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<b>APPLICATION NO.</b>	P08/W1043 & P08/W1044/LB
<b>APPLICATION TYPE</b>	FULL & LISTED BUILDING CONSENT
<b>REGISTERED</b>	12.09.08
<b>PARISH</b>	STANTON ST JOHN
<b>WARD MEMBER(S)</b>	Ms Anne Purse
<b>APPLICANT</b>	Woodperry Estate LLP
<b>SITE</b>	Woodperry House, Beckley
<b>PROPOSAL</b>	Conversion of barn into shoot barn (catering for shoot lunches). A servery / kitchen and cloakroom to be formed internally, with new stone gable to form the main space. Two fire openings with dormer chimneys are to be proposed. The barn will be enclosed on the north long side with a purpose made door screen to five bays. (As clarified by Agent's letter dated 17 October 2008)
<b>AMENDMENTS</b>	N/A
<b>GRID REFERENCE</b>	457516/210329
<b>OFFICER</b>	Miss H Munro

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**1.0 INTRODUCTION**

- 1.1 This application is referred to Planning Committee because the officer recommendation conflicts with that of the Parish Council.
- 1.2 The applications relate to an existing open-sided barn which is situated within a small complex of buildings to the north of Woodperry Farmhouse, within the grounds of Woodperry House Estate which falls within the Oxford Green Belt. A site location plan is **attached** at Appendix A.
- 1.3 Woodperry Farmhouse is an eighteenth century Grade II listed building and Woodperry House which lies further north of the barn is a stunning Grade I listed country house by William King. The existing barn which is the subject of these applications falls within the curtilage of the listed farmhouse and therefore requires listed building consent for the proposed alterations.
- 1.4 The existing barn is in good condition having been repaired in the pre-war years and having benefited from a new roof more recently (during the 1990s). The coursed rubble stonework is finished with cut stone surrounds to the external elevations. The stone bases to the hardwood posts are formed from similar local stone. The barn backs onto the private garden area of the listed farmhouse with its open side fronting onto an enclosed courtyard area, accessed via a gate from one of the main routes through the Estate.

**2.0 PROPOSAL**

- 2.1 The proposal seeks full planning permission and listed building consent for the conversion of the existing barn into a shoot barn which will enable catering for shoot lunches. The shooting season normally runs from September to January each year but at Woodperry organised shoots are normally held between November and January. The approximate number of shoot events that are currently held in any one year is 5 or 6 (i.e. approximately 2 per month between November and January) and the approximate number of people that attend each event is 15 to 20. The application

also includes the use of the barn for occasional private entertainment and functions outside the shooting season; these would not be of a commercial nature and would only ever be enjoyed by the family occupying Woodperry House and their friends and guests.

2.2 The proposal includes internal works to provide a kitchen / servery and formation of a new stone gable to form the main shoot room. Two dormer chimneys are proposed on the existing roof of the barn which will enable two fireplaces to be provided internally. The existing open side of the barn is proposed to be closed off through provision of a purpose made folding door screen laid out between the posts and end walls.

2.3 A copy of the plans and design and access statement accompanying the application are **attache**d at Appendix B.

### 3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Stanton St John Parish Council** – The design is inappropriate and unnecessarily large in scale for the specified future use. In particular the doors are inappropriate and visually cumbersome behind the support beams. Policy R4 of the Local Plan says proposals for outdoor sport in the countryside must not detract from the rural character of the area and it must not adversely affect the amenities... particularly by noise, but also by smell, traffic generation or other disturbance.

3.2 **Conservation Officer** – This proposal has been judged against local and national conservation policies. It has been inspected on site. Conservation would not object to this application.

This is a stunning site dominated by the Grade I listed William King Mansion and the Grade II listed eighteenth century farmhouse which is immediately adjacent. The barn is a mainly modern structure and this proposal will cause no harm to the delicate surrounding historic environment.

The proposed chimney features will be small and will have little impact. The large timber doors will be set back behind the existing posts. The materials for the dormer chimneys should be approved by condition.

3.3 **Local Highways Authority** – Comments to be reported verbally at the meeting.

3.4 **Countryside Officer** – Comments to be reported verbally at the meeting.

3.5 **Representations** – No letters of representation have been received in relation to either application.

### 4.0 **RELEVANT PLANNING HISTORY**

4.1 P02/N0873 & P02/N0872/LB – Alterations and repairs to the farm office to form a tennis pavilion with a lowered roof and extension to existing wall around tennis court. (As amended by additional plan accompanying agent's letter dated 5<sup>th</sup> February 2003). Planning permission and listed building consent were granted on 12<sup>th</sup> March 2003.

4.2 P91/N0220/LB – Block up first floor bathroom window and form new window. Listed building consent was refused on 7<sup>th</sup> June 1991 but allowed at appeal on 9<sup>th</sup> October 1991.

- 4.3 P91/N0024 – Demolish outbuildings (retain stone wall) and re-build as utility room, lobby and playroom. New walls and roof to follow existing external lines. Planning permission was granted on 1<sup>st</sup> march 1991.
- 4.4 P91/N0005/LB – Demolition of wall and roof of outbuildings (partly retrospective). Listed building consent was granted on 27<sup>th</sup> February 1991.
- 4.5 P91/N0004/LB – Construction of walls and lean-to roof to form utility room, lobby and playroom. Listed building consent was granted on 27<sup>th</sup> February 1991.
- 4.6 P90/N0669 – Form two dormer windows in elevation facing bridleway. Lower two chimneys. Convert part of outbuilding to utility room.
- 4.7 P90/N0596/LB – Internal alterations and formation of additional windows, dormers and rooflights. Removal of rear canopy porch roof and provision of flat roofed canopy porch to door on west elevation. Lowering and partial re-building of two chimneys. Demolition of outbuildings. Construction of boiler house and re-roofing of attached outbuilding. Listed building consent was granted on 9<sup>th</sup> October 1990.

## 5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Local Plan 2011 Policies:
  - G2 – Protection and Enhancement of the Environment
  - G6 – Promoting Good Design
  - GB4 – Visual Amenity
  - CON2 – Alterations and Extensions to Listed Buildings
  - CON3 – Alterations and Extensions to Listed Buildings
  - CON5 – The Setting of Listed Buildings
  - D1 – Good Design and Local Distinctiveness
  - R4 – Recreation in the Countryside
  - E8 – Re-use of Rural Buildings
- 5.2 Supplementary Planning Guidance:
  - South Oxfordshire Design Guide (2008)
- 5.3 Government Guidance:
  - PPS7: Sustainable Development in Rural Areas
  - PPG15: Planning & The Historic Environment

## 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues that are relevant to these applications are:
  - 1. The principle of the development;
  - 2. The impact on the character and appearance of the Grade II listed building;
  - 3. The impact on the rural character of the area and the visual amenity and openness of the Green Belt; and
  - 4. The impact on the amenities of residents in the vicinity and other users of the countryside.

### The Principle of Development

- 6.1 Policy R4 of the South Oxfordshire Local Plan 2011 (SOLP) advises that proposals for outdoor sport in the countryside, with the exception of golf courses, will be permitted provided that:

- (i) the proposal would not detract from the rural character and landscape of the area;
- (ii) the proposal would not adversely affect the amenities of residents in the vicinity or spoil the enjoyment of other users of the countryside, particularly by noise, but also by smell, traffic generation or any other disturbance;
- (iii) the proposal would not adversely affect sites of archaeological, historical or nature conservation importance or result in the loss of high-grade agricultural land as defined in Policy C5;
- (iv) full use is made of existing buildings worthy of retention, the only new buildings which will normally be permitted must be no larger than is essential for the functioning of the sport, be limited in scale and in keeping with the locality in terms of design; and
- (v) if the site is in the Green Belt the proposal would not conflict with the Green Belt policies of the plan.

6.2 Furthermore, in relation to the application proposal Policy E8 of the SOLP advises that the re-use of rural buildings will be permitted provided that:

- (i) they are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;
- (ii) their form, bulk and general design are in keeping with their surroundings;
- (iii) the fabric and essential character of the buildings are maintained;
- (iv) if the buildings are in the Green Belt, the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it; and
- (v) there are no overriding amenity, environmental or highway objections.

6.3 The application proposal involves the re-use of an existing rural building that is in good condition and is capable of conversion. Taking this and the above criteria into account the principle of converting the existing barn for use as a shoot barn is generally considered to be acceptable provided there would be no detrimental impact on the character and appearance of the building itself or the site as a whole; the rural character of the area or the openness of the Green Belt would not be harmed; and there would be no adverse effect on the amenities of local residents and other users of the countryside.

#### Impact on the Character and Appearance of the Grade II listed building

6.4 The barn is a mainly modern structure and it is considered that the proposal will cause no harm to the delicate surrounding historic environment. The proposed chimney features would be modest and have minimal impact on the building, the setting of adjacent buildings or the site as a whole.

6.5 It is also considered that the proposed purpose built screen doors would be sympathetic and appropriate for the building by utilising the existing openings and being set back behind the existing posts. Their overall visual impact would be minimal particularly as this elevation of the barn is not obviously visible from outside the courtyard.

#### Impact on the Rural Character of the Area and Green Belt

6.6 The proposed development involves the conversion of an existing barn and would not result in any increase in the area or volume of the existing building. Such a proposal for the re-use of a rural building within the Green Belt falls to be considered under Policy E8 of the SOLP which in criteria (iv) states that the proposed use must not

have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.

- 6.7 The existing open sided barn has most recently been used as a storage area for the farm but is currently empty. Given that the barn is situated within a complex of buildings within the middle of the Estate where there are limited views of it from within the site it is considered that its enclosure to provide a shoot barn would not harm the openness, rural character or visual amenity of the Green Belt.
- 6.8 Furthermore, parking for the proposed use can be satisfactorily accommodated within the site and it is not considered that the proposal would result in any unreasonable increase in traffic generation or have any adverse effect on highway safety.

Impact on the Amenities of Residents and Other Users of the Countryside

- 6.9 Woodperry Estate is situated within the open countryside and there are no residential properties in the immediate vicinity of the application site, other than Woodperry Farmhouse itself and workers cottages within the Estate. Furthermore, the shoot barn would only be used for events during the shooting season with an estimated number of approximately 5 to 6 events per year or for entertaining family and guests for occasional family functions.
- 6.10 It is therefore considered that the proposal which would provide a room and facilities for shoot guests to have lunch, would not result in any unreasonable noise or disturbance to residential occupiers or other users of the countryside. As the design and access statement which accompanies this application quite rightly states, “the proposed use is in keeping with that of an English country house estate”.

**7.0 CONCLUSION**

- 7.1 It is recommended that planning permission be granted because the principle of development is acceptable and it is considered that, subject to the attached conditions the development would be acceptable in terms of its impact on the character and appearance of the listed building, site and surrounding area, it would not harm the visual amenity, rural character or openness of the Green Belt and it would not have any adverse effect on the amenities of local residents or other users of the countryside. The proposal therefore complies with the relevant Development Plan policies.

**8.0 RECOMMENDATION**

- 8.1 **GRANT Planning Permission subject to the following conditions:**
1. **Commencement 3yrs – Full Planning Permission**
  2. **Submission of sample materials (dormer chimneys)**
  3. **Specified Use Agent’s letter dated 17 October 2008 (No Use Class)**
- 8.2 **GRANT Listed Building Consent subject to the following conditions:**
1. **Commencement 3yrs – Listed Building Consent**
  2. **Submission of sample materials (dormer chimneys)**

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