

Planning Committee Meeting

14 April 2018

Agenda Item 9:

SDNP/17/00554/ FUL & SDNP17/00595/LIS
Manor House, North Lane, Buriton, GU31 5RT

**Proposed Conversion of Tithe Barn, Monks Walk and
the Garage building to form 5 dwellings (net increase
of 4 units).**





Boundary of Buriton Conservation Area



Settlement Policy Boundary



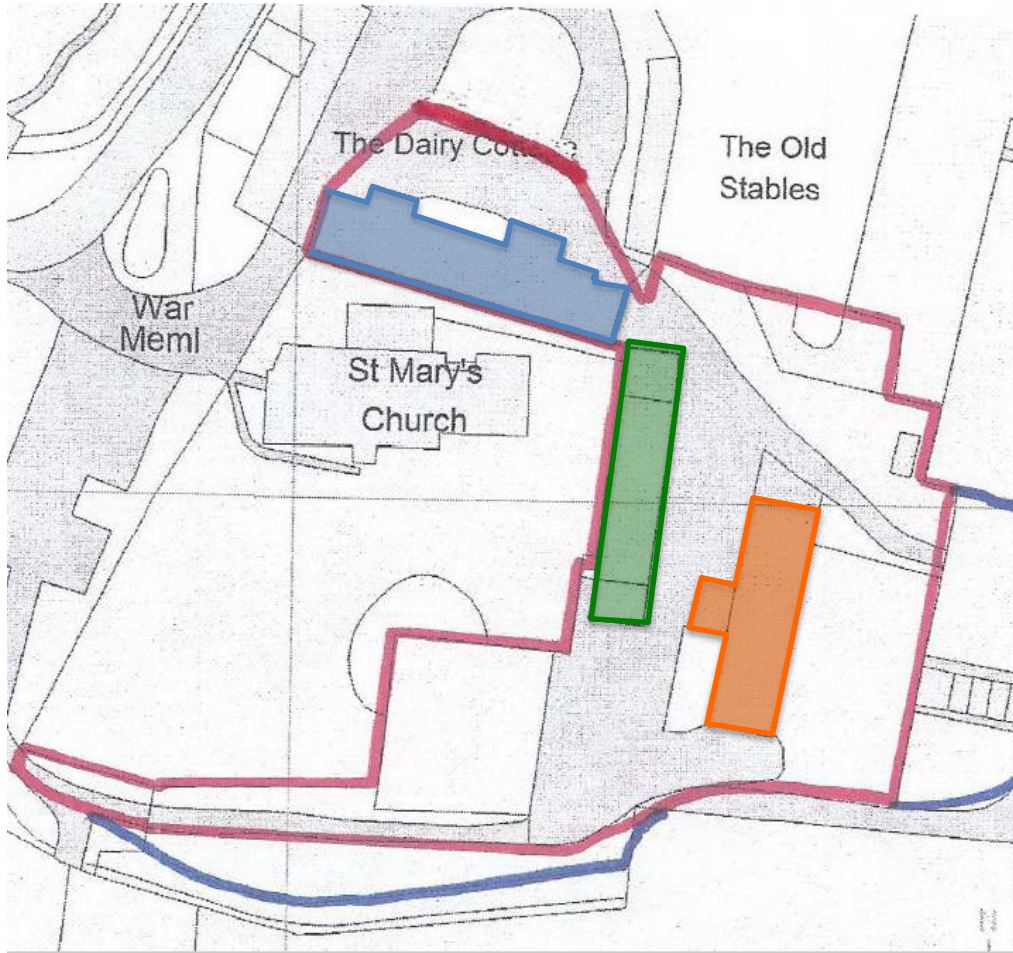
Buildings not specifically cited in records as listed



Listed Buildings (see listing noted)



Site plan



Proposal

Tithe Barn – 1 dwelling

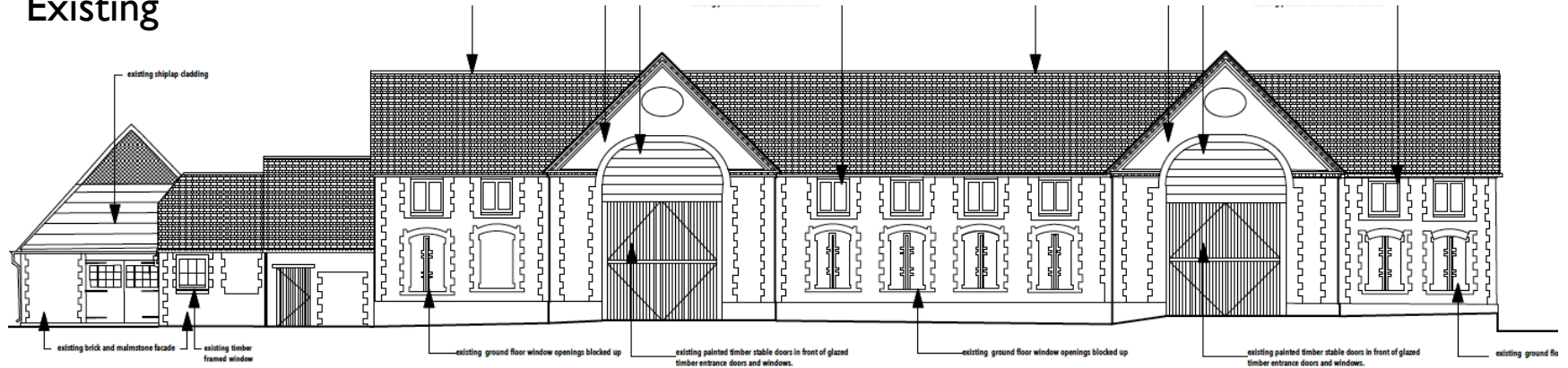
Monks Walk – 3 dwellings
(net increase 2)

Garages – 1 dwelling



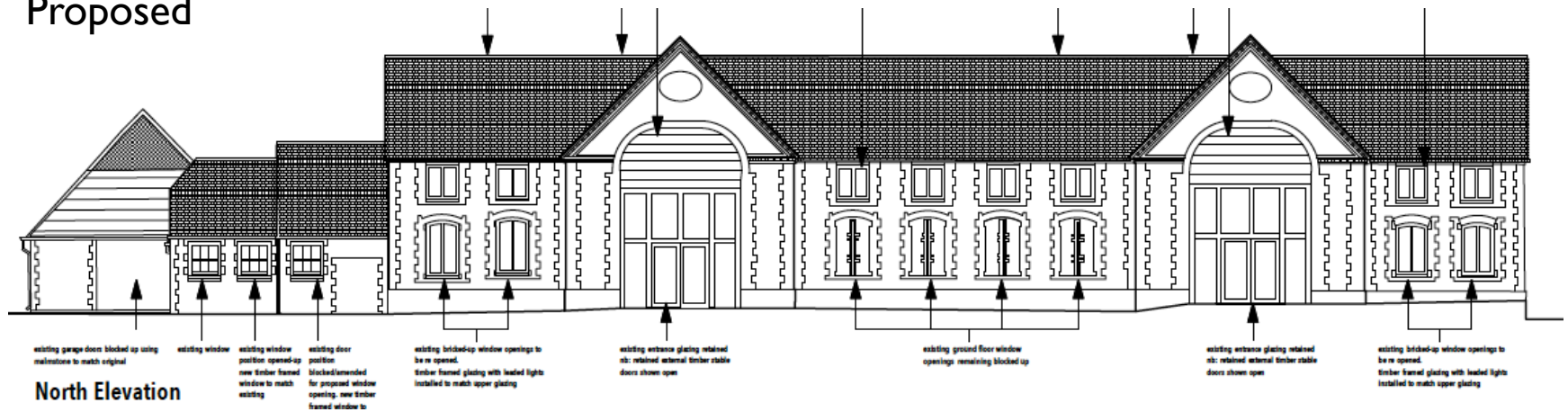
Tithe Barn – North Elevation

Existing



North Elevation

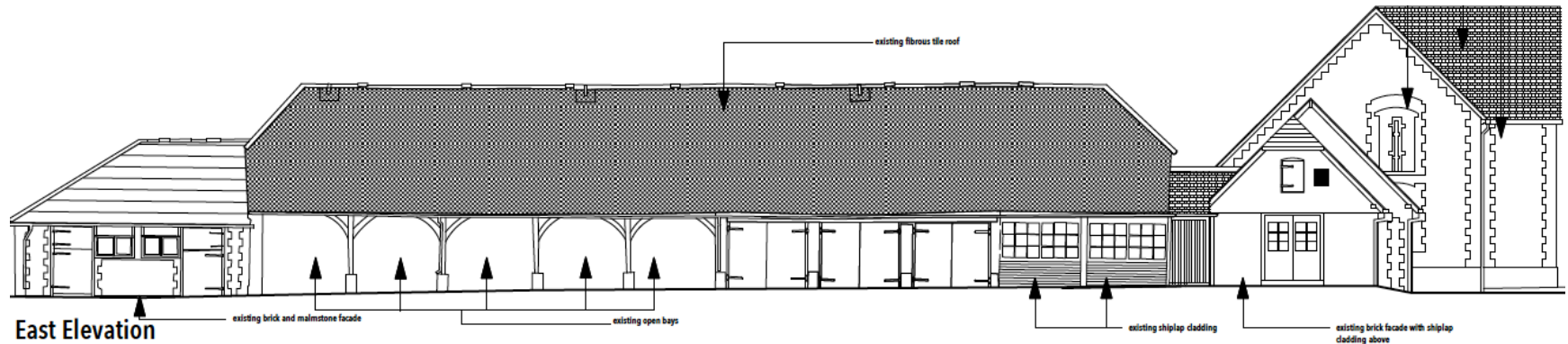
Proposed



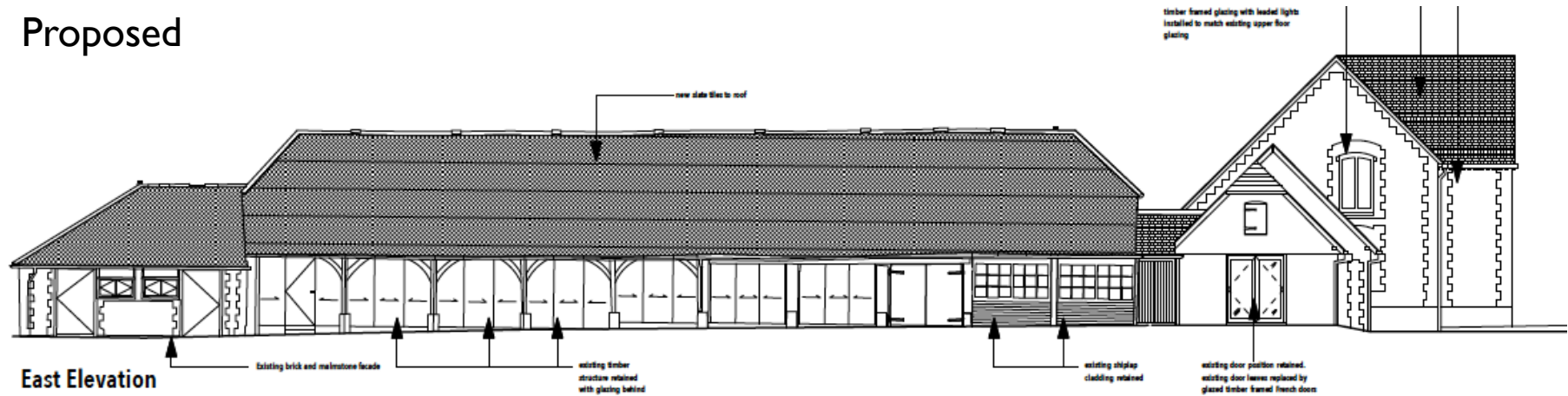
North Elevation

Garages and Tithe Barn – East Elevation

Existing



Proposed



Monks Walk – East Elevation

Existing



Proposed



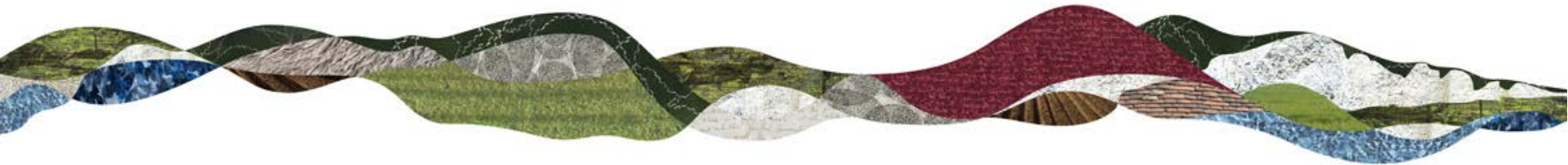
Main points for consideration

- Review of relevant planning policy
- Heritage
 - Reconsidering the impact of a residential use
 - Assessing the merits of alternative uses and their viability
 - Measuring benefits against harm caused
- Ecology
- Dark Night Skies

Heritage

Paragraph 134 of the NPPF

- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the *public benefits* of the proposal, including *securing its optimum viable use*.



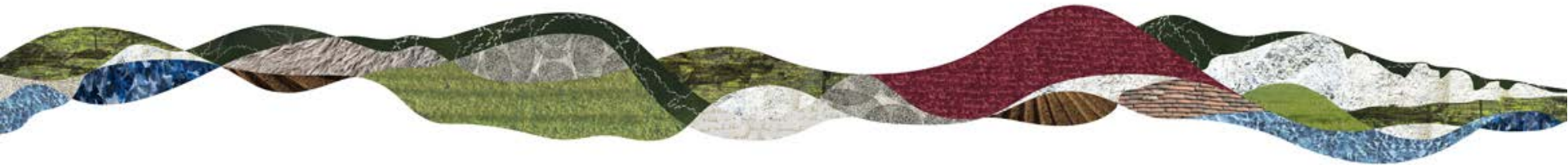
Heritage Impact

The Tithe Barn

- Proposed use as a single residential dwelling house
 - **must also consider viability of alternative uses -**
- A Commercial use (office or other employment)
- Continuation of the extant use
- B2C3 Ltd proposed community and events use
- Residential use ancillary to the Manor

Ecology

- Bat emergence surveys and report 2014
- Updated by report 2016
- Phase 2 assessment required



Dark night skies

- Policy SD8 of the emerging South Downs Local Plan
- Guidance in the Buriton Village Design Statement (VDS)



3 Reasons for refusal

1. In the view of the Local Planning Authority it has not been proven that the proposed residential conversion of the Tithe Barn would represent the optimum viable use of the grade II listed Tithe Barn (...)
2. It has not been demonstrated, on the basis of any updated ecological information submitted with the application, that the proposed works would not result in a detrimental impact on protected species (...)
3. In the absence of a legal agreement securing the relinquishment of rights to use the Tithe Barn as a function venue (...)

(refer to pages 88 and 89 of the report)

1 Reason for refusal

1. In the view of the Local Planning Authority it has not been proven that the proposed residential conversion of the Tithe Barn would represent the optimum viable use of the grade II listed building, in light of evidence confirming that an ancillary residential use in connection with the Manor House is both viable and would reunite the historic association between the buildings in the wider public interest.

(refer to page 89 of the report)

Recommendation

It is recommended that planning permission consent be refused for the reasons set out in Paragraph 10.1 of the report and updates sheet.

It is recommended that listed building consent be refused for the reasons set out in Paragraph 10.2 of the report and updates sheet.



Additional slides

Planning Practice Guidance

- **What is meant by the term public benefits?**
... may follow from many developments and could be anything that delivers economic, social or environmental progress
... should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Paragraph: 015 Reference ID: 18a-015-20140306

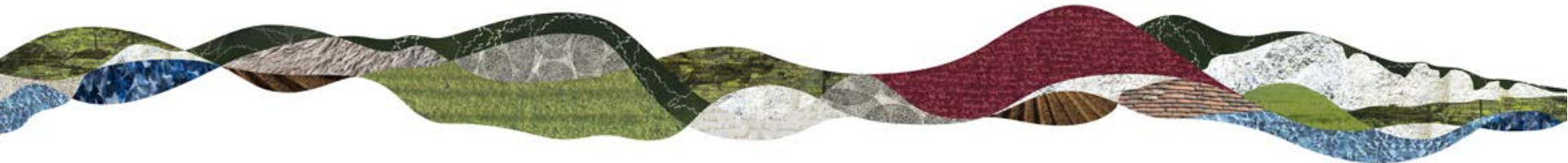


Planning Practice Guidance

...Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation*

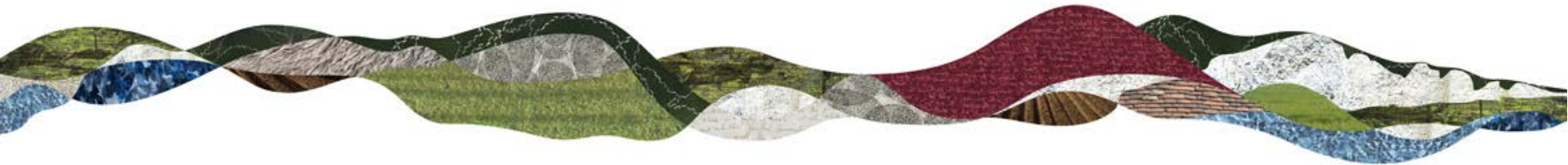
Paragraph: 020 Reference ID: 18a-020-20140306



Planning Practice Guidance

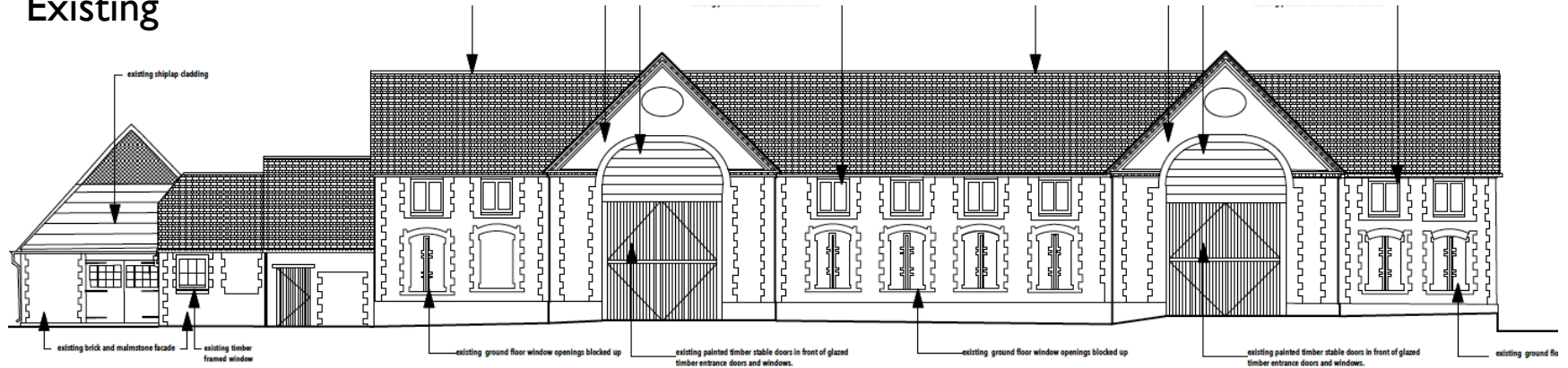
- The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.
- It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.

Paragraph: 015 Reference ID: 18a-015-20140306



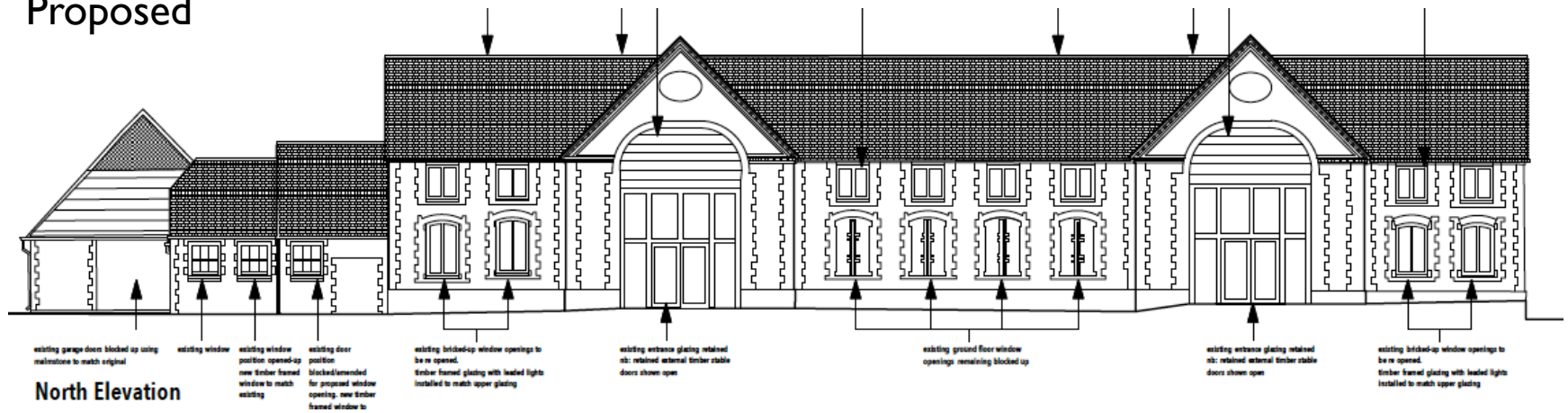
Tithe Barn – North Elevation

Existing



North Elevation

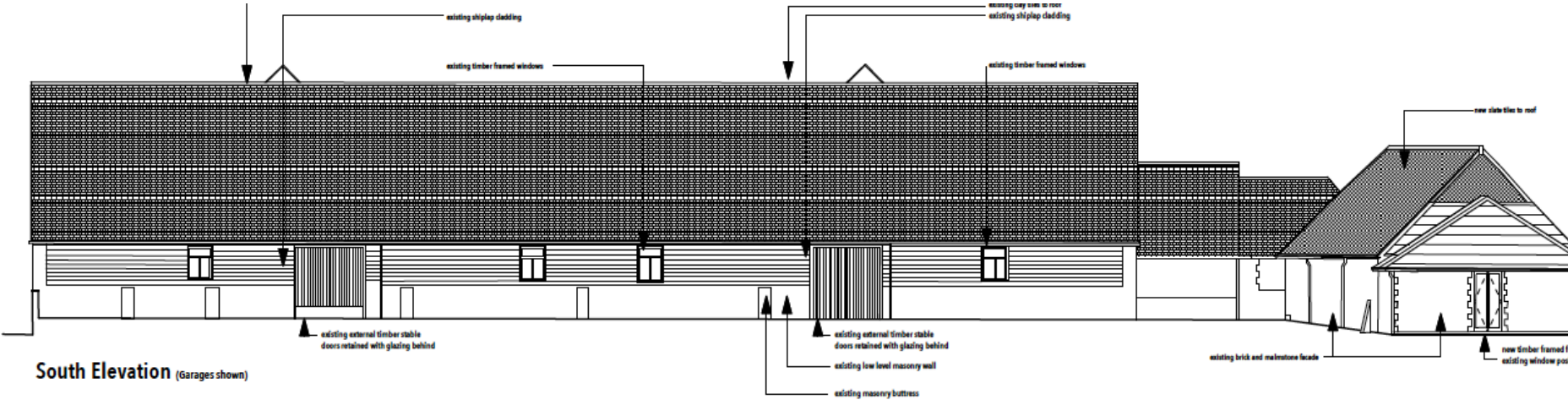
Proposed



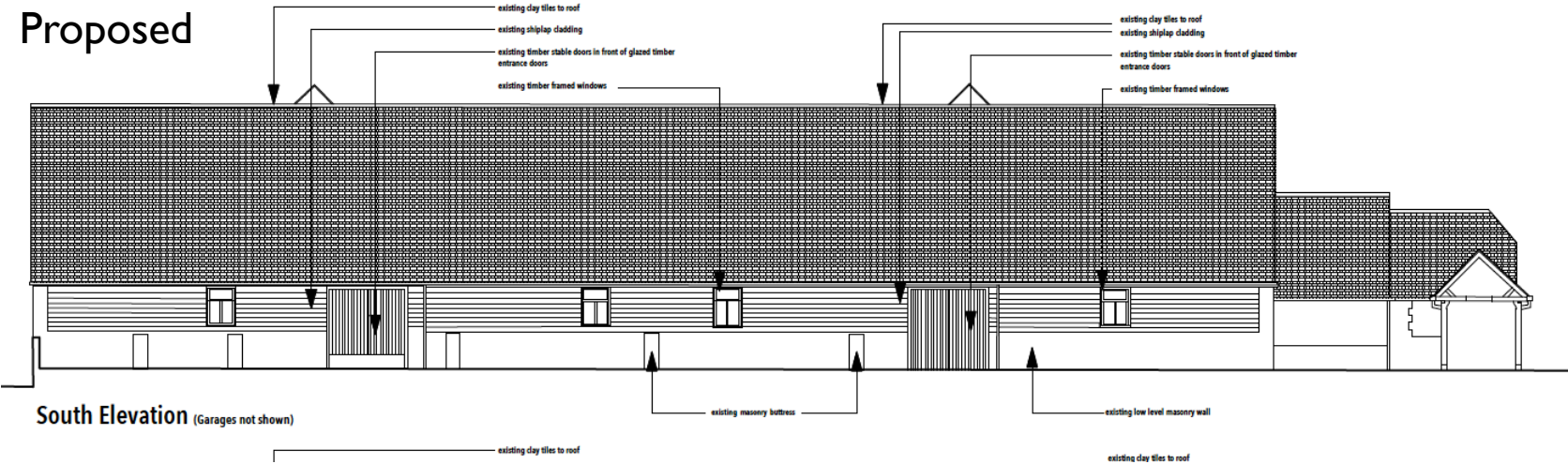
North Elevation

Tithe Barn – South Elevation

Existing

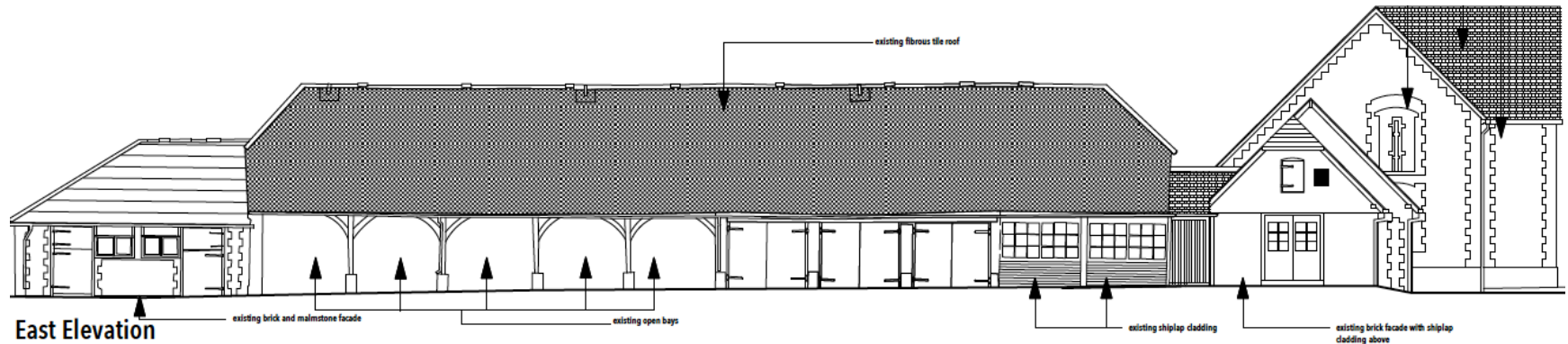


Proposed

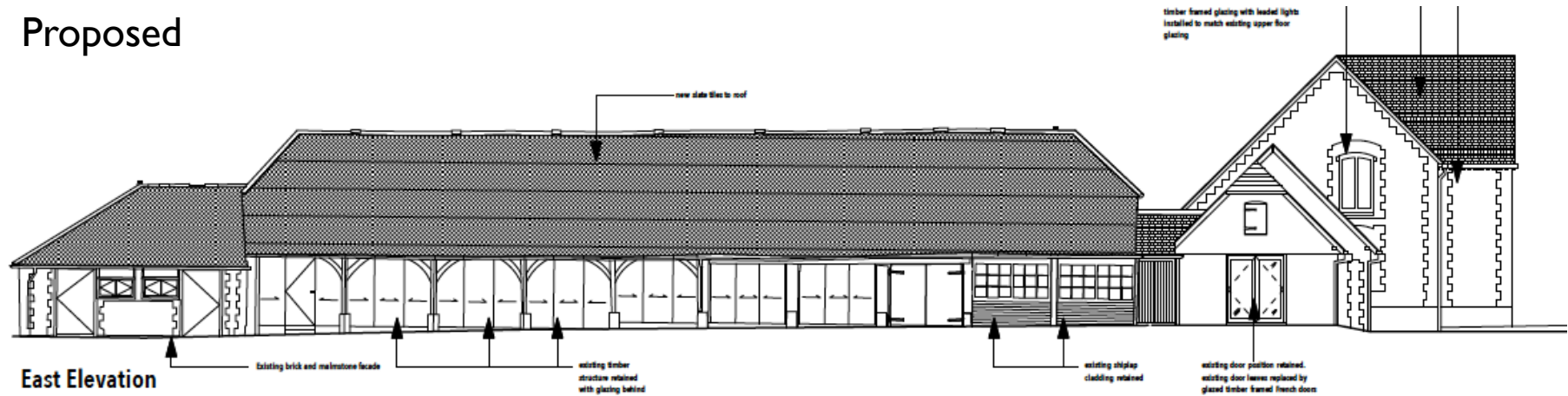


Garages and Tithe Barn – East Elevation

Existing

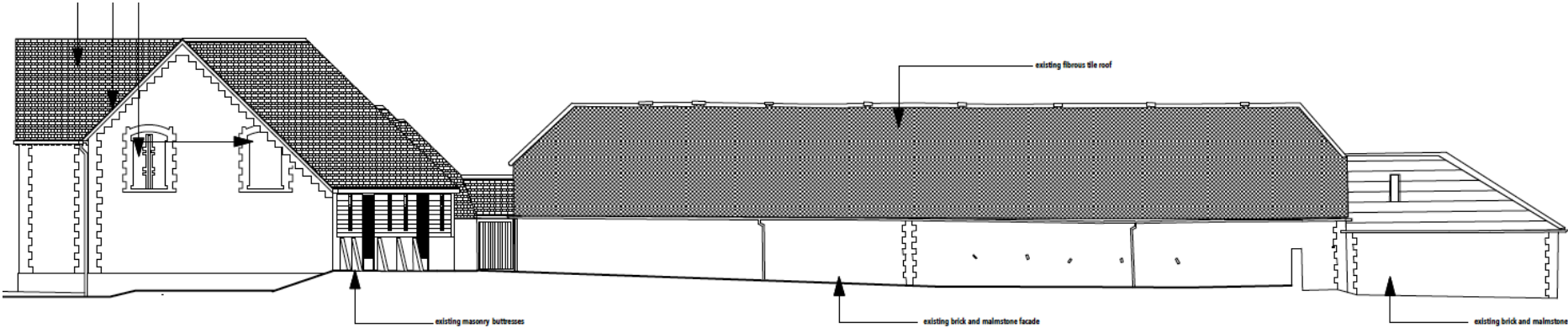


Proposed



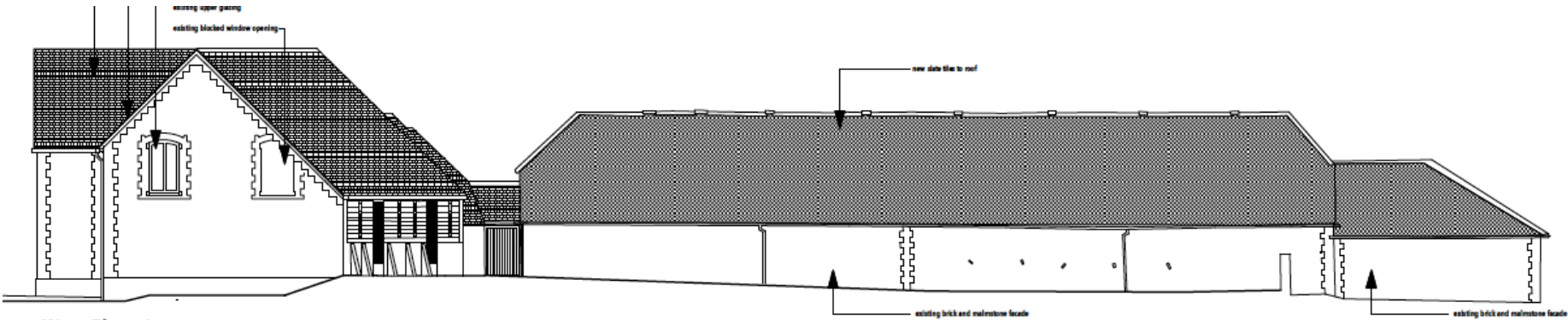
Garages – West Elevation

Existing



West Elevation

Proposed



West Elevation

Monks Walk – West Elevation

Existing



Proposed



Monks Walk – East Elevation

Existing

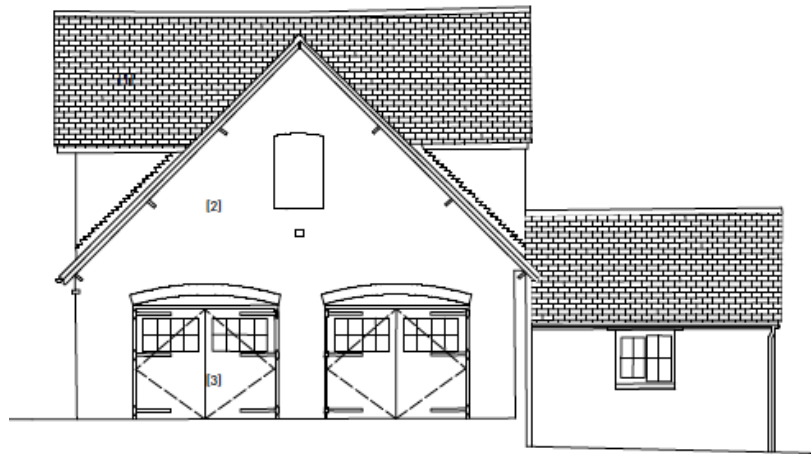


Proposed

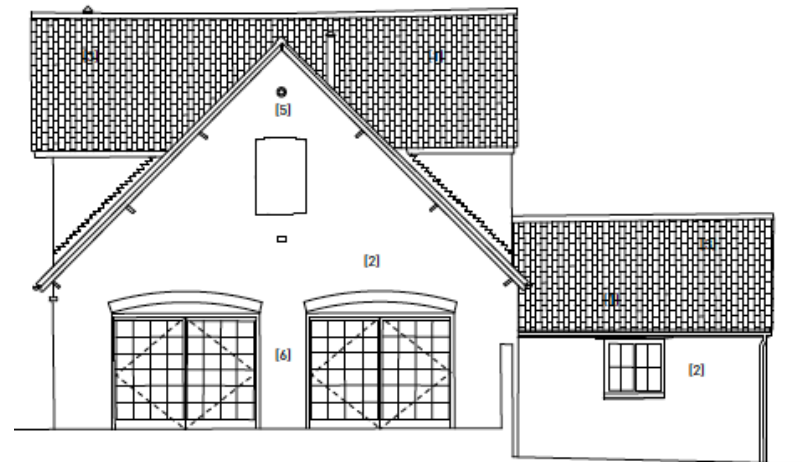


North Elevation

Existing



Proposed



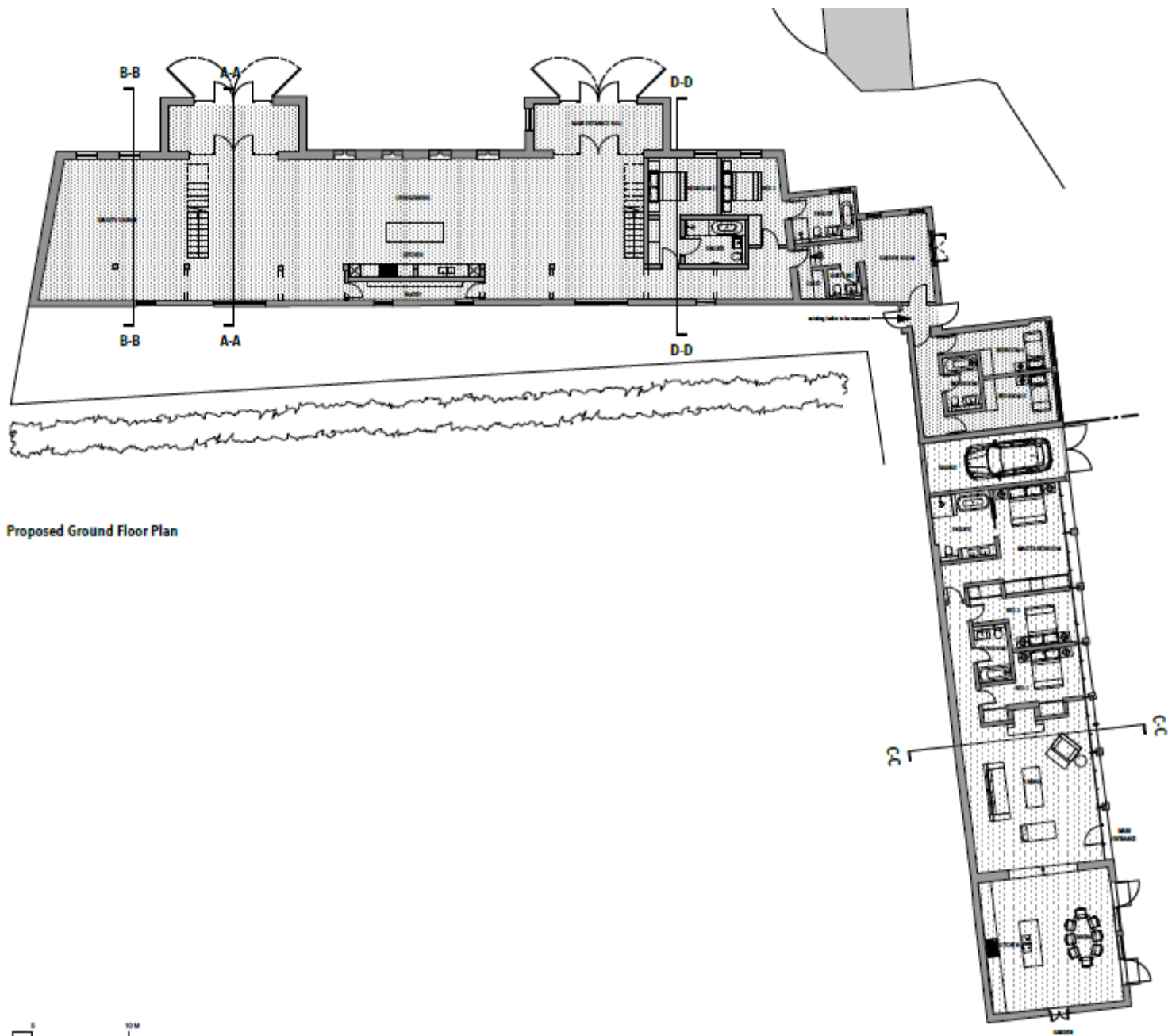
South Elevation

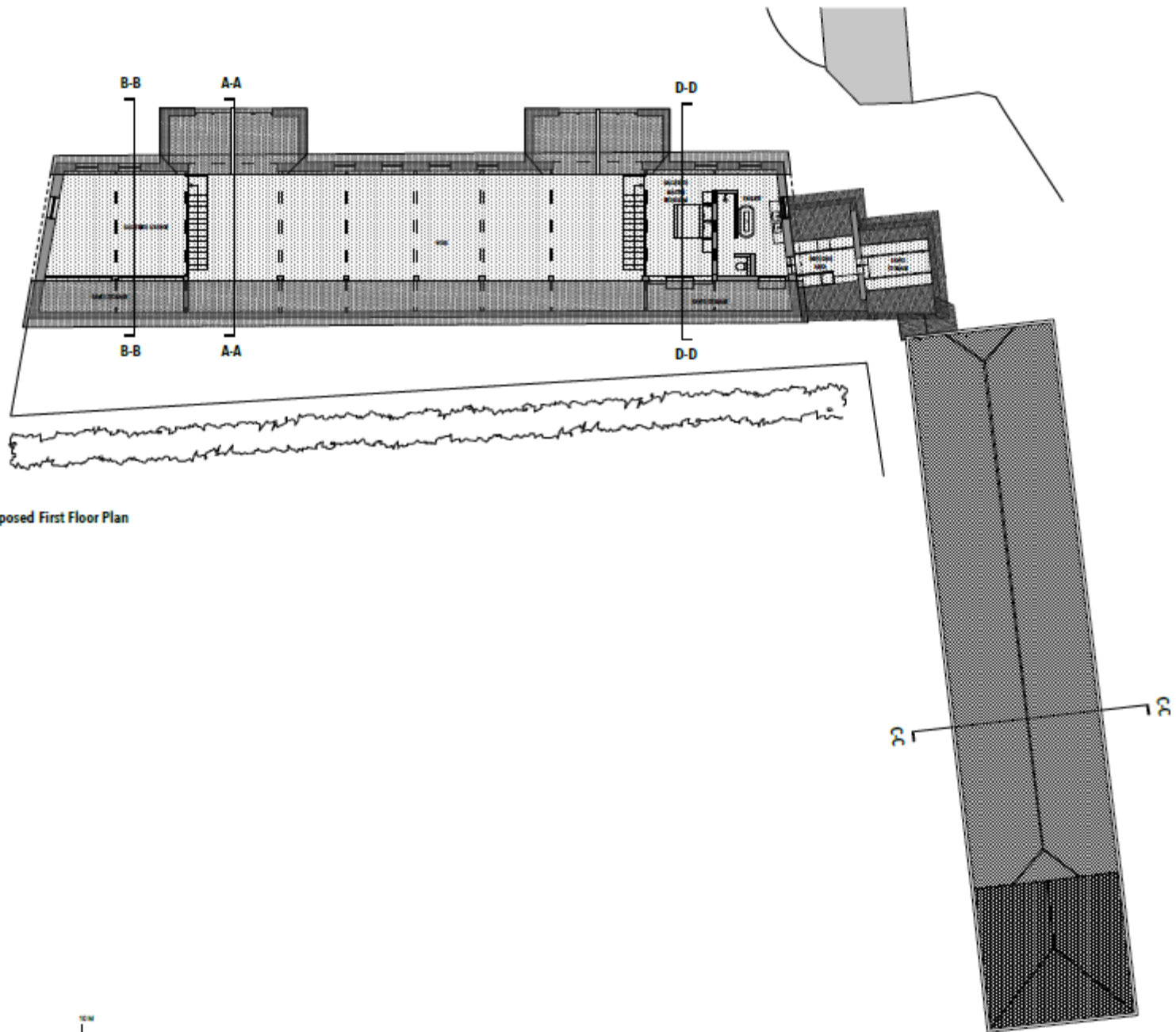
Existing



Proposed

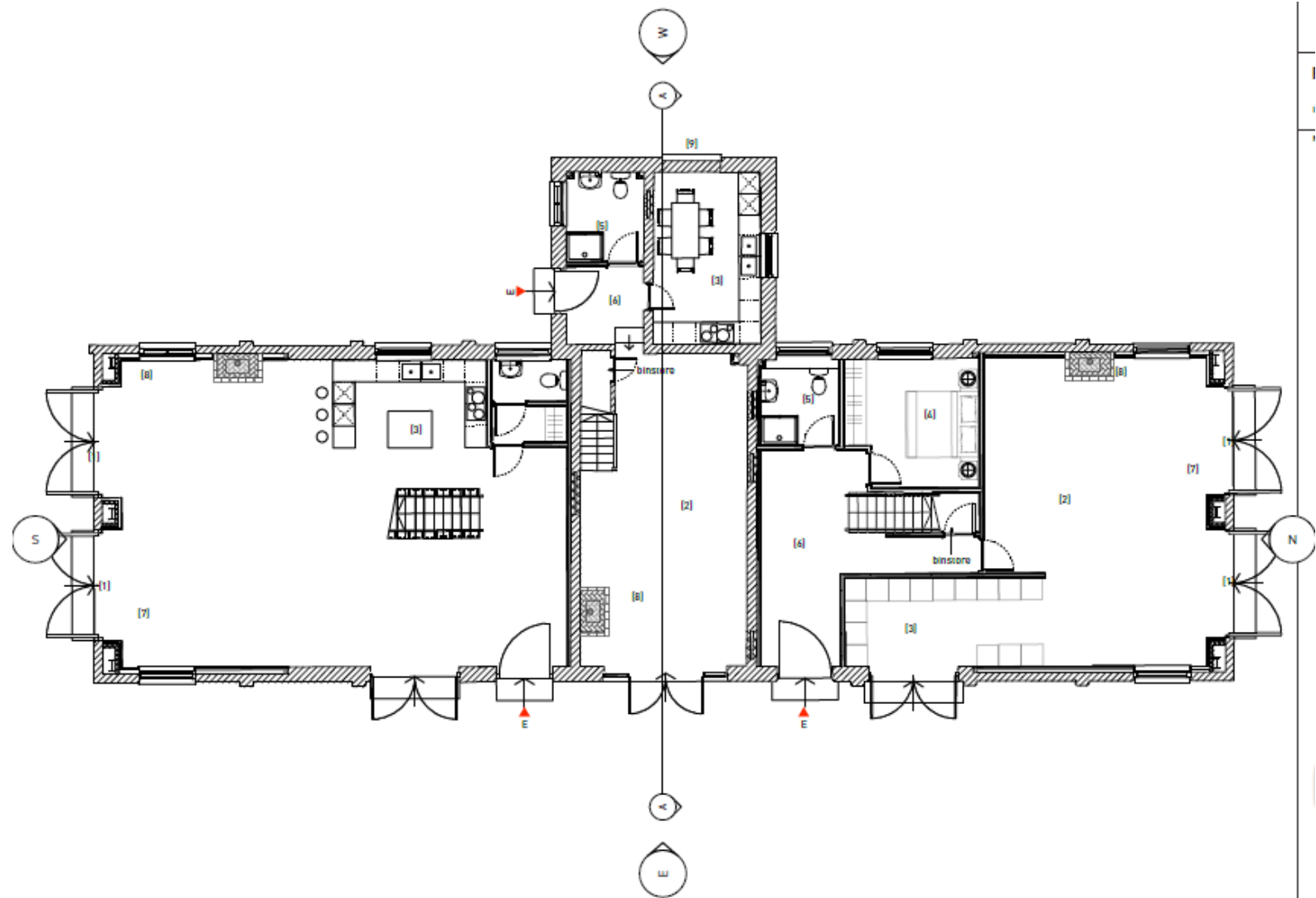


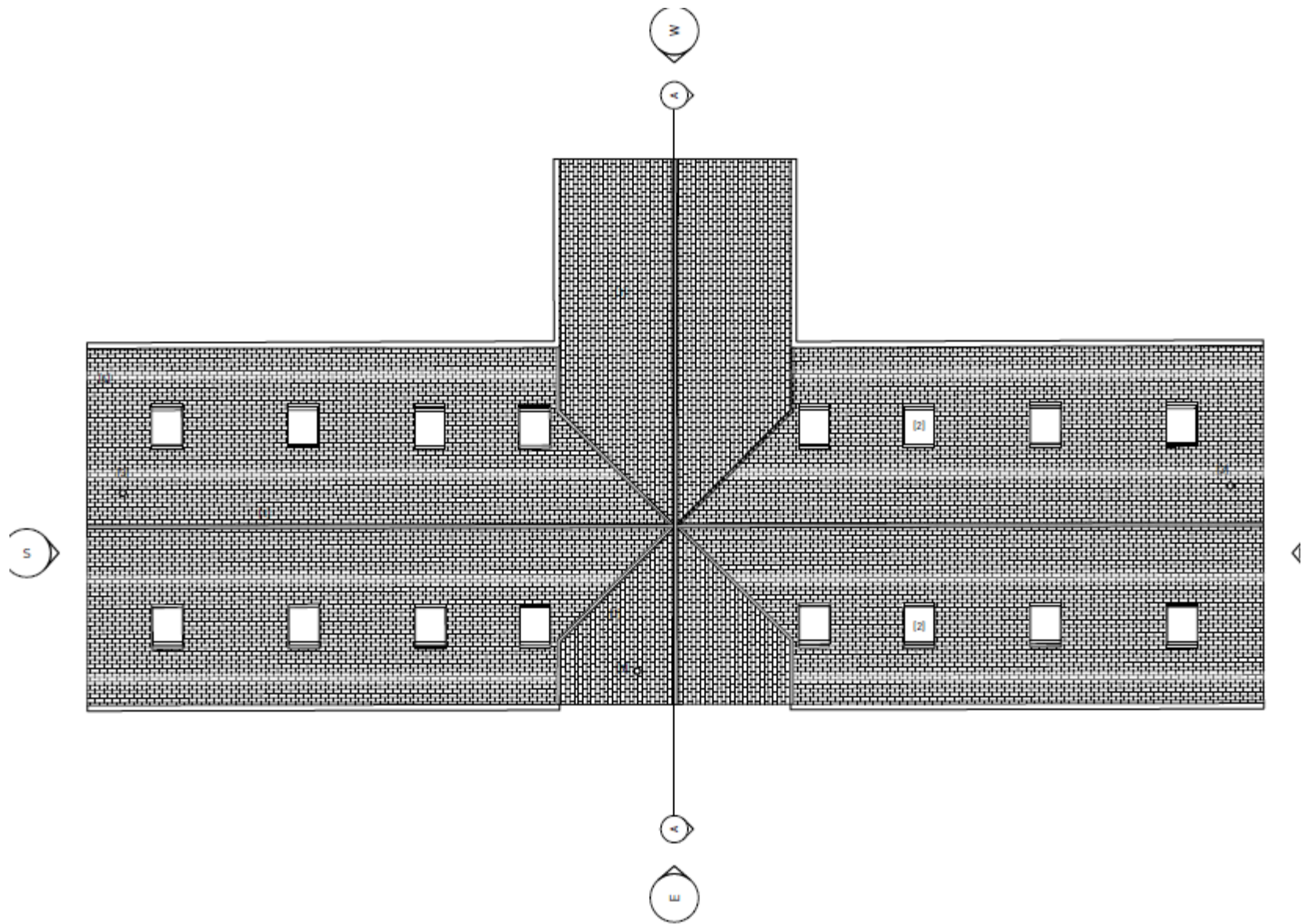




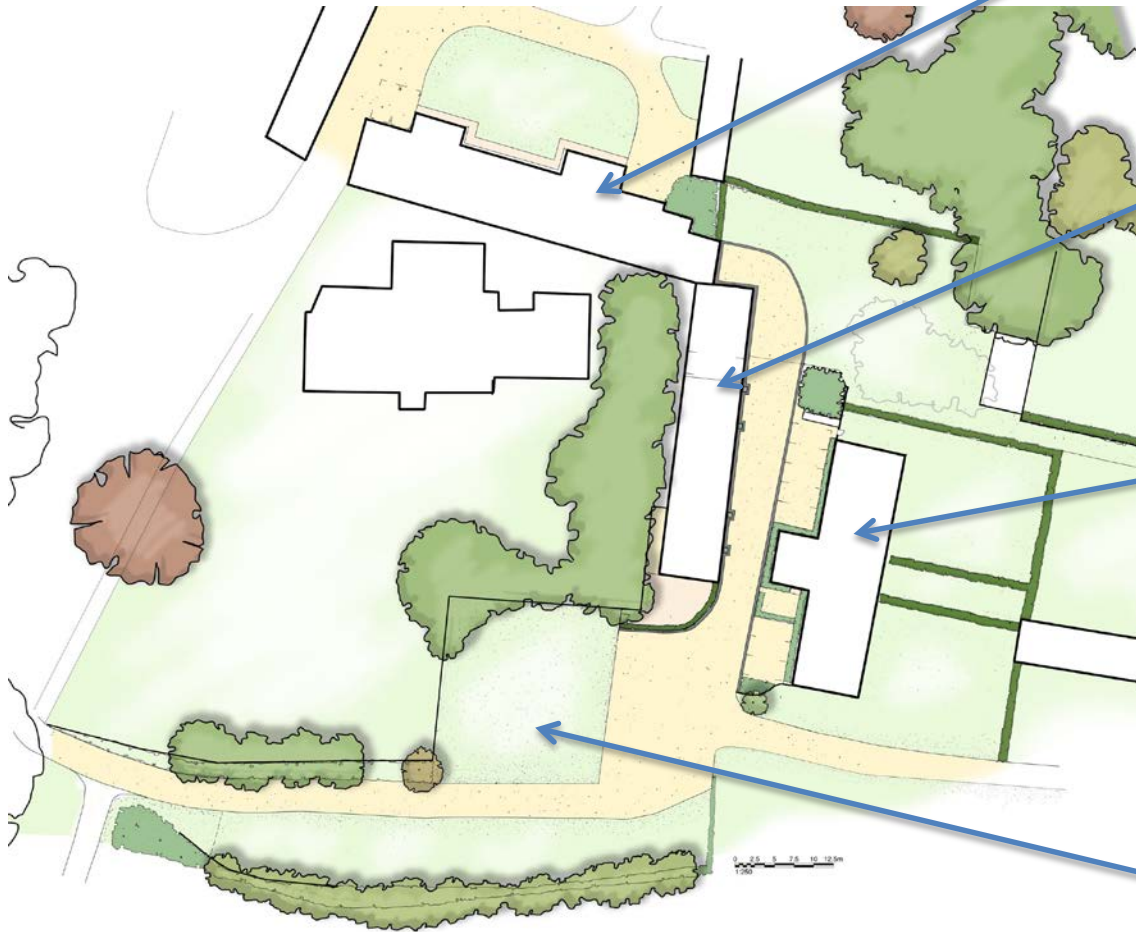
Proposed First Floor Plan







Landscaping



Tithe Barn

- Lawn and 2 parking spaces in manor courtyard
- Garden area to the east

Garages

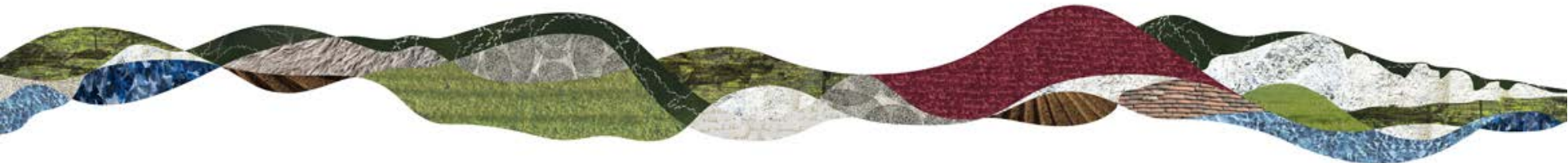
- Amenity area to the south
- One garage parking space and one opposite

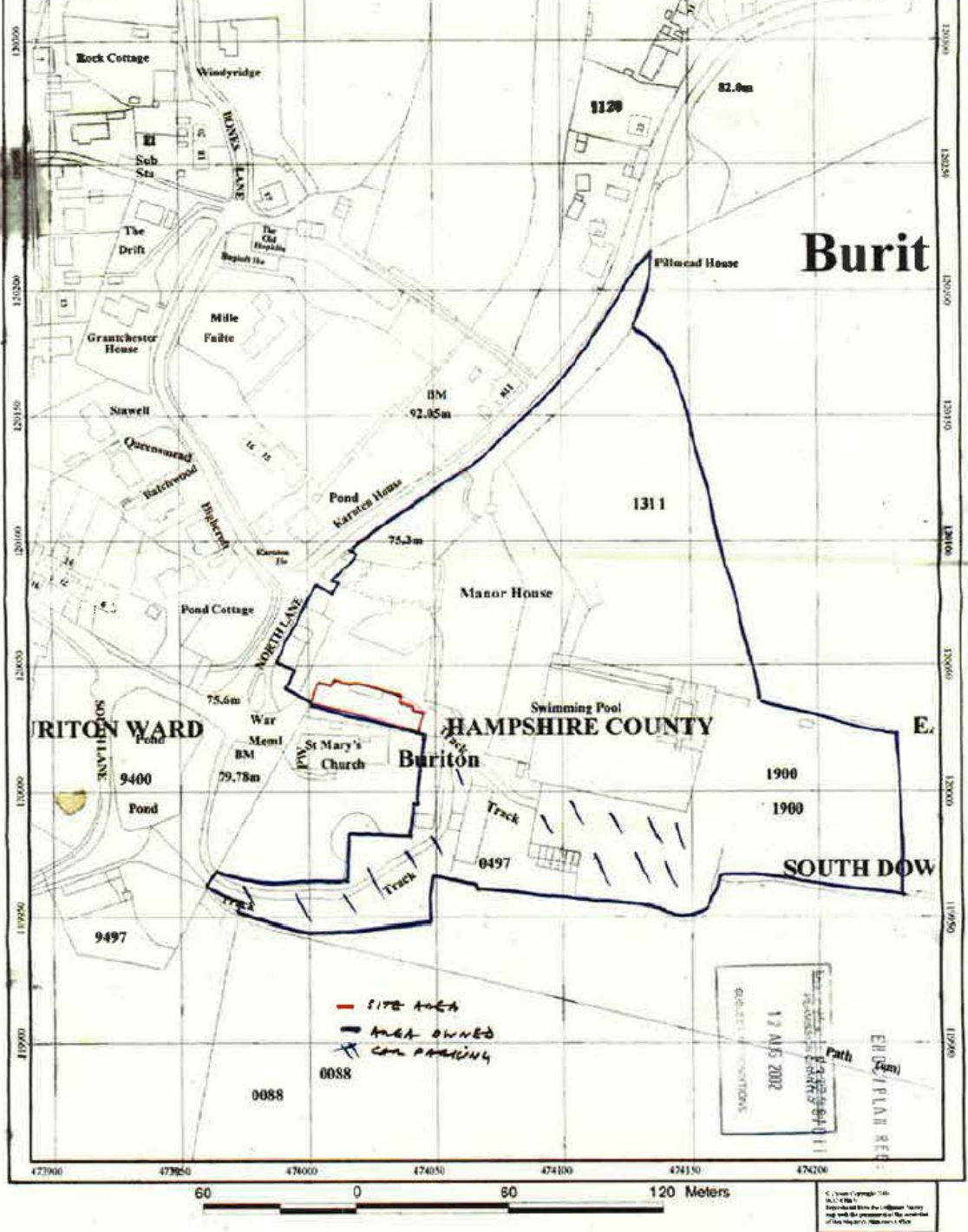
Monks Walk

- Hedging of gardens
- parking on west elevation

Access

- Retain/enhance paddock adjacent to churchyard
- Use of post and rail fencing
- Additional planting





Access











Tithe Barn











Monks Walk











The Garages







