with two dormers. It is Stuccoed and has a stringcourse. The roof is tiled, and there is a later C19 square stuccoed porch. It is very similar in appearance to Yew Tree House.

The barns which are the subject of this proposal are attractive, well-mannered buildings which through their design and location relate directly to the main listed building. The majority of the barns focus around an attractive courtyard which lies directly behind the farmhouse.

There are also a number of other listed buildings in the local area, including Yew Tree House, The Homestead and Berri Court. Yew Tree House is an early C19, detached building which is faced with stucco and a later C19 square porch.

The application site is located within the Yapton: Church Land and Main Road Conservation Area where there is a close-knit pattern of development.

The Conservation Area is based on Main Road and the southern end of Church Road. The village developed along this principal route and, together with Church Road and North End Road, there is a wide variety in the age and style of buildings. Most are two-storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.

The contrast between road fronted development and large residences, e.g. Dyers Croft and Berri Court set in their own grounds, also contributes to the special character of the area

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Areas. Chimneys are also important features on the skyline. Mature landscaping including many substantial trees and tree groups, enhance the rural character of this area, the setting of the buildings and the street scenes.

#### Proposal

The proposal is for the conversion of, and alterations to, existing barns to create 3 dwellings, along with the erection of car barns, a store, a replacement pump house, demolition of a C20 barn and associated landscaping and parking. A previous application has already been granted approval and it would appear that the intention with this application is to vary the design.

#### Change of Use

As previously mentioned, the concept of converting the existing barn structures into residential use is considered to be acceptable as it will ensure that the buildings are put to a good use, and that they are suitably maintained and remain as heritage assets.

The current application proposes some minor internal alterations to the internal layout of the buildings and I believe that these are acceptable. It would help to understand what the joinery inside the new units would look like and how it would be treated. Such details can be supplied by way of condition, if you are minded to approve the application.

It is also positive that some of the existing internal walls are to be retained as exposed masonry. It is assumed that they will be left in their current appearance i.e. not painted.

#### Loss of the C.20 building

The loss of the C.20 building will have a positive impact in that it will allow the setting of the building to be enhanced.

#### Retention of Features

Having previously undertaken a site visit it is clear that some parts of the barn to be converted into unit one retains some attractive features, especially within the two-storey element. These features are some of the most attractive within the barns and include flint flooring, exposed brick walls, a timber ceiling and stall dividers. It is positive to understand that the flooring will remain in place and be sensitively covered so as to not cause harm to the historic fabric. Likewise, the retention of the exposed beams and joists in the ceiling will enable some of the character of the space to be preserved and help shape the character of the development. It would be helpful to understand how they will be treated i.e. left untreated or treated (and how). This information could be provided for by way of condition. It will also help to understand if the rooms will remain exposed to the ceilings, with the timber framework of the roofs clearly visible?

#### Windows and Doors

A Historic England Guidance note regarding adapting traditional farm buildings states that 'New doors and windows will inevitably be required for habitable accommodation but that standard 'off the peg' joinery will never look substantial enough for buildings characterised by large robust frame sections. It is noted that the proposals will generally utilise existing openings for windows and doors. Such an approach is positive. Whilst some sectional details have been provided for the windows and doors, which is of assistance, other information is provided in the elevation drawings. At present, I am concerned that in elevation (as opposed to materials) that they are of a more standard design which appear too "domestic" in style, and out of character with the original purpose of the building i.e. a simple agricultural building. It would also appear that the design of the windows is such that it is possible to understand which of the casements open, and which do not (i.e. more like a 'storm window design' as opposed to a more traditional one). It is suggested that further thought could be given to this element of the design and a more appropriate windows and door design provided.

I am also concerned about the large window to be introduced to unit 2 on the South-East elevation, as well as the treatment of the existing opening for what will be bedroom three of the same unit. Further, it is not clear why the utility window of barn 2 is to be altered nor why a range of windows were chosen for the S.W courtyard elevation of barn one (when a more uniform appearance would be appropriate here). This requires clarification from the applicant, and it is suggested that more appropriate designs are prepared here.

The glazing of openings is a particularly subtle aspect of design in farm building adaptation work. In masonry structures setting glazing deep in the reveal of existing openings (which were rarely glazed) creates shadow lines and minimises reflections and impact. It would appear that the glazing and frames are to be recessed in order to reduce reflections and visual impact, and be constructed from timber. This is a positive element of the windows/doors.

The Historic England Guidance Note helpfully states that the impact of new windows and doorways can also be reduced through the use of shutters or joinery screens'. However, it is noted that existing doors (or replacements)

are not to be incorporated as part of the final scheme. This is disappointing, as they retain character as part of the building, and are reminders of previous use. Where doors remain, they can be retained and used as shutters; doors can be fixed open in order to ensure that enough light is available to the interior of the building. If in a poor state of repair, they can be repaired or replicated, or if missing, new ones can be made. This approach was used on the previous applications and it is not clear why it cannot be followed here as well.

### Landscaping

The proposal seeks to alter the layout and landscaping of the proposed development. One of the main ways in which the proposal differs from that previously approved is the creation of a new access drive and outbuildings. I understand that are to be considered as part of a separate application. However, as the rear garden areas are to be reduced in size, I would like to understand what all of the boundary treatments will look like. Details can be supplied by way of condition if you are minded to approve the application.

The use of brick paviours is of some concern, as this could introduce a sub-urban character into what should be a more rural one. From looking at the site plan it would appear that a significant area of the site would be paved in order to provide access to the parking courtyard. It is not clear why such a material was chosen, when something more in keeping would be more appropriate. However, if carefully chosen, it could be that such an approach would be acceptable. A sample of the material would be requested so as to fully assess the impact.

### General Issues

As part of any conversion, the success of the scheme relies on the use of appropriate materials and carefully considered design details. For instance, the location of any gas/electricity metres should be provided so that they are in a more discrete location and not clearly visible from the public areas. This helps to maintain the traditional, agricultural aesthetic. Details of this should be provided for by way of condition, if you are minded to approve the application.

### Potential conditions

If you are minded to approve the application, the following additional information should be supplied by way of condition:

- Details of internal joinery including new doors, architrave and skirting
- Details of the windows and doors in a design appropriate for the curtilage listed barns
- Details of the treatment of the retained timber beams and joists
- If the first-floor rooms of barn one will remain exposed to the ceilings, with the timber framework of the roofs clearly visible, and how they will be treated
  - Details of material used
  - Details of any external colours/surface treatments
  - Details of the brick bond

### Conclusion

At present, whilst the proposed development is generally acceptable, I do have some concerns which detract from the character and significance of the former agricultural buildings. These issues could be easily dealt with in order to achieve a satisfactory development.

If the plans are not altered, I would believe that the proposal is harmful. This level of harm would be classed as less than substantial harm in accordance with paragraph 202 of the NPPF (2021). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Kind regards

Maria

**Maria Tomalova**  
Senior Planning Officer  
Directorate of Place

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