

**Parish: Easingwold**

Ward: Easingwold

**6**

Committee Date : 21 July 2016

Officer dealing : Mr Andrew Thompson

Target Date: 8 July 2016

Date of extension of time (if agreed): 19 August 2016

**16/00935/FUL**

**Change of use of gallery and dwelling to a live-work unit and incorporating new ramped access and associated landscaping.  
at Wren Cottage The Lund Easingwold North Yorkshire  
for Mr & Mrs Steve Pomfret**

**1.0 PROPOSAL AND SITE DESCRIPTION:**

1.1 The Lund Gallery (also known as "The Studio") and Wren Cottage are a group of buildings to the southwest of Easingwold off the Alne Road on a private road serving The Lund, Lund Farm and the gallery complex. There is an important distinction between the scheme 16/00933/FUL as this proposal does not create a new dwelling, the dwelling 'Wren Cottage' is extended. The buildings themselves are brick built and arranged in a courtyard with modern agricultural buildings to the rear, one of which is used as space for artwork storage and creative space.

1.2 This application seeks permission change of use of gallery space and the existing dwelling 'Wren Cottage' into live-work unit. The changes include the conversion of 'Gallery 3' to a lounge area, internal doors to separate gallery space from dwelling and other separation of the 'Studio 2'. 'Studio 1' remains as part of the live-work unit. A ramped pedestrian access to the eastern elevation to the retained gallery is proposed.

**2.0 RELEVANT PLANNING HISTORY:**

2.1 2/03/041/0984 - alterations and extension to existing agricultural building for use as an artists' studio and gallery with associated teaching retail sales and car parking - Granted 25.09.2003.

2.2 07/01387/FUL Alterations to existing agricultural buildings and office to form an events space, two studios and a dwelling - Granted 16.07.2007

2.3 08/00677/FUL - Revised application for alterations to existing agricultural buildings and office to form two studios, two galleries and a dwelling - Granted 11.06.2008

2.4 16/00933/FUL - Change of use of gallery space into single dwelling to include the installation of new roof window and associated car parking - Under consideration at the same time.

**3.0 RELEVANT PLANNING POLICIES:**

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP1 - Sustainable development

Core Strategy Policy CP2 - Access

Core Strategy Policy CP4 - Settlement hierarchy

Core Strategy Policy CP7 - Phasing of housing

Core Strategy Policy CP15 - Rural Regeneration

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Development Policies DP1 - Protecting amenity

Development Policies DP2 - Securing developer contributions

Development Policies DP3 - Site accessibility  
Development Policies DP4 - Access for all  
Development Policies DP9 - Development outside Development Limits  
Development Policies DP12 - Delivering housing on "brownfield" land  
Development Policies DP13 - Achieving and maintaining the right mix of housing  
Development Policies DP25 - Rural employment  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Development Policies DP32 - General design

#### **4.0 CONSULTATIONS**

- 4.1 Parish Council - wish to see the application approved.
- 4.2 Environmental Health Service - no objections.
- 4.3 Highway authority - no objections
- 4.4 Site notice displayed and neighbours notified - no responses.

#### **5.0 OBSERVATIONS**

- 5.1 The key determining issues are the principle of extending the existing dwelling and reduction in gallery space, the impact on the character of the area, the relationship between properties and access and parking.
- 5.2 The conversions from agricultural buildings to gallery and residential use have been undertaken previously. The changes in this application are limited to a redrawing of the boundary between the gallery and residential space. The re-use of buildings can be in accordance with Policy CP4 (iv) where the development "would help to support a sustainable rural economy or help to meet a locally identified need for affordable housing".
- 5.3 The scheme retains a studio and gallery to create and exhibit works. A part of the building is separated as 'Studio 2' and is shown to remain available to provide further creative space. The proposal is to retain the viability of the business. The same evidence relating to the rural economy is available in respect of this proposal as the previous application. The supporting statement from LCF Barber Tittley (Pages 3 and 4) states that increasingly profits have been generated by sales as there has been a change in the business model which artists and makers increasingly have a presence online rather than selling through galleries to reduce costs and communicating directly with buyers. The applicant submits that the percentage turnover of sales to exhibitions/workshops and masterclasses has risen from 12% in 2008/09 to 90% in 2015/2016. As a result the gallery requires significantly less space.
- 5.4 Further at page 10 of the supporting statement:

"The existing gallery business will be retained and the employment it provides will be unaltered. There will therefore be no adverse impact on the rural economy but instead conversion will help to support the gallery business going forward by providing an additional source of income (whether capital or rental) to its owners and also enabling finance to be more easily raised if needed."
- 5.5 Further evidence has been submitted by the applicant setting out a business case for the applicant to operate through a smaller gallery space whilst continuing to sell through work via regional and national galleries. The new residential unit will provide an additional income stream (either through being rented or sold) and reduced fixed overheads (e.g. rates, lighting, heating) will be significantly reduced by reducing the

gallery footprint. The gallery has earned a reputation for high quality art and ceramics and will continue to operate as such.

- 5.6 The proposal provides a dwelling that is closely related to the workplace. The extended Wren Cottage is not identified as an 'affordable housing' unit and is relatively large, however the intimate relationship between the dwelling and gallery are such that the dwelling is likely to be particularly attractive to those wishing to operate a business and live within the same location and would meet the housing need of a person working at The Lund and meets the objectives of a sustainable dwelling.
- 5.7 The proposals would be within the existing farm complex which is surrounded by open fields with ancillary hardsurfacing available for car parking. As the proposals are within the context of the existing farmstead, there would be no material harm to the openness or character of the countryside. Wren Cottage itself is an attractive building but is not a listed structure and has a number of contemporary additions and alterations to the external appearance, there are no heritage aspect to consider.
- 5.8 The principal impact would be the relationship between existing and proposed dwellings. The proposals are designed to reduce overlooking between properties and the proposals would, by virtue of their countryside setting be able to form their own level of amenity, e.g. outlook and amenity space. There would be no harm to existing or proposed amenities of residents as a result of the proposals.
- 5.9 There is adequate space for car parking for all users within the grounds and there are no concerns raised by the highway authority.
- 5.10 The proposals are therefore considered acceptable.

## **6.0 RECOMMENDATION:**

6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 01-LP(LW), 01-10A, 01-11A, 01-12A received by Hambleton District Council on 22 April 2016 unless otherwise approved in writing by the Local Planning Authority.

The reasons are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policy(ies) DP30 and DP32.