

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16 October 2019

Item: 5

Application No.:	19/01624/LBC
Location:	Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ
Proposal:	Consent to convert the southern wing of the existing stable block to a dwelling and internal and external alterations to the coach house.
Applicant:	Mrs Brunander
Agent:	Mr Christopher Gregory
Parish/Ward:	Bray Parish/Bray

If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal seeks listed building consent to convert the stable to an ancillary dwelling with internal and external alterations to the building as a whole. There is no objection to the proposed change of use of the building to residential as it would secure its optimum viable use, which is in itself a public benefit. External and internal alterations are not considered to result in any harm to the listed building. Therefore, the proposal is considered to be in compliance with relevant policies and guidance.

It is recommended the Panel GRANTS listed building consent with the conditions listed in Section 12 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.
- At the request of Councillor Walters if the recommendation is to grant the application in the public interest

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site measures approximately 1.5ha and comprises of Cruchfield Manor, which is situated on the north side of Ascot Road. Cruchfield Manor is a large country house comprising of an 18th century core with extensive 19th and 20th century additions and alterations. The house is currently occupied and in good condition. Within the grounds are ancillary buildings including a single storey detached cottage, a coach house and stables with a hayloft and residential accommodation above, two barns, and a further stable block (northern yard). These ancillary buildings are located to the east of the Manor house and form a distinctive group. The ancillary buildings are in partial use but all are in a reasonable condition. To the north and east of the Manor House is an extensive well-kept garden. To the south and east of the Manor house is a gravel driveway and parking area served by two vehicular accesses to the south and south-east. The wider surrounds comprises of agricultural land with some intermittent residential development.
- 3.2 It should be noted that the site straddles the boundary between the Royal Borough of Windsor and Maidenhead and Bracknell Forest. A section of the barn, part of the driveway and the two entrances to the south and south-east of the site therefore lies within Bracknell Forest Council.

4. KEY CONSTRAINTS

- 4.1 The site lies within the Metropolitan Green Belt, and Cruchfield Manor was added to the statutory list of buildings of special architectural or historic interest by the Secretary of State in 1972 and is Grade II listed (ref: 1312899). The ancillary buildings, including the existing coach house and stables block, are considered to be curtilage listed. The buildings are considered to be significant due to their age, architectural quality, condition, and links with well-known historical figures / families such as the Cadbury family.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 In relation to the existing coach house and stable block the applicant seeks listed building consent to convert the stable to a dwelling with internal and external alterations to the building as a whole. For clarity, the proposed dwelling is to provide ancillary residential accommodation.
- 5.2 In addition to the change of use, works to the existing coach house and stable block includes:
1. New screeded concrete floor on the ground floor of the southern wing to form one new level over existing stepped concrete floor;
 2. New insulated timber floor over existing brickwork on the ground floor of the southern arm of the u-shaped core;
 3. Refurbishment of the existing timber floor on the ground floor to the rear (east) of the u-shaped core;
 4. Insertion of glazed crittal frame with door access within the right hand side bricked archway within southern arm of the u-shaped core between the proposed hallway and dining space;
 5. Insertion of 2 doorways and blockwork within the left hand side bricked archway within the southern arm of the u-shaped core between the hallway and separate WC and bathroom;
 6. Replacement timber framed, slim line, double glazed window units
 7. Enlargement of some existing openings;
 8. New glazed arched window above existing door to the proposed stable / tack room;
 9. All new rainwater goods in cast metal; and
 10. 2 new metal conservation rooflights and replacement metal conservation rooflight.
- 5.3 In relation to the subject building relevant planning history is as follows:

Application Ref	Description of Works	Decision and Date
98/32839/FULL	Conversion of part of adjacent coach house into 2-bed dwelling	Approved – 17.08.1999
98/32837/LBC	Conversion of part of adjacent coach house into 2-bed dwelling	Approved – 18.08.1999

- 5.4 There is an also an associated FULL planning application for the conversion of the southern wing of the existing coach house and stable to ancillary residential accommodation including alterations to fenestration, ref: 19/01623/FULL which is currently pending decision.

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Impact on Listed Buildings and their Setting	LB2, LB3

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

7. MATERIAL PLANNING CONSIDERATIONS

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2)

National Planning Policy Framework Sections (NPPF) (2019)

Section 16- Conserving and enhancing the historic environment

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Historic Environment	HE1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below.

This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

The planning officer posted a notice advertising the application at the site on 25 July 2019 and the application was advertised in the Local Press on 1 August 2019. No letters of representation either supporting or objecting to the proposal were received.

Consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Delegates decision to Conservation Officer	
Conservation Officer	No objection subject to conditions relating to additional details to be submitted and approved by the local planning authority relating to: <ol style="list-style-type: none">Detailed design, construction, glazing and colour/ finish of the new windows and external doors to be submitted for approval at a scale of 1:10, 1:5 or the full size as appropriateAll windows to be traditionally constructed and of painted timberAll external rainwater goods and pipework to be of painted cast metal	Para 9.1 – 9.12

	<ol style="list-style-type: none"> 4. Details of the design, construction and materials of the infill screens to the coach house internal arches and openings; and details of the new opening between the dining room and lounge at a scale of 1:10, 1:5 or the full size as appropriate 5. Manufacturer's details of the rooflights to be submitted 6. Details of the works to the floors at ground and first floor, including the floating floor construction and method of protecting brick floors 7. Details of new internal joinery at a scale of 1:10, 1:5 and to full scale as appropriate 8. Details of insulation to walls and roof structure and final finishes. 9. Details of the location and external appearance of all new flues, vents and grills. 	
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9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

i The impact on the listed buildings and its setting

i The Impact on the Listed Building and Its setting

9.2 With respect to the Planning (Listed Buildings and Conservation Areas) Act 1990 the applicable statutory provisions are: Section 16(2) when determining applications the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting and any feature of special architectural or historic interest which it processes.

9.3 Local Plan policy LB2 states that the Council will have special regard to the preservation of listed buildings and their setting and will only grant listed building consent for the alteration and/or extension of a building provided that the character of the building will not be adversely affected both internally and externally; requires any works or alterations to a listed building or buildings within their curtilage to make use of appropriate traditional materials and techniques and to be of a high standard of design; and ensure that development proposals do not adversely affect the grounds and/or setting of listed buildings. Local Plan policy LB3 states that the Council will also require that listed buildings are used for purposes which will secure their long-term future and which will preserve or enhance their special interest and character.

9.4 As a material consideration, BLPSV policy H1 states that the historic environment including the heritage asset and their setting will be conserved and enhanced in a manner appropriate to their significance. Harm to the significance of a heritage asset or its setting will not be permitted without clear justification to show that the public benefit of the proposal considerably outweighs any harm to the significance or special interest of the heritage asset in question.

9.5 As a further material consideration, paragraph 189 of the NPPF states that in determining applications the local planning authority should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. Paragraph 192 of the NPPF goes on to state that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Also of relevance, paragraph 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefit that outweighs that harm or loss while paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated

heritage asset this harm should be weighed against the public benefit of the proposal including securing its optimum viable use.

- 9.6 A Heritage Statement has been submitted to support the proposal which describes the significance of the listed buildings on site. The conclusions of the Heritage Statement are considered to be thorough, well-considered, and evidenced and agreed by the Council's Principal Conservation Officer. In relation to the subject building, it should be noted that the Heritage Statement refers to the subject building as 'The Stables and Barns'.
- 9.7 There is no objection in principle to the conversion of the stables to residential use in listed buildings terms. While partially in use, the building is underutilised and it is considered that the proposal would better secure its long-term upkeep and thereby its longevity. However, while planning permission was granted in 1999 to convert the southern wing of the existing building into a two bed dwelling (ref: 98/32837/LBC), this permission was not implemented and so the use has historically been as ancillary stable and barn buildings to the Manor House and its form and appearance to date has largely evolved as such. There is evidence that there has been a stable and barn building in this location since the early 19th century to serve the 18th century Manor House. It is therefore considered important that they retain their appearance externally as secondary agricultural / service buildings not only in the interests of the character of the building itself but also in the interests of the special character and setting of the Manor house. It is considered that any external alterations that would have a distinctly 'residential character' would be unacceptable.
- 9.8 In this case, the external form and appearance would largely remain the same. A number of larger window openings and rooflights are proposed which would be atypical of a coach house and stable, but overall their size and placement are well-considered and would not detract from the overall agricultural / service appearance. It is also acknowledged that the existing windows provide limited natural light into the internal space which would be acceptable for a coach house and stable use but not so for residential. In terms of construction and materials, the new windows would be traditionally constructed and detailed, and made from timber. They would be double glazed, but the proposal comprises of slim glazing which is considered acceptable in this particular structure. If minded to approve it is recommended that details of the glazing (windows and French door) should be subsequently submitted and approved, which can be secured by condition. The rooflights are conservation in style and construction, and so would be visually discreet. The style and materials of the replacement rainwater goods are considered to be sufficiently in keeping with the character of the building.
- 9.9 In terms of internal alterations, the proposal retains features of special interest that include:
- 1 Sturdy timber trusses to the roofs of both barns
 - 2 Cast iron and timber boarded loose boxes and stalls
 - 3 Elements of tongue and groove boarding, mainly to the walls within the stables/tack room, at ground floor
 - 4 Wooden brackets for saddles/harness, metal hangers for tack and a metal ceiling hook, probably for a lamp, within the tack room
 - 5 two remaining fireplaces, one on each floor, the ground floor retaining its original simple timber surround
 - 5 Two brick arches, with metal pin hinges for double doors, within the garage area (these are part of the original frontage of the coach house)
- 9.10 In relation to flooring, the exposed brick flooring to the existing stable block is identified as a particularly fine feature and its retention is welcome. An insulated timber floor is proposed over the existing brick flooring to the southern arm of the u-shaped core, but given that the new timber flooring would comprise of a floating floor to retain the brickwork underneath this is considered to be acceptable. However, it is recommended that any approval is subject to a condition to secure details of the construction and method of protecting the brick floor underneath the floating floor (condition 9). The proposal also includes refurbishment of the existing timber floor to the rear of the u-shaped core, and as maintenance of historic fabric there is no objection to. A new screed concrete floor to form one new level over the existing stepped concrete floor to the southern wing. Given the existing concrete floor is of limited interest, there are no objection in this respect.

9.11 It is considered that the original layout of the building can also still be read. For new openings between structures these have been designed to read as single / double door openings rather than the removal of all or most of the dividing walls, which is acceptable. In terms of infilling, the existing carriage arches are considered to be particularly characterful historic and architectural features. The proposed critical glazing to form a doorway within the right hand side bricked archway would retain the brick arched character while providing the required room divide. The proposed doorway and wall to be inserted in the left hand side arch, would be recessed on both sides so that the archway can still be delineated. If minded to approve, it is recommended that details of the design, construction and materials of the infill screens to the coach house internal arches and openings are secured by condition.

9.12 The retention of the open space to full height within the barn is welcomed as the previous approval included a part mezzanine floor, which may have required alterations to the trusses.

10. CONCLUSION

a) For the reasons above, it is considered that the proposal would not cause harm to the significance of the designated heritage asset, would preserve the special interest of the Grade II listed building, and would adapt the building to secure its long term maintenance and future upkeep. Overall, it is considered that the proposal would be in line with the all relevant policies and guidance.

11. APPENDICES TO THIS REPORT

- Appendix A – Site Location Plan
- Appendix B – Proposed Plans and Elevations

12. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1 The works/demolition shall commence not later than three years from the date of this consent.
Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to avoid unimplemented consents remaining effective after such lapse of time that relevant considerations may have changed.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

3 Prior to the installation of the new windows and external doors and notwithstanding the approved drawings, the details of their design, construction, glazing, colour and finish shall be shown on a drawing at a scale of 1:10 or 1:5 to be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out entirely in accordance with the approved details..

Reason: The submitted drawings are inadequate in these respects and further information is needed in order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

4 Prior to their installation, manufacturing details of the conservation rooflights shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be completed entirely in accordance with the approved details.

Reason: In order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

5 All windows shall be constructed from painted timber and thereafter maintained as such.

Reason: In order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

6 All external rainwater goods and pipework shall be painted case metal and thereafter maintained as such.

Reason: In order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

7 Prior to the installation of the infill screens to the coach house internal arches and openings, details of their design, construction and materials shown on a drawing at a scale of 1:10 or 1:5 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the

works shall be carried out entirely in accordance with the approved details.

Reason: The submitted drawings are inadequate in these respects and further information is needed in order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

- 8 Prior to the insertion of the new openings between the dining room and lounge, as shown on the proposed ground and first floor plan, ref: 18-28-101, details of their design and construction shown on a drawing at a scale of 1:10 or 1:5 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out entirely in accordance with the approved details.

Reason: The submitted drawings are inadequate in these respects and further information is needed in order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

- 9 Prior to the works to the floor at ground and first floor level, including the floating floor, details of the construction and method of protecting the existing brick floor shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out entirely in accordance with the approved details.

Reason: The submitted drawings are inadequate in these respects and further information is needed in order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

- 11 Prior to their installation, details of the location and appearance of any new flues, vents and grills shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out entirely in accordance with the approved details.

Reason: In order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

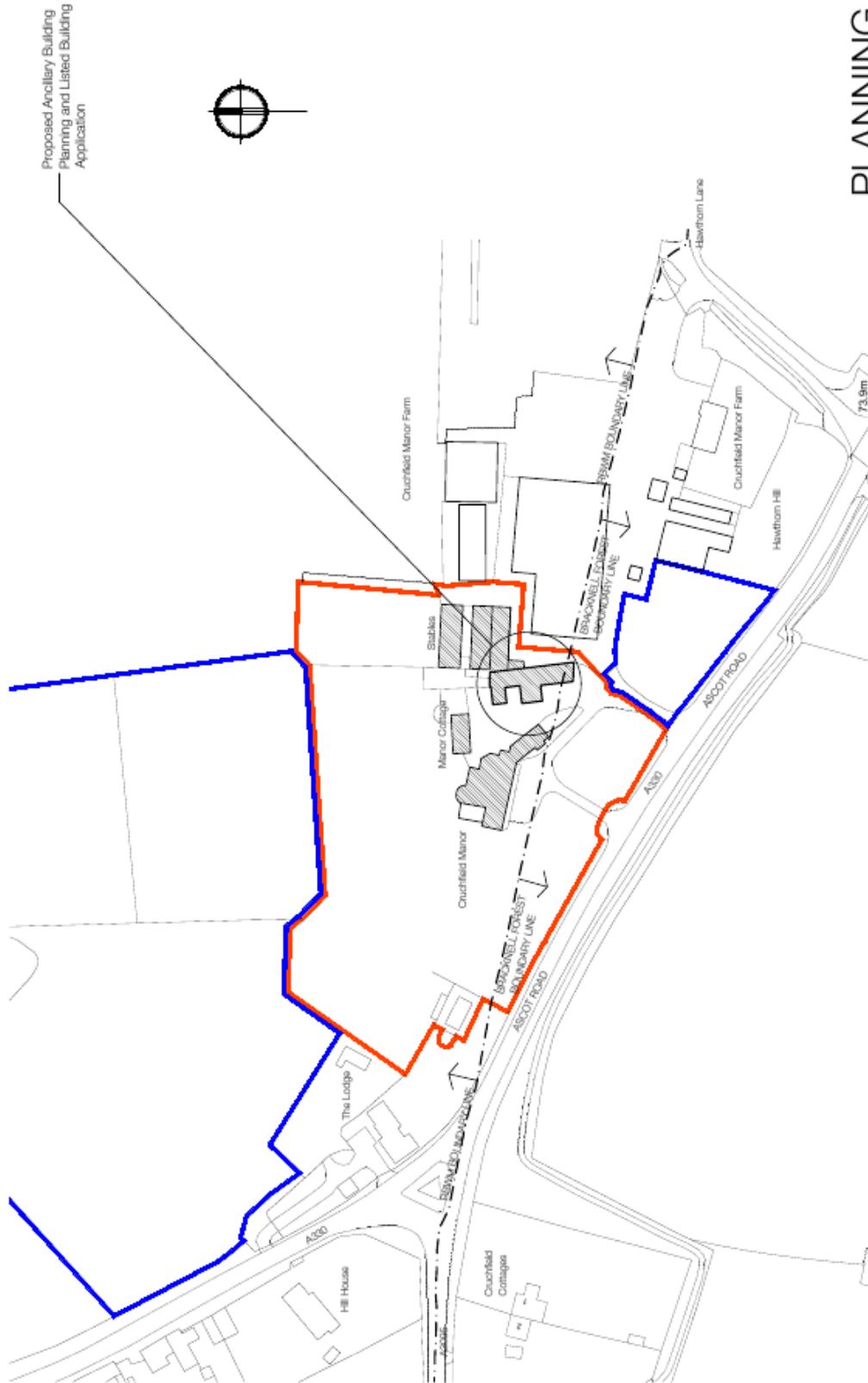
- 12 Prior to the installation of new internal joinery, detailed elevations and cross sections of any new internal joints at a scale of 1:10 or 1:5 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out entirely in accordance with the approved details.

Reason: The submitted drawings are inadequate in these respects and further information is needed in order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

- 13 Prior to the installation of new insulation to walls and roof structure, manufacturers details, method of installation and cross sections of the insulation to walls and roof structure at a scale of 1:10 or 1:50 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out entirely in accordance with the approved details.

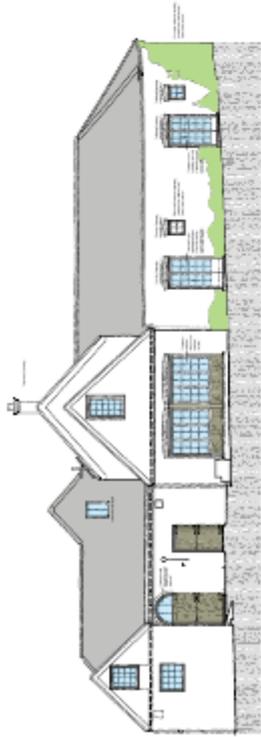
Reason: The submitted drawings are inadequate in these respects and further information is needed in order to protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

Appendix A – Site Location Plan

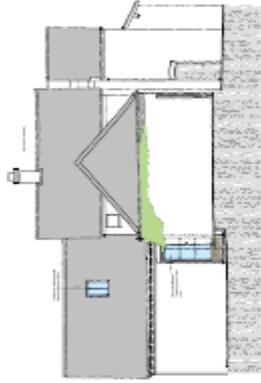


PLANNING

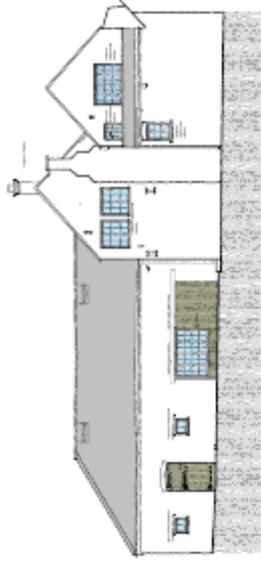
<p>DRINKS BRADWELL CORPORATE ARCHITECTS</p> <p>Map Studio, 111 Market Street, Wetherby, Yorkshire, LS23 7BQ www.drinksbradwell.co.uk 01937 543888</p>	<p>Crouchfield Manor Proposed Site Plan 18-2B-100 A 1:1250</p> <p>DATE: June 19 SCALE: A3</p>	<p>REVISIONS A Site covering boundary contents</p> <p>DATE: 24.06.2019</p>	<p>SCALE: 1:1250</p>
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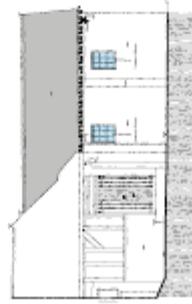
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

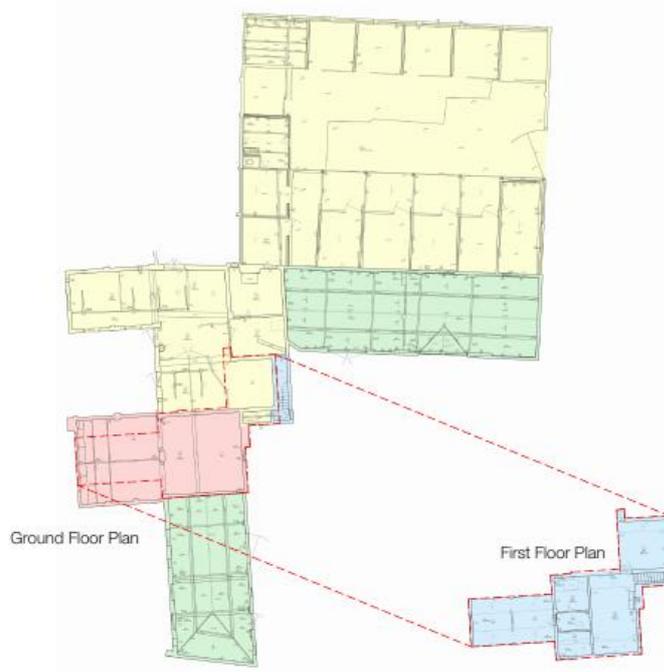


Proposed Side Elevation
Scale 1:100

ancillary building

PLANNING

	<p>DATE: 10/10/2018</p>	<p>PROJECT: 18-28-102</p>	<p>Client: F&B 19 Scale: 1:100 Sheet: A1</p>
<p>City of Bracknell Planning Department 10000 Bracknell Road Bracknell, Berkshire RG13 2JH Tel: 01344 343434 www.bracknell.gov.uk</p>			



ANCILLARY BUILDING + STABLES - EXISTING USE DIAGRAM
 1:250 at A1



LEGEND

- stables
- storage 'berns'
- garage
- staff living quarters

ANCILLARY BUILDING + STABLES - PROPOSED USE DIAGRAM
 1:250 at A1