

**Parish: Crathorne**  
Ward: Hutton Rudby  
**4**

Committee date: 9 November 2017  
Officer dealing: Mr K Ayrton  
Target date: 10 November 2017

**17/00879/LBC**

**Listed Building Consent for internal and external alterations to traditional farm buildings.**

**At Free House Farm, Land to the rear of Crathorne Arms, Crathorne  
For The Crathorne Estate**

**This application is referred to Planning Committee as the proposal is linked to a separate application (17/00878/FUL) that is a departure from the Development Plan**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The application site is located at the northern end of Crathorne, which is a 'Secondary Village', located just off the A19. Stockton on Tees is a short distance to the north. Crathorne is an attractive and historic settlement, being very rural in character. This special character is demonstrated through the conservation area status, which covers the majority of the village, including the front half of the application site.
- 1.2 The village is defined by two main linear forms of development. There is an arm, which extend north to south along the main road, where the application site isolated; and a second arm extending to the east. There are some exceptions to the linear form, most notably agricultural farmsteads, which extend back. Other examples include the farmstead to the north and the church to the east of the village.
- 1.3 The site is just under 1 hectare in size, roughly rectangular in shape, located to the rear of the Crathorne Arms public house and the established line of residential development along the main road. The public house is grade II listed, which also covers the traditional farm buildings to the west (curtilage listed). These buildings are the subject of this application. More modern portal framed agricultural buildings are located to the rear. The supporting documents confirm that these are vacant.
- 1.4 There is a corresponding application for full planning permission to redevelop the site – 17/00878/FUL. The proposed development comprises the following elements:
  - (a) Demolition of modern agricultural buildings and removal of hardstanding;
  - (b) Erection of six dwellings;
  - (c) Formation of a new car park with 60 spaces
  - (d) Conversion of traditional farm buildings to create:
    - (e) Seven letting bedrooms linked to the public house;
    - (f) New kitchen and dining room linked to the public house;
    - (g) Lettable studio/business space; and
    - (h) Creation of a more formal pub garden and seating area.
- 1.5 Items (e), (f) and (g) relate to the curtilage listed traditional farm buildings. The works required to these buildings which are the subject of this application for listed building consent include:
  - Part removal of ground floor internal wall;
  - Construction of covered timber walkway;
  - Reinstatement of external staircase with balustrade;

- Replacement of windows and doors with solid hardwood windows;
- Blocking up of some openings;
- Creation of new door openings; and
- Re-roofing including a limited number of roof lights

1.6 The application is supported by a Design and Access Statement and Heritage Statement.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

2.1 No relevant planning history

## **3.0 RELEVANT PLANNING POLICIES**

3.1 The relevant policies are:

Core Policy CP1 – Sustainable Development

Core Policy CP16 – Protecting and Enhancing Natural and Man-made Assets

Development Policy DP28 – Conservation

National Planning Policy Framework - published 27 March 2012

## **4.0 CONSULTATIONS**

4.1 Parish Council – Generally supportive of the proposed development; requests that the following points are considered:

- Care should be taken with the lighting in the car parking area to avoid adverse impacts; and
- Surface water should be carefully considered considering the amount of development proposed.

4.2 Public Comments – None received.

## **5.0 OBSERVATIONS**

5.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses.

5.2 The works relate to the traditional farm buildings. These are not listed in their own right, but are considered to be curtilage listed due to the historic and physical relationship with the Grade II listed public house – The Crathorne Arms. The supporting design and access statement sets out how the design approach to the existing barns has been to work with what is found and alter as little as possible.

5.3 The proposed works to the buildings are limited. A single internal wall needs to be altered and the layout of the proposed uses is consistent with the historic use of the barns. Existing openings are used wherever possible. Whilst external alterations are also required, it is accepted that the farm buildings have been continuously adapted over their lifetime. The alterations are a continuation of this, respecting the scale and proportion of existing openings. The re-roofing, which includes the removal of the asbestos roofs, will result in an enhancement.

5.4 The proposed alterations to the listed buildings are not considered to be harmful to the historic significance of the buildings. Indeed the beneficial re-use of the buildings is considered to facilitate the long term protection of the buildings. Any residual harm

resulting from the alterations is considered to be offset by the public benefits of the re-use of the buildings.

## **6.0 RECOMMENDATION**

6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

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 2011, 2012, 2020, 2021, 2040, 2041 and 2042 received by Hambleton District Council on 20 April 2017 unless otherwise approved in writing by the Local Planning Authority.
3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. No development shall take place until a detailed schedule of works and method statement has been submitted to and approved in writing by the Local Planning Authority. This shall include all work required to meet Building Regulations. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.

The reasons for the above conditions are:

1. To ensure compliance with Section 18A of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by 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 DP32.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
4. To protect the significance of the designated heritage asset. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), and development plan policies CP17 and DP28.