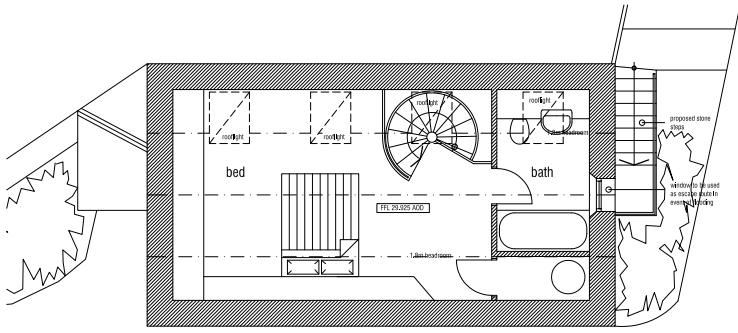
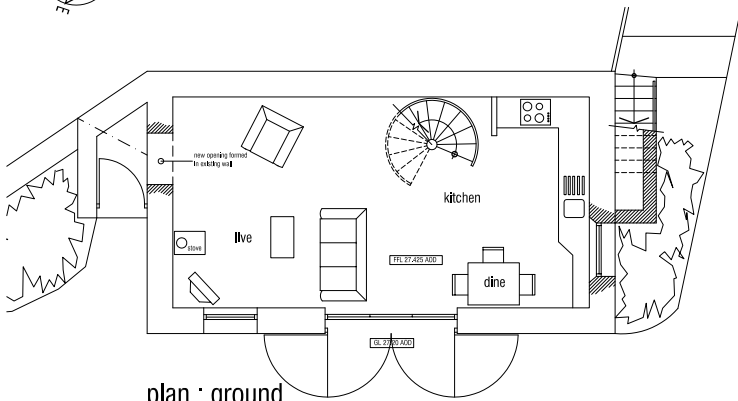


**PLANNING WORKING GROUP REPORT**

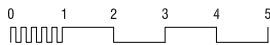
**The Inn Freshford; Barn Conversion. - 19/05361/Ful & 19/05362/LBA**



plan : first



plan : ground



Brian Kirby

19/05361/FUL  
19/05362/LBA  
19/05362

PLANNING  
ARCHITECTURAL  
DESIGN

REMARKS:  
B. 15-04-16: WINDOWS SET BACK  
FURTHER IN WALL OPENING.  
C. 14-09-16: EXTERNAL STONE  
STEPS ADDED.  
D. 14-12-16: CORNER REMOVED  
AND REPLACED WITH ROOFLIGHT

PROJECT:  
**OUTBUILDING**  
THE INN, FRESHFORD  
SCALE:  
1:50 @ A3

DRAWING:  
**PLAN-GROUND & FIRST**  
PROPOSED  
DATE:  
EJK

DRAWING NUMBER:  
**763:P:01D**  
DATE:  
SEPTEMBER 2015



### **CRAIG UNDERDOWN COMMENTS**

The outbuilding is a 'curtilage' Listed Building by virtue of its historical functional and relationship with The Inn. The Inn is a Grade II Listed Building and within the Conservation Area, and occupies a key position of entry to the village from Staples Hill.

The site previously was the subject of consents (now lapsed) 16/05020/FUL and 16/05021/LBA. The Parish Council then decided to comment only; *'The Parish Council considers that visibly, these proposed works will have a detrimental effect in changing the shape and style of the structure. However, its historic nature and context will remain, and the proposal will ensure that it does not become derelict.'*

I attach the report 16 Nov 2016 for information.

There appears to be a well-researched heritage statement accompanying the application documenting the probable origins and uses of this building. There is no referencing of the Neighbourhood Plan.

The Heritage statement suggests a change of roof pitch to accommodate a 'mezzanine' level but the drawings suggest an eaves uplift as well as a new first floor. Increasing the volume of the building to this extent will give a prominence to the outbuilding that may compete with or detract from the Listed Asset.

The proposed works would impose a significant additional load to any foundations that might exist and which are evidently already struggling to maintain stability. The works required to achieve the proposals may cause more loss of historical fabric than can be appreciated currently.

### **RECOMMENDATION:**

Given that the City Council has previously consented the application of Nov 2016 then without a policy sea change there is every chance of a forthcoming consent. An appeal from the applicant would be difficult for the authority to defend given the planning history.

The best approach here would be for the parish council to influence by suggestion, and hopefully by use of applied planning conditions, the outcome of the refurbishment.

The previous consent provided conditions re Materials, Construction Details and Ancillary Use, the parish council would expect these to be applied again to any forthcoming consent, perhaps alongside a structural engineer's report and proposals document to assess the impact upon the fabric of the existing structure.

The parish council would wish to see the repair of this modest but prominent building whilst maintaining the key heritage aspect, its historic fabric.

**Appendix** Parish Council's Report November 2016;

### **BEN WALTERS COMMENTS**

As Roger says in his email, this is a resubmission of a previously approved but now lapsed application made in 2016, so Banes are unlikely to refuse it. I agree though that it would be worth reiterating the Parish Council's previous concerns but might also expand upon them.

The parish council previously stated the following;

*'The Parish Council considers that visibly, these proposed works will have a detrimental effect in changing the shape and style of the structure. However, its historic nature and context will remain, and the proposal will ensure that it does not become derelict.'*

However having frequented the Inn myself on occasion, I have seen the barn is now well used for storage and refrigeration (a picture attached to Mr Stuart's objection shows two refrigeration units). Therefore it's now unlikely it would be allowed to become derelict. Also as the building is listed, I believe Banes can issue a 'Urgent Works Notice' if they're really concerned about it's conservation. Might the displacement of the refrigeration units and storage require replacement space to be built?

My greatest concern is though the impact on parking. As we all know there isn't sufficient parking at the inn, which results in issues due to parking on the road outside. This issue is in fact noted in the 07/00465/FUL application to extend the car park, Design and Access statement point 3.0. Although this application increased the number of parking spaces the extension has

since been significantly reduced by an extension of the seating area into the car park and the installation of a large storage area at the end of the car park.

The use of the barn as a holiday let is likely to result in 1 or 2 of the pub car park spaces being used by holiday maker occupants. More spaces may also be lost at the front of the barn to accommodate the access and avoid the view out of the new windows being blocked.

**RECOMMENDATION:**

I suggest therefore that we raise concern regarding the impact on parking, and request that at the very least conditions are applied to ensure no further parking spaces are lost.

**ANNABEL BATCHELOR-WYLAM COMMENTS**

Agree with Craig and Ben that we should make reference to the impact on parking but also that the PC would like to see the repair of the building. However, I do take into account the valid points raised by Daniel Start regarding the change of use when the pub is clearly using the space to aid successfully running the pub. Also I have concerns that the barn would have to be largely demolished to enable the new structure to be rebuilt. This strikes me as going against protecting the listed buildings in the village. Especially when this strikes me as a prominent building of a village asset.

**Recommendation:** My gut feeling would be to object but I do not know how viable this is given that the consent was already given. The fact that planning permission was previously granted shouldn't in itself set a precedent to the decision that is needing to be made on the current application. There is a reason why planning permission is granted for a fixed period of time and its my opinion that the circumstances have changed materially since the initial application in November 2016.