



PLANNING & HERITAGE STATEMENT

Site: Nyn Manor,
Vineyards Road,
Northaw

For: Mr A Newland

Project Ref:17096

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Prepared by:
Liz Fitzgerald BA (Hons) Dip TP MRTPI
Director
Barker Parry Town Planning Ltd
33 Bancroft, Hitchin, Herts SG5 1LA
T: 01462 420224 / E: office@barkerparry.co.uk





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1.0 **INTRODUCTION**

1.1 Barker Parry Town Planning have been commissioned by Mr Andrew Newland to prepare a Planning and Heritage Statement to support a s73 application for the Retention of Rooflights to Old Barn Elevation of the new machinery store..

1.2 This application follows the approval of the new machinery store in 2019, application reference: 6/2019/1813/FULL and the subsequent approval of two Non Material Amendment applications for alterations to fenestration details and rooflights on the field elevation.

1.3 This application seeks to vary condition no. 4 of the original permission.

1.4 Section 2 of this statement provides an assessment of the site, and its context

1.5 Section 3 of this statement of this report details the full relevant planning history on this site.

1.6 Sections 4 to 6 of this statement focuses on the relevant policy considerations, with the site context and relevant planning history in mind, and makes an assessment of the acceptability of the proposed change of use in accordance with these.

1.7 Section 7 will provide a summary of the findings above and reaches the relevant conclusions.

2.0 **SITE ASSESSMENT**

2.1 The application site comprises a long access road off Vineyards Road, between properties known as Manor Cottage to the south and Nyn Manor Farm Cottage to the north.

2.2 The site then opens out to a large area of agricultural land, comprising a number of buildings including the main house, a barn and stables which are all Grade II Listed. These buildings are clustered to the north-west of the site. A Dutch Barn sits to the east of this cluster of buildings and the large which had suffered significant damage and have subsequently fallen down sat to the south of the Dutch Barn.

2.3 Large belts of mature trees run east to west along the southern part of the site, whilst the remainder of the site is used for crops and grazing.

2.4 The site slopes quite significantly from the north to south, and this is evidenced by the height of the existing structures which have varying internal ceiling heights as a result.

2.5 The holding within the ownership of the applicant comprises 44 hectares of agricultural land.

2.6 The site is within the Green Belt, although does not fall within a designated Conservation Area.

3.0 **PROPERTY HISTORY**

3.1 There is an extensive planning history on this site. The most relevant applications are as follows:

- **6/2019/1813/NMA3** – Non Material Amendment granted for the insertion of an additional rooflight within the field elevation.
- **6/2019/1813/NMA2** – Non Material Amendment refused for the insertion of additional rooflights on both elevations of the machinery barn.
- **6/2019/1813/NMA1** – Non Material Amendment granted for alterations to openings (windows and doors) and internal alterations.
- **6/2019/1813/FULL** - Permission granted for the erection of 1 x machinery store and 1x hay barn following demolition of existing Dutch barn.
- **6/2017/1524/FULL** – Permission refused for the demolition of the existing Dutch barn following alteration to the existing barn to include a new roof, an extension to the east of the building, new windows and openings following its part demolition and laying of hard surfacing to facilitate the storage of hay. Subsequent appeal dismissed.
- **6/2017/0489/MAJ** – Permission granted for the erection of 2m high fencing along part boundary to the North
- **6/2016/0234/PN3** – Prior approval refused for the erection of agricultural building for storage

- **6/2015/2515/PN3** – Prior approval refused for the erection of portal frame structure, roller shutters, personal doors, ventilation, cladding and tile type metal roof measuring 36.5m length, 12.5m breadth and 9.8m height.



4.0 PLANNING POLICY CONTEXT

National Policy

4.1 The evidence of the Appellant will consider the relevance of the National Planning Policy Framework (NPPF) which was published on February 2019. The NPPF advises that there are three dimensions to sustainable development: economic; social and; environments and that:

"For decision-taking this means:

C) approving development proposals that accord with an up-to-date development plan without delay; or

D) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, grant planning permission unless:

- i) The application of policies in this Framework that protect areas of assets of particular importance provides clear reason for refusing the development proposed; or*
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

4.2 The NPPF comprises a number of sections containing policy that are relevant to this planning proposal, namely:

- Chapter 2 – achieving sustainable development
- Chapter 12 – achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 16 – Conserving and enhancing the historic environment
-

Development Plan

- 2.1 The Development Plan comprises the Welwyn Hatfield District Plan 2005, however, the Emerging Welwyn Hatfield Local Plan 2013-2032 has reached an advanced stage in the Examination process and as such is considered to be afforded some weight in the consideration of planning applications/appeals, in accordance with paragraph 216 of the NPPF.

Welwyn Hatfield District Plan 2005

- 2.2 The following general policies of the adopted District Plan are relevant to this appeal:

- Policy GBSP1 – Definition of the Green Belt
- Policy R1 – Maximising the Use of Previously Developed Land
- Policy R11 – Biodiversity and Development
- Policy D1 – Quality of Design
- Policy D2 – Character and Context
- Policy RA10 – Landscape Regions and Character Areas

Emerging Welwyn Hatfield Local Plan (2013-2032)

- 2.3 The following policies are considered to be relevant to the consideration of this appeal:

- Policy SP3 – Settlement Strategy and Green Belt Boundaries.
- Policy SP9 – Place-making and High Quality Design
- Policy SP11 – Protection and Enhancement of Critical Environmental Assets
- Policy SADM 15 – Heritage
- Policy SADM 16 – Ecology and Landscape

- Policy SP25 – Rural Areas
- Policy SADM 34 – Development in the Green Belt



5.0 **PLANNING APPLICATION PROPOSAL**

5.1 As stated in section 1 of this report, this application follows the approval of planning permission to erect 1no. machinery barn and 1no. hay barn.

5.2 Two subsequent non material amendments have been approved for fenestration changes and alterations to the internal layout. A non material amendment was refused for the retention of 5no additional rooflights on the Old Barn Elevation.

5.3 This application seeks planning approval for the retention of the 5no. additional rooflights, by virtue of varying condition 4 of the permission to reference plan no. 2109 PL10E.

6.0 CONFORMITY WITH PLANNING POLICY

6.1 Local Plan policies, along with Government guidance, provide a general presumption in favour of retaining the rural economy. The proposal facilitates this aim by ensuring the long-term functionality and growth of this farm holding.

6.2 The approved machinery barn has now been completed, albeit additional rooflights inserted in the old barn elevation.

6.3 The Non Material Amendment was refused on the following basis:

"It is considered that the proposed additional five rooflights on the 'Old Barn Elevation' would materially affect the external appearance of the approved machinery shed. The large number of rooflights on this roof slope would give the building a domestic rather than agricultural appearance in views of this elevation and the building would compete with the relative simplicity of the listed barn and stables. This change will have implications on the character and appearance of the Nyn Manor site and the setting of designated heritage assets within the Nyn Manor site. Furthermore, a consultation response on the original application would be affected. For these reasons, it is considered that such an amendment would not be non-material."

6.4 On this basis planning permission is required for the retention of the rooflights, with the only issue for consideration being the perceived domestication of the roof form and its competition with the relative simplicity of the listed barn and stables.

6.5 The design of the machinery shed was based on the design and form of the former, non-listed barn located due west of the machinery shed, thus creating a distinction from the listed barn located south west of the machinery shed. The context has can be seen below:



- 6.6 The additional rooflights have been inserted into the roof slope to maximise light into the space below, the elevation benefits from few openings and as such the resultant internal space has a reliance on overhead lighting to enable works to be undertaken adjacent to this elevation.
- 6.7 The rooflights are conservation rooflights designed to be sympathetic to the built form and are of a design already approved for use on this building and approved for use on the adjacent building.
- 6.8 Officers, in responding to the previous Non-Material Amendment raised concerns that the additional rooflights resulted in a building that competed with the relative simplicity of the listed barn. However, it is argued that the listed barn is of a completely differing form and design to the machinery shed and that the addition of 5 rooflights, in addition to the 3 already approved does not challenge that simplicity but in fact further emphasises the character of the listed barn and draws a clear distinction between the two elements.
- 6.9 Moreover, if there was a concern that rooflights resulted in conflict with the simplicity of the listed barn, why were rooflights approved within the

converted barn located due north of the listed barn. The relationship in that instance is significantly more interlinked than that between the machinery barn and the listed barn.

6.10 The setting of the listed barn has radically changed following the collapse and removal of the former barn buildings and dutch barn, such that the views of the listed barn are far more widely appreciated, to its benefit.

6.11 The siting of the machinery shed is such that the farmyard cluster of listed buildings, including the main dwellinghouse, is prominent and forefront. The machinery shed is of a traditional design that reflects the traditional holding and was an approach endorsed by the Planning Inspector in 2019.

6.12 Officers further expressed concern that the additional rooflights would result in the domestication of the building. Had the machinery shed been of modern construction, the addition of rooflights, would not result in the perceived domestication of the building, however, the use of the traditional materials means that in general terms the building is more domestic than agricultural in its form. It is the size and use of the building that provides its agricultural function and use. This does not change with the introduction of 5 additional rooflights, but in fact enhances the useability of the building.

6.13 Paragraph 153b) of the NPPF encourages decision makers to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. The Old Barn Elevation faces south and therefore benefits from the most direct sunlight, to increase the light that can penetrate through this elevation reduces the need to rely on internal overhead lighting during the day, thus reducing the energy consumption of the building.

- 6.14 Having regard to paragraph 196 of the NPPF, it is clear that the addition of 5 rooflights has a less than substantial harm on the designated heritage asset and that it is within the lower end of less than substantial harm.
- 6.15 The function and scale of the building remain unaltered and the uniformity of design styles between the non-listed buildings adjacent to the farmyard cluster of listed buildings only serves to emphasise the listed buildings.
- 6.16 Further, given the declared climate emergency within Welwyn Hatfield, the ability for any development to reduce its energy consumption, is of a public benefit generally.

7.0 **SUMMARY AND CONCLUSIONS**

7.1 The proposal seeks to maximise the efficiency of this building by allowing additional southern sunlight into the work space.

7.2 The reduction in energy consumption that results is a positive public benefit.

7.3 The impact on the listed building is therefore on the lower end of the less than substantial harm impact to the adjacent listed building, which can be mitigated against via the benefit of lower energy consumption.

7.4 There is no meaningful domestication of the building through the additional rooflights, and the function of the building remains unchanged.

7.5 The setting of the Nyn Manor holding remains unaltered via the additional rooflights.

7.6 With the above in mind, the application is considered to be in accordance with the extant local plan policies, and permission should be granted accordingly.