

**Hampshire County Council
Director of Economy, Transport & Environment**

Applicant: Hampshire County Council

Insertion of glazed windows into existing openings, reconstruction of existing doors, removal of internal brick piers to doorway, new timber floor over existing cobbled floor, new electrical and mechanical services, insulation above hayloft floor, partition between hay chutes and hay loft, internal wall-mounted displays, like for like repairs of tiled roof, brick walls and cobbled floor. at Redbridge Lane, Old Basing RG24 7HB (Listed Building Application No. BDB/75952)

(Received: 20 February 2012)

General

This listed building consent has been applied for to enable conservation works and repair work on the Cow Byre within the Basing Grange farm complex. The building is beginning to fall into disrepair, the refurbishment and conversion of the building for use as an education and training room will secure the buildings future use.

The Cow Byre is a two storey brick building with a hipped tiled roof. It is an animal barn with a cobbled floor, wood mangers along the rear wall and a hay loft above. The site is within the Old Basing including Pyotts Hill Conservation Area.

The proposal seeks to undertake:

- Repairs and potential re-roofing to the roof;
- Repairs to the floor to ensure that the it is appropriately preserved through the creation of a floating floor;
- Rebuilding of the existing doors and the insertion of double glazed window casements;
- Repairs to the internal walls by piecing in missing brickwork and re-pointment where necessary;
- Stabilisation and re-coating of the ceiling with the installation of thermal insulation;
- Repairs to the existing mangers;
- Creation of worktops and storage units with sinks for washing archaeological finds with interpretation boards being mounted to the walls; and
- Installation of new lighting and simple radient heating system.

No bat roosts are to be lost as a result of the development however there will be some modification of the existing roost in the hay loft. The proposal does not result in the modification of the area where the bats are thought to roost or any access points or the ability of bats to fly within the hay loft. An outline bat method statement (August 2012) has been submitted which includes a mitigation strategy that proposes to undertake work in late autumn to avoid disturbance to summer roosting or winter hibernating bats, pre-works inspection of all roof voids, production of a method statement and summary sheet of guidance to workers/contractors. Wherever it is likely that bats are present there will be supervision from a licensed bat ecologist. The works will ensure the maintenance of a dedicated bat loft to create suitable temperatures and exposed timber features which are attractive to bat roosts, the

creation of roosting areas. Access for the Brown long-eared bats and Common Pipistrelle bats will be facilitated. The existing bat boxes and light baffles already inside the building will be retained.

Development Plan

The appropriate development plan document for consideration is Basingstoke and Deane Borough Local Plan Review (1996 – 2011). The relevant saved planning policies are E2 (Buildings of Historic or Architectural Interest), E3 (Areas of Architectural or Historic Interest) and E7 (Nature/Biodiversity Conservation).

The National Planning Policy Framework (2012) is a material consideration. Section 12 (Conserving and enhancing the historic environment).

Consultations

Councillor Still has been consulted, no comments have been received.

Basingstoke and Deane Borough Council raise no objection to the proposed development as the proposal would preserve the special architectural or historic interest of the Listed Building, and as such complies with adopted policies and guidance, in particular the National Planning Policy Framework (Section 12); and Saved Policy E2 of the Basingstoke and Deane Borough Local Plan 1996-2011. The proposed development preserved the character of the Conservation Area and as such complied with adopted policies in particular the National Planning Policy Framework (Section 12) and Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011. Conditions are recommended should the planning application be granted planning permission.

Highway Authority have been consulted, no comments have been received.

Hampshire Garden Trust states that as the proposals are for the restoration and conversion of the building to community uses and have little impact upon the gardens, the Hampshire Gardens Trust have no comments to make.

English Heritage have not got any comments to make and it is recommended that the application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.

Old Basing & Lychpit Parish Council have been consulted, no comments have been received.

Garden History Society have been consulted, no comments have been received.

Hampshire Building Preservation Trust have been consulted, no comments have been received.

Commentary

No issues have been raised by the proposed works to the listed building. The conversion and repair of the building would enable the building which is falling into disrepair to be brought back into use for the enjoyment of members of the public and as an educational facility. The proposals are sensitive to the history of building and will enhance the significance of the heritage assets. There is no material change to the external appearance of the building and therefore the character of the farmyard will not be altered and the appearance of the conservation area will be retained. The internal alterations seek to retain the important internal architectural features. The proposal is therefore in accordance with saved policies E2 and E3.

When considering the potential impact of the proposal on bat roosts it is considered that the mitigation measures stated within the method statement will ensure that there will not be a detrimental impact on the maintenance of the population of bat species. Therefore it is considered the development is not unlikely to be licensed. It is recommended that the mitigation measures proposed are secured through

condition to ensure they are implemented. Consequently, it is considered that the application is in accordance with policy E7.

Recommendation

That the Secretary of State be recommended to grant listed building consent for the insertion of glazed windows into existing opening, reconstruction of existing doors, removal of internal brick piers to doorway, new timber floor over the existing cobbled floor, new electrical and mechanical services, insulation of wall-mounted displays, like for like repairs of tiled floor, brick walls and cobbled floor within the Cow Byre building at Basing Grange, Redbridge Lane, Basingstoke, with the following reason for approval and recommended conditions:

Reason for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached) and would not materially harm the character of the listed buildings (E2) and would not detract from the character of the area (E3). It would not affect the status of bats as a result of the proposed mitigation measures (E7).

Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this Listed Building Consent was granted.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Materials

2. The roof tiles shall match as closely as possible in type, colour and texture to those on the existing building.

Reason: To ensure a satisfactory development which will not detract from the character of the area in accordance with saved policy E3 of the Basingstoke and Deane Borough Council Local Plan (1996-2011).

Nature Conservation

3. The measures as detailed in the Outline Bat Method Statement Delivery Statement (RPS, August 2012) shall be implemented in full. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: to ensure the favourable conservation status of bats in accordance with saved policy E7 of the Basingstoke and Deane Borough Council Local Plan (1996-2011).

Case Officer
Kristina King

Date.....

Authorised on behalf of the Director of the Economy, Transport & Environment

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Date.....

Annexe to Reasons for Conditions (as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

Basingstoke and Deane Borough Local Plan Review (1996-2011)

Policy E2 – Buildings of Historic or Architectural Interest

Proposals for development that would affect a listed building, structure or its setting will be determined against the following guidelines:

- i. The demolition of a listed building or structure will only be permitted in exceptional circumstances.
- ii. Alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted.
- iii. Developments within the cartilage of or adjacent to a listed building which do not detrimentally affect their setting will be permitted.

Development will not be permitted if it would harm a building or feature of local historic or architectural interest or adversely affect its setting.

Policy E3 – Areas of Architectural or Historic Interest

Development within Conservation Areas, or on sites outside where development would affect the setting of the Conservation Area, will be permitted provided that the proposals preserve or enhance their special character or appearance. Through determining applications, the Borough Council will:

- i. Seek to retain buildings, architectural features, trees, spaces and other features which are important to the character and appearance of the Conservation Area; and
- ii. Allow new development if this would contribute to the area by preserving or enhancing its character and appearance;

Shopfronts and advertisements make a significant contribution to the character of shopping areas, which lie within Conservation Areas. All proposals should therefore be maintained, preserved and where appropriate, restored, the architectural details of shopfronts and advertisements in Conservation Areas.

Policy E7 – Nature/Biodiversity Conservation

Development or a change of land use will be permitted where it will not have an adverse effect on protected species or the conservation status of priority species, harm the nature conservation interest of a statutory or non-statutory wildlife nature conservation site or lead to the loss or deterioration of a key habitat type or harm the integrity of linkages between such sites and habitats.

Proposals will be expected to conserve and, where possible, enhance the biodiversity of the receiving environment, taking into account the aims and targets of the UK and Local Biodiversity Action Plans. Where appropriate planning conditions and obligations will be used to secure these requirements. In particular, the opportunity will be taken to secure the creation and management of features of the landscape that, by virtue of their linear and continuous structure or their function as ‘stepping stones’, are of major importance for the migration, dispersal and genetic exchange of wild species.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any statutory designation or protection applying to the site, habitat or species concerned. Where the public interest in favour of a proposal is deemed to outweigh harm to the biodiversity, the local planning authority will require the use of the best practicable mitigation/compensation measures, which will be secured through planning conditions and planning obligations, as appropriate.

Applications for development must include adequate information to enable a proper assessment of the implications for biodiversity. It should be noted that adverse effects on nature conservation interests are not necessarily limited to the proposal site. Adjacent land including that outside the local plan boundary, must also be considered.