

DELEGATED REPORT	
Application Reference:	18/0699
Description of Development	Conversion of mill building to dwelling
Case Officer	Karen Thompson
Appraisal	
Site	Miller's Rest, Barrow Mill, Southwaite
Proposal	<p>The proposal is to convert the building to a single dwelling comprising open plan living room, bedroom, bathroom and kitchen. The proposal would involve raising the height of a small part of the roof, making it line with the adjacent dwelling, which is required to allow for the bedroom. The lower ground floor would be retained as a workshop and log store.</p> <p>Proposed physical alterations would comprise reusing the existing openings as well as the creation of some new openings; solar panels on the south facing slope; new timber external staircase to new rear doorway. The building would be white washed to match the existing building and adjacent properties.</p> <p>The new first floor extension would be covered in the existing slates (Westmorland slate) on the main building and would match in with the adjacent dwelling. The roof of the barn would be covered in green Brazilian random width slates.</p> <p>The scheme has been amended since it was first submitted by omitting a first floor terrace over the former mill housing, at the rear side of the building.</p>
Relevant Site History:	None relevant
Policy:	<p>Eden Local Plan (2014-32)</p> <ul style="list-style-type: none"> • RUR3 Re-use of Redundant Buildings in Rural Areas • DEV5 Design of New Development <p>Supplementary Planning Documents</p> <ul style="list-style-type: none"> • Housing (2010) <p>National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • Achieving sustainable development • Decision-making • Delivering a sufficient supply of homes

	National Planning Practice Guidance (NPPG)
STATUTORY CONSULTATION RESPONSES	
Highway Authority	No objection
Lead Local Flood Authority	The Flood Risk Assessment is acceptable. No objections
DISCRETIONARY CONSULTATION RESPONSES	
Parish Council	No objections
Environmental Health	A noise survey was submitted on request of the EHO. A condition is recommended that before the development is occupied the noise insulation scheme (glazing and ventilation requirements) shall be implemented and validated by a competent person and the validation report submitted to and approved.
Environment Agency	The flood risk assessment demonstrates that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified.
Historic Environment Officer	The applicant has submitted a survey that fulfils the requirements of Historic England Level 2 Survey.
NOTIFICATION RESPONSES	
Application advertised by way of immediate neighbour notification letter and site notice posted.	No responses received
OBSERVATIONS	
Main Issues:	Appraisal:
Principle	<p>This application is for the conversion and extension of a barn to a single dwelling.</p> <p>Policy RUR3 - Re-use of Redundant Buildings in Rural Areas, within the Eden Local Plan, supports the reuse of redundant traditional rural buildings and structures for housing, employment, tourism (including holiday accommodation), recreation and community uses, providing it meets a set criteria relating to :</p> <ul style="list-style-type: none"> • The building being capable of conversion without the

	<p>need for extension, significant alteration or full reconstruction</p> <ul style="list-style-type: none"> • Demonstrated that the building is of sufficient architectural quality • The proposal is of a high quality design, retaining the design, materials and external features • The building and curtilage can be developed without having an adverse effect on the historic environment, the character of the local landscape or its setting • No significant impact on local biodiversity • The building can be serviced by existing utilities or can be achieved without resulting in unacceptable adverse impacts on the landscape or rural character • The building is adjacent or in close proximity to an existing habitable dwelling and the public road network or where this is not the case and the conversion of such a building is justified, the building is capable of being converted without causing adverse harm to the landscape or rural character of the area • Access is in place or can be created without damaging the surrounding area's rural character • The proposal will not conflict with existing land uses. <p>The barn was formally a mill dating back to the 17th century but is not a listed building nor is it within a conservation area. The building adjoins a terrace of three dwellings and is opposite the applicant's home. The proposal would involve some alterations to the building including the reuse of existing opening and the creation of some new ones, but on the whole the character and appearance of the building will remain as the original building. Therefore, in principle, the proposal to convert is supported under Policy RUR3.</p>
<p>Scale & Design</p>	<p>The proposal is for the conversion of the barn to a single dwelling. Works would include increasing the height of western end of the roof slope (3.5 metres wide) to the same height as the adjacent property. The application barn and the adjacent buildings are white washed, and the roof would be slated to match, which would provide a seamless link with the adjacent building and is considered not to have an adversely impact upon the character of the building or building group.</p> <p>The original scheme which included a balcony/terrace has since been omitted. The existing openings would be reused and some new openings created but these would be sympathetic to the character and appearance of the building.</p>

	<p>Overall, it is considered that the proposal alterations to the building are acceptable in terms of the use of materials; the scale, and appearance; and would re-use a traditional building of some importance.</p>
Impact on the landscape/amenity of the area	<p>The proposed development would not have an impact on the landscape/amenity of the area.</p>
Impact on the living conditions/amenity of neighbouring residents/residents of the development	<p>The Council's EHO requested a condition that before the development is occupied the noise insulation scheme (glazing and ventilation requirements) shall be implemented and validated by a competent person and a validation report be submitted to and approved. The recommendations in the report include the use of Passivent vents; 12.3mm plasterboard ceilings with mineral wool above; that the internal noise targets can be met; and a mechanical extract ventilation (MEV) or Positive Input Ventilation (PIV) system to be provided which does not allow significant noise to enter from the outside.</p> <p>The recommendation that the property is not occupied until a further 'validation' report is submitted and approved has been fully taken into account. However, it is considered reasonable to include only a condition that specifies that the recommendations in the noise report are fully met, but without the need to get a further validation report, which has been the normal procedure of other similar applications.</p>
Impact on the character and appearance of the built environment (LBs/CA)	<p>The building is not a listed building nor is it in a conservation area. However, the County Historic Environment Officer considered that this former mill is a heritage asset of local architectural and historic interest and recommended a condition be attached that required a Level 2 Survey. As part of this application, the applicant has provided the required information and the County Historic Environment Officer no longer requires such a condition.</p>
Impact on the natural environment (species/habitats)	<p>A Bat, Barn Owls & Breeding Birds survey was submitted with the application. The buildings had no signs of barn owls roosting, small numbers of bats were observed and three bat roosts observed in the adjoining buildings, but with no evidence of a large roost in the Mill. Most bat movements occurred towards the wooded river to the east. There is potential for bats to be present in the areas that were inaccessible to the survey and extreme care must be taken when working on these areas and on the roof. A bat roost will be placed in the ground floor room and floor void and will temporarily house any bats found during works and bats will be encouraged on site by allowing them access to the</p>

	building by erecting bat boxes.
Conclusion	The proposed development is considered to be in accordance with the development plan which is not outweighed by material considerations and therefore the application is recommended for approval.

RECOMMENDATION	<p>That the application is granted subject to the following conditions:</p> <p>Time limit for commencement</p> <p>1. The development permitted shall be begun before the expiration of three years from the date of this permission. Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>Approved Plans</p> <p>2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:</p> <ul style="list-style-type: none"> i. Location Plans received 14 February 2019 ii. Proposed floor plans received 14 February 2019 iii. Proposed elevation plans (south and east) received 14 February 2018 iv. Proposed elevation plans (north) received 14 February 2019 v. Level 2 Survey Historic Buildings Survey received 12 November 2018 vi. Survey for Bats, Barn Owls & Breeding Birds Survey received 12 October 2018 vii. Flood Risk Analysis received 12 October 2018 viii. Noise Assessment prepared by Martec Environmental Consultants Ltd, dated 30 January 2019 (Reference no. 20190130 8521 Barrow Mill) received 11 February 2019 <p>Reason: To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.</p> <p>Pre-occupancy or other stage conditions</p> <p>3. Construction works shall be carried out only between 0800 – 1800 hours Mondays – Fridays; 0900 – 1300 hours on Saturdays and there shall be no activity on Sundays and Bank Holidays.</p>
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	<p>Reason: To safeguard the amenity of residents living nearby.</p> <p>4. The proposed development hereby approved shall be carried out fully in accordance with the Flood Risk Analysis which was submitted with the application and received on 12 October 2018. Reason: To safeguard the occupiers and others living in the area.</p> <p>5. The development hereby approve shall only be carried out in accordance with the mitigation measures identified in the Survey for Bats, Barn Owls & Breeding Birds received 12 October 2018. Reason: To comply with the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended).</p> <p>6. Prior to occupation, the development hereby approved shall only be carried out and implemented strictly in accordance with the Noise Assessment Report prepared by Martec Environmental Consultants Ltd, dated 30 January 2019.</p> <p>Ongoing conditions</p> <p>7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1996 (or any subsequent equivalent legislation) no development falling within Schedule 2, Part 1, Classes A, B, D and E of the said Order shall be carried out. Reason: To safeguard the character and visual appearance of the building.</p>
<p>Note to developer:</p>	<p>1. This decision notice grants planning permission only. It does not override any existing legal agreement, covenant or ownership arrangement.</p> <p>It is the applicant's responsibility to ensure all necessary agreements are in place prior to the commencement of development.</p> <p>Informatives</p> <p>1. Separate approval for the works hereby granted permission/consent may be required by the Building Act 1984 and the Building Regulations 2000 (as amended), and the grant of planning permission does not imply that such approval will be given. The</p>

Council's Building Control Team should be consulted before works commence. You contact the team directly at building.control@eden.gov.uk

Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit (I.E Section 184 Agreement) allowing such works. Enquires should be made to Cumbria County Councils Street Work's team - eastst@cumbria.gov.uk

Fees: <https://www.cumbria.gov.uk/roads-transport/fees.asp>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Any work in or near the river/watercourse will require consent from the Local Flood Risk Management office, who can be contacted LFRM.consent@cumbria.gov.uk for further information. No work within or near river/watercourse is to take place until consent (if required) is given by Local Flood Risk Management.