

The Reuse of Agricultural Buildings



Ashford Borough Council
Planning Department

Anthony Slack MRTPI
BOROUGH PLANNING OFFICER

Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

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INTRODUCTION

1.1 In 1989 the Borough Council approved informal policy guidance entitled:-

"The Conversion of Agricultural Buildings to Residential Use"

which was itself a revision of a policy document approved in 1984. This was to assist applicants with the preparation of schemes for these conversions by amplifying through detailed design guidance, Development Plan Policy and Government Policy.

1.2 Since that time continuing changes in agricultural practices, the impact of European Community legislation, the recession, reduced demand for certain agricultural products and changes in Government planning policy have combined to require a further review. This time the review has been broadened to give comprehensive design guidance for not only residential conversions but for all potential uses. Furthermore, it looks specifically at the three broad categories of agricultural building:

- (a) *Buildings which, although not listed as being of special architectural or historic interest, are examples of traditional architecture, or are important buildings in the landscape which should be retained.*
- (b) *Statutory Listed Buildings.*
- (c) *Modern buildings.*

1.3 Traditional agricultural buildings are not only an essential element in the heritage and landscape of the area which would be impoverished by their loss, but they, and more modern buildings, are an important economic resource. Therefore it is important that, unless there are sound and clear cut reasons for not doing so, the Council should encourage reuse and restoration to ensure that these buildings have a useful life, serving modern purposes in an economically viable way.

1.4 Experience gained so far with the conversion of agricultural buildings has demonstrated that an alternative use does not have to compromise the fundamental architectural integrity of the original building. Change

and compromise is, of course, required but with care and the sympathetic treatment such buildings deserve, the pleasure they have given so far can be safeguarded for the future.

1.5 The need to consider design guidelines for the alternative use of more modern buildings has arisen more recently. With more modern buildings becoming surplus to the needs of agriculture than ever before and many of these being open-sided, or windowless, it is appropriate to develop guidelines that ensure the functional needs of alternative uses are provided for in ways which respect the rural surroundings.

1.6 Not only is Ashford Borough the largest District in Kent, in terms of land area, it has the greatest number of Listed Buildings - over 3,000. It has a strong rural community and it is intended that these guidelines should not only safeguard the attractiveness of some of Kent's best countryside, but also enable the diversification and change that must take place for rural economies to have the best chance of a prosperous economic future.

1.7 Being concerned specifically with guidance on design issues, this document does not deal in detail with other policy considerations which will need to be taken into account when a planning application is submitted. Apart from design issues, regard will need to be had to other policy guidance including:-

(i) **Central Government Guidance:**

Planning Policy Guidance 7 (PPG7)

"The Countryside and the Rural Economy"

Planning Policy Guidance 15 (PPG15) "Planning and the Historic Environment"

(ii) **Kent Structure Plan, especially:**

Policies RSJ, RS4 and RS6 relating to rural settlement

Policies TRI and TR11 relating to tourism and recreation

(iii) **Rural Ashford Local Plan, especially:**

Policies E1, E2, E3, E4, E7, E8 and E10 relating to employment and tourism.

Policy C4 relating to conservation.

Copies of the Policies referred to in (ii) and (iii) can be found in Appendix 7, and copies of the guidance referred to in (i) can be inspected at the Planning Department.

1.8 This document has also been illustrated in order to explain more fully the guidelines. (Appendix 6)

1.9 As with any proposal which may involve the need for planning permission, or any other planning consent, the Council encourages potential applicants or those seeking information or guidance to contact the Planning Department where the officers will be pleased to assist.

GUIDANCE

Unlisted Traditional Buildings

GENERAL

2.1.1 This section deals with the general and detailed assessment of the character of unlisted traditional rural buildings and the means by which such character can be either protected or enhanced.

2.1.2 The Kent Structure Plan identifies, as one of the exceptions to the normal presumption against new development outside existing settlements, the "acceptable change of use of cast houses, agricultural barns or other buildings either for small scale businesses or otherwise where the change would restore buildings which are of historic or architectural interest, and which lend to the character of the Kentish countryside". Compliance with this general premise will be the fundamental consideration in all conversion proposals.

2.1.3 The historic, architectural or aesthetic value of an unlisted building may not simply be because it has interesting or special features but it may be a good example of a building characteristic of the local area, or it may have a special local association which can be retained by the conversion of the building. It must however be in a condition that will permit conversion without major reconstruction work. Alternatively the building may make a significant impact in the wider countryside or be within a village. In conversion any of these intrinsic values should be preserved. If the building is part of a clearly defined group the important factor is that the other buildings should be identified at the out-set. Protection of group value may justify the conversion of buildings which would not be considered of special merit individually.

2.1.4 Where continued use for purely agricultural purposes is no longer possible, alternative uses may be appropriate, for example:

- General storage or garaging or recreational/hobby use if the barn or outbuilding is closely associated with a farmhouse or other dwelling within the same group.
- General commercial (non agricultural) storage in appropriate situations.
- Stabling of horses or livery stables particularly if there is access to a network of bridleways or quiet lanes.
- Workshop of an appropriate type and compatible with the area.
- Open-plan office or studio use.
- Retail use e.g. farm produce shop.
- Leisure/tourism/recreational use.

The variety of uses suggested above is intended as an indication of uses that have been established recently and is not meant as an exhaustive list of possible alternatives uses. Some of the uses suggested may indeed not be compatible with the character of the rural area or the village the building or buildings are located within. They may also overload existing essential services and facilities.

DETAILED CHARACTERISTICS

2.1.5 An essential element in the success of any scheme to convert a suitable building to residential or

other use will be to ensure that it is of sound construction and capable of conversion without significant re-building, modification or extension and the detailed appearance of the building is retained in this context.

Because of the many different types of agricultural buildings ranging from barns and oasts to animal shelters and granaries different interpretations of general design guidance may be necessary. However, since to a great extent the value of such buildings is in their variety of individual detailing close attention to the particular features, materials and finishes of any building will enable a high quality of conversion to be achieved.

2.1.6 The most common conversion is into residential use and this requires a special design solution to avoid excessive internal subdivision and or external elevational changes.

There are some types of farm building that do not present too many design problems, for example small barns, especially two-storeyed structures, with existing openings in the main walls. These may allow residential conversion without unacceptable changes.

SETTING

2.1.7 Most unlisted buildings eligible for conversion are considered acceptable, not solely because of their special character, but as a result of their location and general setting. Therefore conversion on their original sites should be a primary aim except in very exceptional circumstances.

Where a group of buildings for conversion is involved, their setting will include the spaces formed between them, the most common such space being the farmyard. In the case of a single building for example a barn in a field, it would be important to preserve such a setting and not disrupt its character by surrounding it with hedges or fences. Therefore in protecting such a characteristic, a balance may have to be struck here between "amenity" and "historic setting" but there should nonetheless be a presumption in favour of "setting".

Where consideration is being given to the conversion of one or more of a group of buildings, the whole group of buildings should be treated comprehensively in the preparation of the scheme.

CONDITION

2.1.8 It is essential that the building should be both structurally sound and in good overall condition and that any building works necessary to prolong its useful life will not result in the destruction, disruption or inappropriate alteration of existing features. The onus will be on the applicant to demonstrate that the building is of sound construction through the submission of a Building Condition Report plus, in certain circumstances, a Structural Survey Report including appropriate drawings.

EXISTING FEATURES AND MATERIALS:

2.1.9 Existing features of interest including those found during the course of alterations deserve special care. Any alteration or repairs should respect these. The existing materials of which they are constructed externally are also important. The aim should be to match them in texture, quality and colour. Artificial materials should, in the main, be avoided except in special circumstances.

INTERNAL CHARACTER

2.1.10 An important characteristic of any fully or partially timber framed agricultural buildings, especially barns, is the interior space with its exposed structural frame, divided into bays. It is not easy to preserve this characteristic with residential conversion because the space has to be horizontally and vertically subdivided with floors and partitions. A compromise solution is to provide for one or more bays to be a clear full height internal space. In a three bay barn such an open, area should be one bay wide. In a barn of five or more bays the space should be larger. The main focus of such an area is normally the threshing floor, central bay or midstrey area and this in turn is often associated with the cart gate opening. Such spaces and external opening features along with their barn doors are key characteristics to be preserved.

In order to maintain the overriding integrity of a building of character, internal spatial subdivision should be kept to the minimum. To avoid substantial subdivision of space for the full range of accommodation required which for residential use involves bathrooms, kitchen and utility rooms and other support facilities, it may be acceptable to provide for this in sensitively designed extensions of a suitable size or by linking the building with a smaller nearby outbuilding providing it is worthy of protection.

EXTENSIONS

2.1.11 Extensions, where absolutely necessary to allow the sensitive conversion of the existing building, should not dominate the original building in scale, material or situation. They can, in appropriate circumstances, be distinguishable from the original but generally traditional or matching design is most appropriate. In the main, such extensions must be subordinate in scale, proportion and mass to the existing building or related buildings to be retained. In the main, extensions should be single storey and be used for ancillary accommodation such as kitchens, utility rooms, storage or possibly a small study or workroom.

ROOFS

2.1.12 With timber-framed buildings the whole of the original structure and evolved form comprising later additions, is the external overall character that has to be taken into consideration and respected. In this context the roof line is nearly always a dominant feature of a building and retention of the original structural shape, pitch and cladding is most important. As few as possible of their members should be renewed with special care taken that no interior feature of interest is unnecessarily or inadvertently damaged. If any form of rebuild is required then interior features of note should be recorded, carefully dismantled and reset. Thatched roofs should be preserved as far as possible as they are important rare survivals of a craft and an early vernacular type.

Given the importance of roofs to the appearance of most farm buildings, it is essential that major intrusions such as dormer windows into the roof slopes are avoided except where the building merits such a change. Other potential intrusions or surface changes such as solar panels and roof vents should be kept to the minimum and only proposed when essential to the functional requirements of the building use. They should also be carefully located and of a size and type that does not detract from the building's visual character.

Roof lights, must be located in concealed positions and not on publicly exposed sides of the building and then only if they cause no demonstrable harm to the external appearance or internal construction of the building, or its setting and general location. As a result the type, size, proportion and design of such roof lights will be important considerations. They should also be set flush to the roof slope as far as practically possible depending on the finish material. To reduce light reflection problems the use of non-reflecting glass and glazing bars avoiding large unbroken expanses of glass will be encouraged. Alternatives to roof lights such as glass tiles will be acceptable in certain circumstances.

OUTSHOTS

2.1.13 Special character is often created by open-sided or partly enclosed outshots to barns, and open sided animal shelters - 'hovels'. 'Infilling' of these has sometimes taken place, thus maximising domestic floor space but this has entirely altered the appearance, and hence the character, of the buildings. However some domestic 'infilling' may be acceptable in certain circumstances. There will be some cases where such added structures are relatively modest and insubstantial, and therefore do not justify retention. There will be others of such good quality and materials as to require retention in their fully open form.

ANIMAL SHELTERS

2.1.14 In the case of open sided single storey animal shelters, often closely associated with barns, if not directly linked to them, the policy of allowing these to be automatically treated as extra domestic dwelling space has not been successful. In many cases the process has altered the character of these very simple open sheds in such a way as to destroy a significant part of their original architectural integrity. Generally, use of such shelters as open car ports or wood stores, outdoor sitting areas etc. protects the character of such structures much better than a 'closed' domestic use.

CART GATE ENTRANCES

2.1.15 The screening of large openings such as cart gates with large modern glazed screens set flush with the main external wall have, through experimentation has sometimes, proven to produce an unsympathetic feature in converted traditional rural buildings. Therefore, wherever possible such solutions should be restricted to the least public elevations of the building and in an aisled barn set back sufficiently within the building, preferably up to the line of the main aisle structural frame to protect, as far as is practical, the open shadow effect associated with cart gate openings. Such screens should be robustly detailed to respond to the bold timber-framed character of the structural arrangement normally associated with agricultural buildings. The glazing should be set back from the main face of the frame and be of non-reflective glass. Glazing within existing doors to these entrance features should be kept to the minimum and to maximise the open effect of the threshing bay area it should ideally be treated as a space open to the outside air. On occasion the siting of the building may be so visually exposed on one side as to require one set of cart entry doors to be retained without any openings. To this end cart gate entry doors should, if they exist, be retained, or if decayed or broken, repaired or replaced. If they have been removed they should be reinstated.

EXISTING OPENINGS

2.1.16 Original features such as ventilation slits, barn doors, loft doors and barred windows should be respected, retained and unaltered as far as possible. Existing openings should not in the main, be enlarged, but if this is necessary such a change must be in the proportion to the elevation as a whole.

NEW DOORWAYS

2.1.17 The use of new external doors should be kept to the minimum since every new opening is a move away from the plain utilitarian character of the buildings, and affects their existing structure. Generally, external joinery should reflect in function, design and finish the types of joinery used in the buildings historically.

WINDOWS

2.1.18 New windows, or windows to be inserted into existing openings, should always be of appropriate design and not result in enlargement of such openings unless absolutely essential. Modern casements with asymmetrically spaced top hung opening lights are unsuitable. Pivot windows can be out of character and replacement windows should exhibit traditional detailing. Existing windows no longer required can sometimes be blocked from inside leaving a dummy or blind feature to the exterior.

INTERIOR FEATURES:

2.1.19 Interior features of interest should be respected and left in situ wherever possible. New internal walls should not cut through special architectural features or openings made to structural members of special historic value.

HEATING AND BUILDING SERVICES INSTALLATIONS

2.1.20 The heating of most agricultural buildings, particularly large barns, can result in the need for special installations requiring flues, unless full electrical heat-ing is provided which is preferable.

The introduction of flues can suggest the possibility of chimney stacks which can be visually intrusive and emphasise domestic use which would be in conflict with the non-domestic appearance sought in conversion.

The need for special heating installations can lead to a need for a wide range of fires and boilers for background heating and a hot water supply all with different fire requirements which must satisfy stringent Building Regulations often resulting in tall, large and inappropriately positioned smoke or exhaust outlets.

Therefore chimney stacks as a general rule will not be permitted and certainly not in barns. Where such stacks exist or there is evidence of same, then retention or restoration will be considered. However, a metal flue suitably located and of an acceptable size and colour finish would be acceptable. If more than one is required not only must its need but also its position in the building be proven to be an acceptable departure from the general rule. Other services installations such as overhead electricity wires/cables, meter boxes, TV aerials, satellite dishes, alarms and telephone cables will, in the main, be unacceptable, but if proven to be absolutely essential, only allowed in certain locations or on parts of the building that will not affect the character of the building or its setting.

MATERIALS AND FINISHES

2.1.21 There is a strong tendency on the part of owners and developers of buildings to be converted to move away from traditional materials, finishes and colour in the exterior of timber framed structures. For example, modern finishes are often preferred over the barn tar or creosote that have been the standard 'agricultural' finishes. Modern materials and finishes can produce a 'domestic' and 'individual' character to the buildings that they never before possessed, thus radically altering their appearance. Similarly the substitution of softwood boarding for existing traditional hardwood boards is often sought. Essentially, therefore traditional materials and finishes should be respected. However materials such as softwood boarding suitably cut in a traditional size and form may be acceptable provided the finish and general appearance does not detract from the character of the building.

ANCILLARY FACILITIES

2.1.22 New residential uses create a need to provide for additional ancillary facilities such as fuel storage tanks, greenhouses, store sheds, fenced areas for clothes drying and kitchen gardens with screening hedges, all of which can separately or collectively disrupt the agricultural setting and the integrity of any farmstead group. Equally critical would be the destruction of archaeological remains by the introduction of new foundations, drains, underground services and at a larger scale recreational facilities such as tennis courts and swimming pools. How the location and design of such facilities is achieved will be critical to the acceptability of the scheme. It is even more important if the application premises are part of a larger group of buildings. It will therefore be necessary to provide a suitable domestic curtilage to the building to ensure adequate space for parking, garden, private outdoor space, clothes drying, dustbin storage etc. The aim should be to lay out such space in such a way as to ensure that domestic use of the garden does not prejudice the setting of the converted building and any continuing group of buildings it will visually, if not functionally, relate to.

VEHICULAR ACCESS AND STORAGE

2.1.23 It will be essential that the proposal does not create unacceptable impact on the local road network. Provision of safe, vehicular accesses will be necessary and will be expected to comply with normally adopted standards for development in rural areas. The historic level of use of any existing access will be taken into account. Car parking will need to be provided in accordance with the adopted standards. Due to the significant impact which parking provision (both parking spaces and garages) will have on the site planning aspects of a scheme, such facilities must be identified within any planning application, whether an outline or detailed proposal.

At the site planning level an important aim of conversion is to preserve the character of the building's setting. To avoid cars cluttering up the setting they should be garaged wherever possible within the existing building or buildings or replacement buildings.

ENVIRONMENT AND PRIVACY

2.1.24 In the case of the conversion of a group of buildings, or a building close to an existing residential property, it will be necessary to ensure suitable protection of

privacy and amenity for each property without detriment to the others. If it is impossible to retain privacy for an existing dwelling if the building is converted, then preference will be given to the retention of standards for the existing dwelling. Alternatively where a proposed conversion of a building or buildings is within or adjacent to an existing working farmyard, a satisfactory re-relationship will need to be established between the new use and the adjoining use. This is to ensure that any converted building will not suffer disturbance from the farmyard or loss of amenity due to noise, dust, smell, night working etc., and that the future work of the adjoining farm will not be prejudiced, constrained or prevented bearing in mind the rights of the future residential occupants under the Environmental Protection legislation.

SURVEY INFORMATION

2.1.25 Given the need to properly assess the protection and/or enhancement of important building characteristics it will be necessary to provide fully detailed survey drawings (including sections) of the existing building. The survey drawings submitted to include sections of the existing structure at a scale of not less than 1:100 and for the general layout of the building or buildings by way of a key drawing with full measured details at 1:50 scale. In this way whenever an application is received the Council will be able to identify the essential features of the building or buildings and assess the effect of the proposed conversion on them. If the proposals involve a significant loss of essential features, especially of the original fabric, the applications are un-likely to be successful. On the question of the detailed building character and condition, if there is some doubt a structural engineering appraisal of the building will be required. For example the insertion of new floors to the upper areas in barns in particular can significantly change the structural character and this needs to be as-sessed in detail.

BUILDING REGULATIONS

2.1.26 Proposals to convert require that early attention should be paid to the requirements of the Building Regulations in respect of ventilation, sound transmission, drainage, staircases, heat producing appliances, fire spread or means of escape in case of fire. Conflict between the character of the building and the Building Regulations often arises and early discussion with the Department is advised.

Changes in Building Regulations such as those concerning heating installations leading to flues penetrating through existing roofs, underpinning and other foundation designs, thermal insulation and fire as well as structural controls are imposing more rigid design standards. For example, if a three storey solution is proposed for the conversion of a large tall barn this can result in an internal subdivision arrangement that will provide the necessity of special enclosed fire protection areas and exit and access facilities. These, if provided can challenge the character protection aim or result in expensive and possibly inappropriate construction. From this, given the design constraints on size, style and positioning essential to maintain a building's character, it can be seen that it is very important at the feasibility stage of conversion that such constructional constraints must be fully assessed prior to planning permission being granted. External fire escapes and plumbing will be un-

acceptable. Internal arrangements should be located as inconspicuously as possible and carefully designed.



DESIGN GUIDANCE POLICIES

The Design Guidance Policies are illustrated on pages 9-14

DESIGN GUIDANCE 1

THE RELOCATION AND SUBSEQUENT CONVERSION OF AN UNLISTED AGRICULTURAL BUILDING WILL NOT BE PERMITTED EXCEPT IN VERY SPECIAL CIRCUMSTANCES.

DESIGN GUIDANCE 2

ALL BUILDINGS PROPOSED FOR CONVERSION MUST BE STRUCTURALLY SOUND AND IN GOOD OVERALL CONDITION. HOWEVER THERE MAY BE EXCEPTIONAL CIRCUMSTANCES WHERE TOTAL REPLACEMENT OF KEY ELEMENTS WILL BE REQUIRED IN WHICH CASE ANY NEW BUILDING WORKS AND EXTENSIONS HAVE TO BE WEIGHED AGAINST OTHER FACTORS AND WILL BE PERMITTED ONLY IN THE INTEREST OF PROTECTING THE CHARACTER OF THE BUILDING.

DESIGN GUIDANCE 3

BEFORE GRANTING PERMISSION FOR CONVERSION THE BOROUGH COUNCIL MUST BE SATISFIED THAT THE BUILDING ALTERATIONS NECESSARY TO PROLONG ITS USEFUL LIFE WILL NOT RESULT IN THE DESTRUCTION, DISRUPTION OR INAPPROPRIATE ALTERATION OF VALUABLE EXISTING FEATURES.

DESIGN GUIDANCE 4

IF THERE IS ANY DOUBT ABOUT THE CONDITION OF A BUILDING THE APPLICANT WILL BE REQUIRED, THROUGH THE PROVISION OF A SURVEY REPORT AND ASSOCIATED DRAWINGS, TO ILLUSTRATE THE EXISTING CONDITION OF THE BUILDING TO PROVE THAT THE BUILDING IS CAPABLE OF BEING CONVERTED. IN ANY EVENT A STATEMENT ON THE FUNCTIONAL AND CONSTRUCTIONAL REQUIREMENTS OF THE BUILDING REGULATIONS MUST BE SUBMITTED. THIS ASPECT MUST ACCOMPANY A FORMAL PLANNING APPLICATION.

DESIGN GUIDANCE 5

IN TIMBER FRAMED BARN OR OPEN TIMBER ROOFED BUILDINGS A MINIMUM OF ONE BAY FOR ITS FULL HEIGHT SHOULD BE KEPT OPEN TO PRESERVE THE ORIGINAL OPEN CHARACTER OF THE INTERIOR.

DESIGN GUIDANCE 6

BARN OUTSHOTS, AND OPEN SIDED SHELTERS WILL BE JUDGED FOR RETENTION OR REMOVAL ON THEIR INTRINSIC HISTORIC FUNCTION OR ARCHITECTURAL MERITS. IN GENERAL THEY MAYBE REQUIRED TO BE LEFT FULLY OR PARTIALLY OPEN OR IF TO BE FULLY OR PARTLY INFILLED SUCH INFILLING TO BE SETBACK FROM THE MAIN STRUCTURAL FRAME.

DESIGN GUIDANCE 7

SPECIAL FEATURES SUCH AS CART GATE ENTRY DOORS AND DOORS GENERALLY, WINDOWS, ROOF STRUCTURES, FIXTURES AND FITTINGS SHOULD BE RETAINED. WHEREVER POSSIBLE, AND ESPECIALLY ON VISUALLY PROMINENT ELEVATIONS, EXTERNAL GLAZED SCREENS TO CART ENTRIES SHOULD BE AVOIDED. NEW EXTERNAL OPENINGS SHOULD BE RESTRICTED TO THE MINIMUM, NEW DOORS SHOULD BE OF PROPORTIONS AND TYPES AND IN A LOCATION APPROPRIATE TO THE TRADITIONAL VERNACULAR DESIGN OF THE BUILDINGS AND NOT INTERFERE WITH THE IMPACT OF THE BUILDING IN ITS SETTING.

DESIGN GUIDANCE 8

EXISTING OPENINGS, DOORS, WINDOWS, SHUTTERS ETC, CONTRIBUTING TO THE CHARACTER OF THE BUILDING SHOULD BE RETAINED.

DESIGN GUIDANCE 9

INTRUSIONS INTO ROOFS SUCH AS DORMERS, LARGE AND NUMEROUS ROOFLIGHTS, VENTS AND SOLAR PANELS AND BRICK OR STONE CHIMNEY STACKS WILL NOT NORMALLY BE PERMITTED IF THEY CONFLICT WITH THE CHARACTER OF THE BUILDING.

DESIGN GUIDANCE 10

NEW OPENINGS IN ROOFS, WHERE JUDGED TO BE ESSENTIAL, SHOULD BE KEPT TO THE MINIMUM, BE ON THE PRIVATE SIDE OF THE BUILDING, OR THE LEAST VISIBLE SIDE TO THE SURROUNDING AREA AND PRIMARILY OF A TRADITIONAL STYLE, CHARACTER AND DETAIL. THEY SHOULD ALSO BE SITUATED IN THE ROOF SLOPE TO MINIMISE VISUAL AND

CONSTRUCTIONAL INTRUSION, AND FIT THE CHARACTER OF THE BUILDING.

DESIGN GUIDANCE 11

WHERE A BUILDING IS CLAD IN TRADITIONAL UNTREATED HARDWOOD BOARDS THESE SHOULD BE REPAIRED OR REPLACED 'LIKE WITH LIKE' IN ORDER TO PRESERVE THE BUILDING'S CHARACTER. WHERE IT IS CLAD IN TREATED SOFTWOOD BOARDS THESE SHOULD BE REPAIRED OR REPLACED 'LIKE WITH LIKE' AND FINISHED WITH COLOURED STAIN OR PRESERVATIVE PAINT AS APPROPRIATE, OR WITH AN ALTERNATIVE FINISH TO BE AGREED BY THE BOROUGH COUNCIL.

DESIGN GUIDANCE 12

WHERE CONVERSION INVOLVES A GROUP OF BUILDINGS AROUND A REDUNDANT FARM YARD OR SIMILAR SPACE, IT IS ESSENTIAL THAT THE SPATIAL CHARACTER OF THE SETTING IS PROTECTED.

DESIGN GUIDANCE 13

IN THE CASE OF A BUILDING OR BUILDINGS REMAINING IN PROXIMITY TO A CONTINUING WORKING FARM AN ESSENTIAL PREREQUISITE WILL BE THE NEED FOR A SATISFACTORY DEGREE OF MUTUAL COMPATIBILITY TO BE ESTABLISHED.

DESIGN GUIDANCE 14

PROVISION OF SAFE ACCESS AND CAR PARKING WILL BE EXPECTED TO COMPLY WITH ADOPTED STANDARDS.

DESIGN GUIDANCE 15

CAR PARKING OR GARAGING SHOULD BE WITHIN THE EXISTING BUILDING(S). THE APPLICANT SHOULD DEMONSTRATE WHY THIS IS FUNCTIONALLY IMPOSSIBLE OR UNDESIRABLE IN ANY PARTICULAR CASE.

DESIGN GUIDANCE 16

EXISTING ANCILLARY MODERN BUILDINGS THAT DETRACT FROM THE SETTING WILL NORMALLY BE REQUIRED TO BE REMOVED FROM SITE. USE AS ANCILLARY GARAGING OR STORAGE ETC. WILL BE PERMITTED PROVIDING IT DOES NOT DETRACT FROM THE 'APPLICATION BUILDING' OR ITS LANDSCAPE SETTING. REPLACEMENT OF UNATTRACTIVE MODERN BUILDINGS WITH NEW STRUCTURES WHICH ENHANCE THE SETTING OF THE MAIN BUILDING MAY BE ACCEPTED.

DESIGN GUIDANCE 17

EXTERNAL ANCILLARY SPACE SHOULD BE PLANNED IN SUCH A WAY THAT IT DOES NOT PREJUDICE THE EXISTING RURAL SETTING OF THE BUILDING.

GUIDANCE

Listed Buildings

2.2.1 All the above Design Guidance Notes apply to Listed Buildings but given their individual architectural merit, historical associations, sociological interest, technological innovation or group value a more vigorous application of the above guidance is required. The basic presumption is to keep a Listed Building in its existing form, location and setting.

2.2.2 Alterations should be carried out in accordance with current Government policy set out in Circulars and Planning Policy Guidance notes.

2.2.3 The D.O.E's new Planning Policy Guidance Note (PPG 15) "Planning and the Historic Environment" - September 1994, sets out in a technical digest general principles and guidelines for alterations covering in detail external elevations, building structural systems, extensions, windows, doors, roofs, interiors and outbuildings.

2.2.4 Basically there is a general presumption against significant alterations to, or removal of, important internal or external features, replacement or over restoration if repair is possible. Any essential alterations should, in the main, be minimal.

2.2.5 A Listed Building derives much of its value from key features of special character and its historical setting such as:-

- the original permanent fabric of the walls, whether brick, earth, stone or timber-frame, and of the roof structure.
- an exterior appearance characterised by extensive blank walls and roofs with unbroken lines and few openings
- an unpartitioned interior, often of impressive proportions and long sight lines, with the structural elements exposed.
- an agricultural setting, often as part of a group of farmstead buildings, without a separate boundary, and the site on which the building stands. may have archaeological importance.

2.2.6 Experience shows that in most cases there is no functional reason why the conversion should not 'fit' the existing building since there should be sufficient space within the building to facilitate domestic use without the need to construct extensions. However with Listed Buildings while continuation of the original use may not be a practical proposition conversion to alternative use may lead to pressure for:-

- the destruction of much of the original fabric by introducing new windows and doors in new openings and by replacing or removing structural elements such as timber frames and even by demolishing whole stretches of wall.
- the disruption of walls and roofs with new doors and windows and the breaking up of roof lines with dormers and chimney stacks, roof lights, solar panels, installation flues, television aerials and dishes.
- alter the character by the removal of original features, structural frame members, fixing any fittings, floor finishes and preserved original materials.
- the blocking of interior spaces with inserted floors

and partition walls and removal of original fittings.

- the creation of an enclosed plot, cluttered with amenities such as garages, fuel tanks and hedges, that disrupt the agricultural setting and the integrity of any farmstead group. Archaeological deposits may be destroyed by new foundations, drains, or even swimming pools.

2.2.7 Conversion into a proposed alternative use will not be accepted if it results in the loss of its special character. In addition to protecting the building itself it is important to consider its setting, particularly if within a group of buildings comprising unlisted and/or listed buildings in their own right. However it is recognised that if a Listed Building is in a poor state of repair and the only way to safeguard its future is through conversion then, provided the changes proposed preserve the overall integrity of its character, it should be acceptable.

2.2.8 In order to assess an application for Listed Building Consent it will be necessary for the applicant to provide fully detailed survey drawings (including sections) of the existing building. In this way the Council will be able to identify the essential features of the building or buildings to be protected and assess the effect of the proposed conversion on them. If the proposals involve a significant loss of essential features, both inside and outside especially of the original fabric, the applications are likely to be unsuccessful.

On the question of the detailed building character and particularly its condition, if there is some doubt as to the building's conversion capability without significant rebuilding work, although that cannot entirely be ruled out in special circumstances, a structural engineering appraisal of the building will be required. For example the insertion of new first floors in barns often produces an effect on the existing structure of the building often requiring the need to consider the possibility of either strengthening the structure or, in very special cases, through the introduction of secondary structural details. As a result, such fundamental changes must be assessed in sufficient and comprehensive detail at the application stage.

DESIGN GUIDANCE 18

ALL LISTED BUILDING APPLICATIONS WILL BE SUBJECTED TO THE FULL RANGE OF INTERRELATED PLANNING POLICIES GOVERNING LISTED BUILDINGS IN PARTICULAR THOSE SET OUT IN THE D.O.E's PPG15. A PROPOSAL FOR LISTED BUILDING CONSENT FOR CONVERSION WILL THEREFORE BE ASSESSED ON THIS BASIS AND ADDITIONALLY AGAINST DESIGN GUIDANCE NOTES I - 17.

GUIDANCE

Modern Buildings

2.3.1 Not all buildings in the countryside are suitable for conversion or adaptation to new uses. Some existing rural buildings are often badly designed and sited and poorly constructed, having been erected before planning controls existed or by using agricultural permitted development rights. Their degree of intrusion

in the landscape will be a factor to be taken account of in conversion, as will the extent of alteration or rebuilding required.

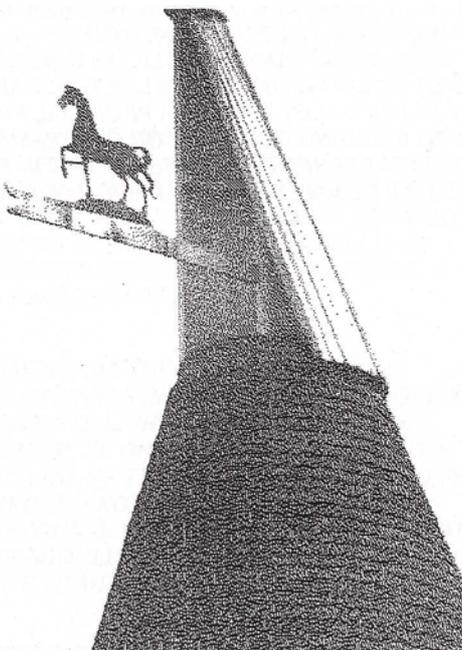
2.3.2 It is important to ensure general design is in keeping with the surroundings especially in areas of Outstanding Natural Beauty. In such circumstances in addition to applying Design Guidance Numbers 1-5, 13-17, such buildings should meet the following criteria:-

DESIGN GUIDANCE 19

DESIGN CHANGES SHOULD NOT CHANGE THE CHARACTER OF THE BUILDING IN ANY WAY WHICH WOULD RESULT IN AN INAPPROPRIATE FORM IN THE LANDSCAPE..

IF THE BUILDING IS TO BE ALTERED OR EXTENDED IT SHOULD BE IN HARMONY WITH THE EXISTING BACKGROUND, AND IN PARTICULAR NAMELY IT SHOULD MAKE FULL USE OF CONTOURS, WHERE THEY EXIST ANY NEW SIGNIFICANT, HORIZONTAL OR VERTICAL FEATURES ESPECIALLY THOSE FILLING OPEN ELEVATIONS SHOULD AVOID COMPETITION WITH TRADITIONAL FEATURES IN THE LANDSCAPE.

THE CHANGES SHOULD NOT HAVE A DETRIMENTAL IMPACT ON OTHER MORE IMPORTANT BUILDINGS, ESPECIALLY VIEWS TOWARDS A LISTED BUILDING OR SPECIAL GROUPS OF BUILDINGS ON HISTORIC INTEREST IF IT IS NECESSARY TO ALTER THE ROOF OF A MODERN BUILDING THE ROOF SHOULD BE IN HARMONY WITH NEARBY BUILDINGS.



Nature Conservation

3.1.1 Barns provide shelter and habitat as well as breeding sites for many species of wildlife. Under the provisions of the Wildlife and Countryside Act 1981 certain animals and their habitats are protected and Local Authorities are required to have regard to considerations of nature conservation in determining individual planning applications and therefore it is considered that in the interests of wildlife conservation action should be more than responsive.

DESIGN GUIDANCE 20

WHEREVER BUILDINGS PROVIDE HABITAT FOR PROTECTED WILDLIFE THE DESIGN SCHEME SHALL INDICATE WHAT PROVISIONS ARE TO BE MADE FOR PROTECTING OR REPLACING IT

Permitted Development Rights

3.2.1 In the interests of preserving the setting and character of the building following conversion through uncontrolled and adverse alterations, it is considered that Permitted Development Rights should be controlled.

DESIGN GUIDANCE 21

WHEN GRANTING PERMISSION FOR THE CONVERSION OF BUILDINGS IN THE COUNTRYSIDE TO ALTERNATIVE USE THE LOCAL PLANNING AUTHORITY WILL NORMALLY IMPOSE CONDITIONS WHICH REMOVE RIGHTS TO ENLARGE, IMPROVE OR ALTER DWELLINGS OR TO ERECT BUILDINGS WITHIN THEIR CURTILAGES.

PRE-SUBMISSION DISCUSSIONS, AND PROCEDURES

4.1 In view of the potential complexity of proposals for conversion of buildings to residential or other uses applicants are encouraged to carry out pre-submission discussions with the Planning Department at an early stage in their consideration of the proposed project to determine the correct procedural approach and likely acceptability in policy terms.

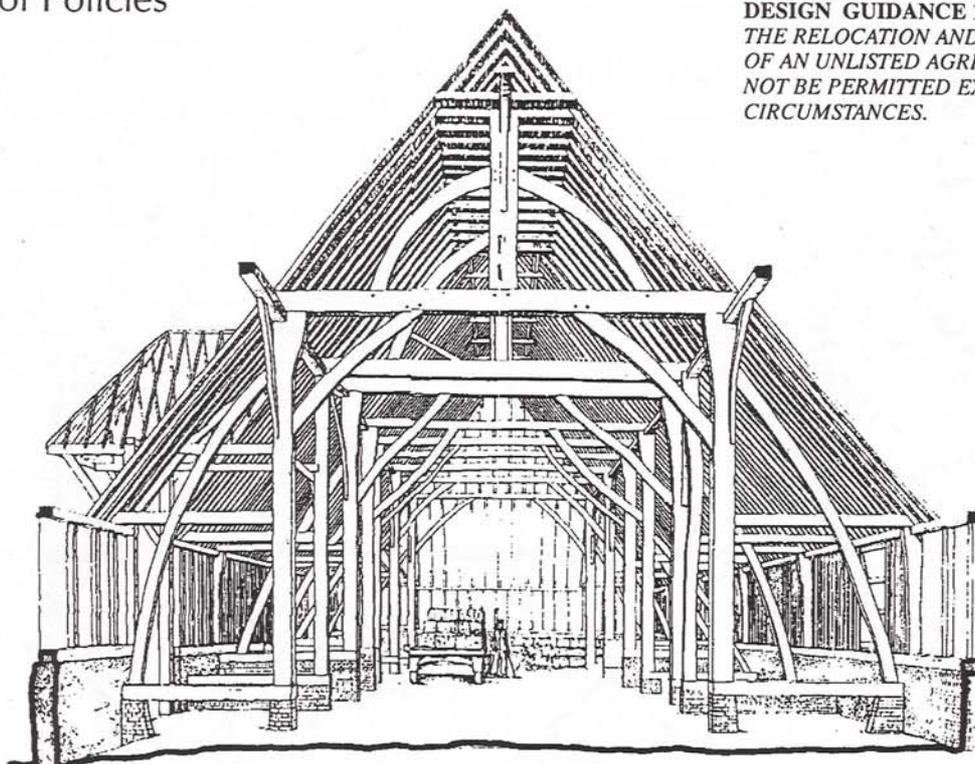
4.2 While this policy advice document is intended to deal with issues primarily arising from residential conversions of buildings, such design standards will normally be applied to any conversions of suitable buildings to nonresidential uses.

FINANCIAL INFORMATION

5.1 Grants towards the conversion and repair of agricultural buildings to allow for continued agricultural usage are available from the Ministry of Agriculture and Fisheries. In addition, Grant Aid may be available for the conversion of agricultural buildings into alternative uses in Rural Development Areas. Applicants should contact the Planning Department for further information.

Illustration
of Policies

DESIGN GUIDANCE 1
THE RELOCATION AND SUBSEQUENT CONVERSION OF AN UNLISTED AGRICULTURAL BUILDING WILL NOT BE PERMITTED EXCEPT IN VERY SPECIAL CIRCUMSTANCES.

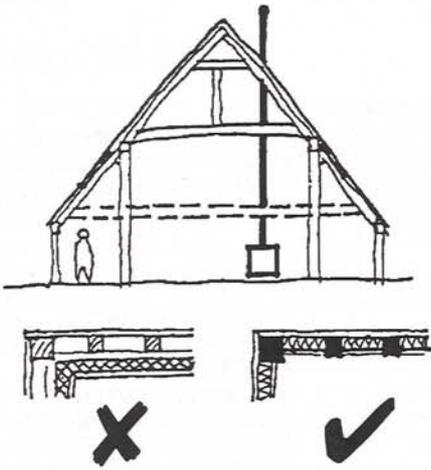


DESIGN GUIDANCE 2
ALL BUILDINGS PROPOSED FOR CONVERSION MUST BE STRUCTURALLY SOUND AND IN GOOD OVERALL CONDITION. HOWEVER THERE MAY BE EXCEPTIONAL CIRCUMSTANCES WHERE TOTAL REPLACEMENT OF KEY ELEMENTS WILL BE REQUIRED IN WHICH CASE ANY NEW BUILDING WORKS AND EXTENSIONS HAVE TO BE WEIGHED AGAINST OTHER FACTORS AND WILL BE PERMITTED ONLY IN THE INTEREST OF PROTECTING THE CHARACTER OF THE BUILDING.



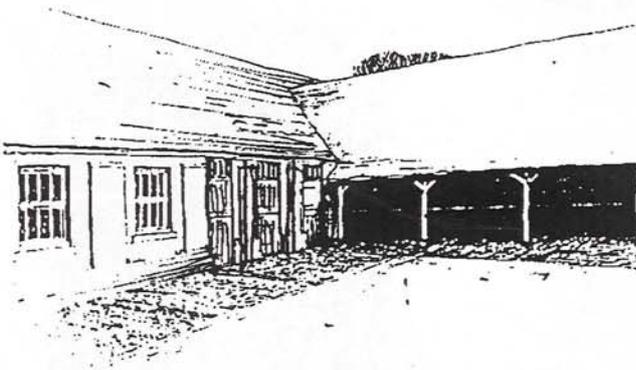
DESIGN GUIDANCE 3
BEFORE GRANTING PERMISSION FOR CONVERSION THE BOROUGH COUNCIL MUST BE SATISFIED THAT THE BUILDING ALTERATIONS NECESSARY TO PROLONG ITS USEFUL LIFE WILL NOT RESULT IN THE DESTRUCTION, DISRUPTION OR INAPPROPRIATE ALTERATION OF VALUABLE EXISTING FEATURES.





DESIGN GUIDANCE 4
IF THERE IS ANY DOUBT ABOUT THE CONDITION OF A BUILDING THE APPLICANT WILL BE REQUIRED, THROUGH THE PROVISION OF A SURVEY REPORT AND ASSOCIATED DRAWINGS, TO ILLUSTRATE THE EXISTING CONDITION OF THE BUILDING TO PROVE THAT THE BUILDING IS CAPABLE OF BEING CONVERTED. IN ANY EVENT A STATEMENT ON THE FUNCTIONAL AND CONSTRUCTIONAL REQUIREMENTS OF THE BUILDING REGULATIONS MUST BE SUBMITTED. THIS ASPECT MUST ACCOMPANY A FORMAL PLANNING APPLICATION.

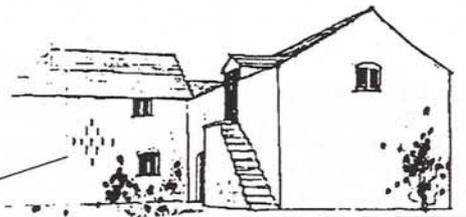
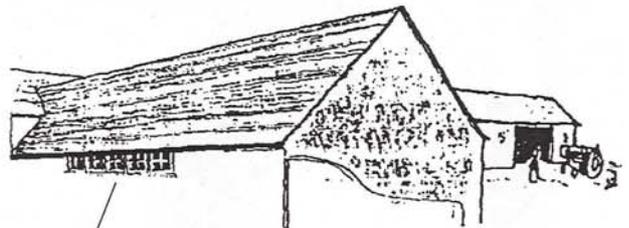
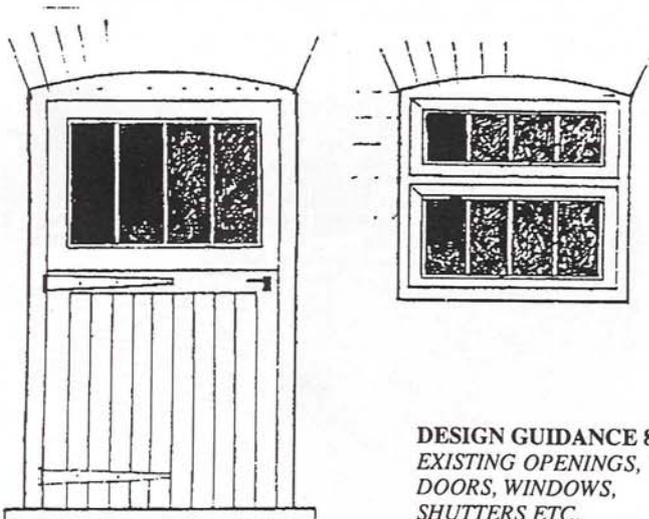
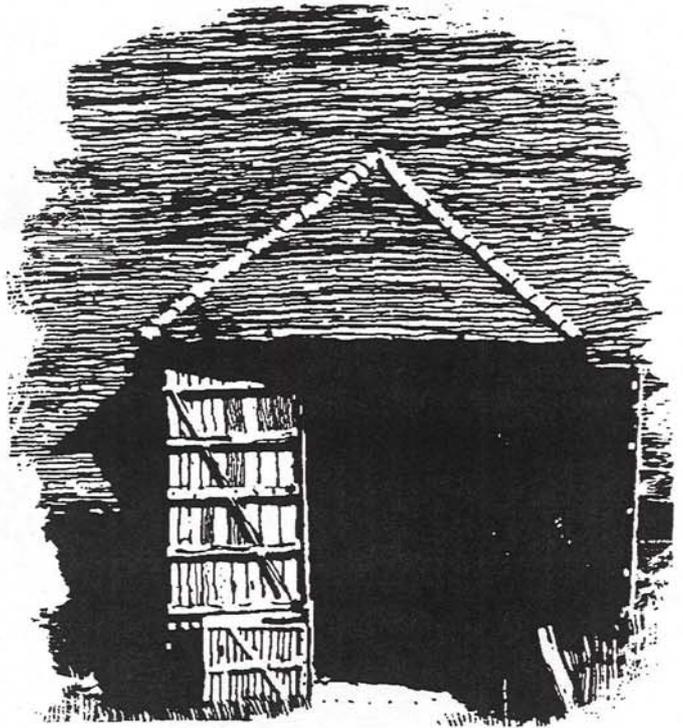
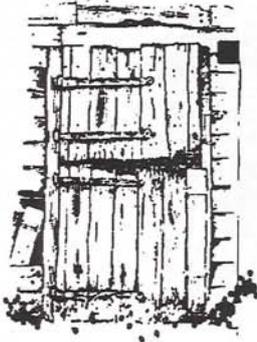
DESIGN GUIDANCE 5
IN TIMBER FRAMED BARN OR OPEN TIMBER ROOFED BUILDINGS A MINIMUM OF ONE BAY FOR ITS FULL HEIGHT SHOULD BE KEPT OPEN TO PRESERVE THE ORIGINAL OPEN CHARACTER OF THE INTERIOR.



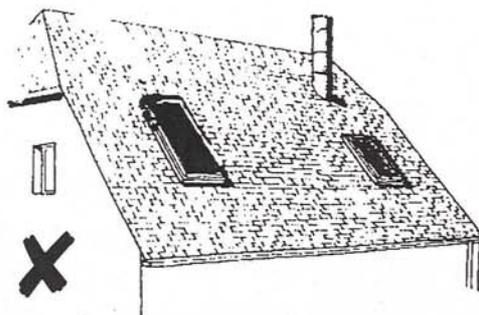
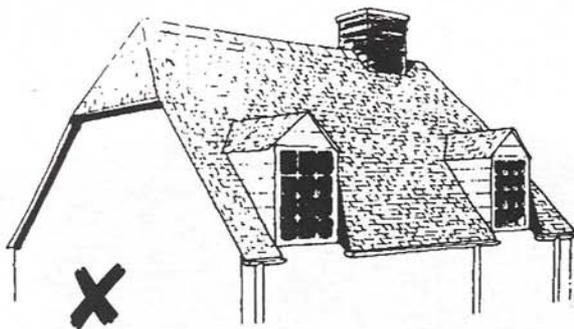
DESIGN GUIDANCE 6
BARN OUTSHOTS, AND OPEN SIDED SHELTERS WILL BE JUDGED FOR RETENTION OR REMOVAL ON THEIR INTRINSIC HISTORIC FUNCTION OR ARCHITECTURAL MERITS. IN GENERAL THEY MAY BE REQUIRED TO BE LEFT FULLY OR PARTIALLY OPEN OR IF TO BE FULLY OR PARTLY INFILLED SUCH INFILLING TO BE SET BACK FROM THE MAIN STRUCTURAL FRAME.

Illustration
of Policies

DESIGN GUIDANCE 7
SPECIAL FEATURES SUCH AS
CART GATE ENTRY DOORS
AND DOORS GENERALLY,
WINDOWS, ROOF
STRUCTURES, FIXTURES
AND FITTINGS SHOULD BE
RETAINED.
WHEREVER POSSIBLE, AND
ESPECIALLY ON VISUALLY
PROMINENT ELEVATIONS,
EXTERNAL GLAZED
SCREENS TO CART ENTRIES
SHOULD BE AVOIDED. NEW
EXTERNAL OPENINGS
SHOULD BE RESTRICTED TO
THE MINIMUM, NEW DOORS
SHOULD BE OF
PROPORTIONS AND TYPES
AND IN A LOCATION
APPROPRIATE TO THE
TRADITIONAL VERNACULAR
DESIGN OF THE BUILDINGS
AND NOT INTERFERE WITH
THE IMPACT OF THE
BUILDING IN ITS SETTING.

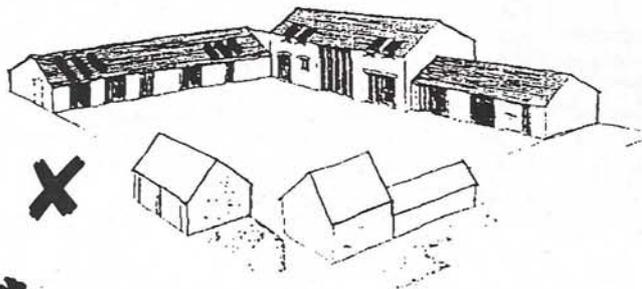


DESIGN GUIDANCE 8
EXISTING OPENINGS,
DOORS, WINDOWS,
SHUTTERS ETC,
CONTRIBUTING TO THE
CHARACTER OF THE
BUILDING SHOULD BE
RETAINED.



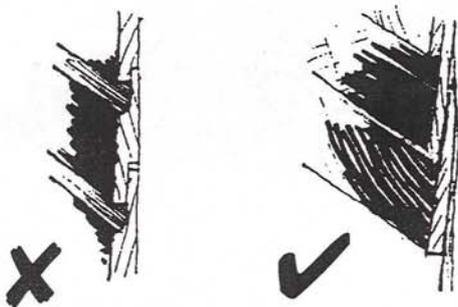
DESIGN GUIDANCE 9

INTRUSIONS INTO ROOFS SUCH AS DORMERS, LARGE AND NUMEROUS ROOFLIGHTS, VENTS AND SOLAR PANELS AND BRICK OR STONE CHIMNEY STACKS WILL NOT NORMALLY BE PERMITTED IF THEY CONFLICT WITH THE CHARACTER OF THE BUILDING.



DESIGN GUIDANCE 10

NEW OPENINGS IN ROOFS, WHERE JUDGED TO BE ESSENTIAL, SHOULD BE KEPT TO THE MINIMUM, BE ON THE PRIVATE SIDE OF THE BUILDING, OR THE LEAST VISIBLE SIDE TO THE SURROUNDING AREA AND PRIMARILY OF A TRADITIONAL STYLE, CHARACTER AND DETAIL. THEY SHOULD ALSO BE SITUATED IN THE ROOF SLOPE TO MINIMISE VISUAL AND CONSTRUCTIONAL INTRUSION, AND FIT THE CHARACTER OF THE BUILDING.



DESIGN GUIDANCE 11

WHERE A BUILDING IS CLAD IN TRADITIONAL UNTREATED HARDWOOD BOARDS THESE SHOULD BE REPAIRED OR REPLACED 'LIKE WITH LIKE' IN ORDER TO PRESERVE THE BUILDING'S CHARACTER. WHERE IT IS CLAD IN TREATED SOFTWOOD BOARDS THESE SHOULD BE REPAIRED OR REPLACED 'LIKE WITH LIKE' AND FINISHED WITH COLOURED STAIN OR PRESERVATIVE PAINT AS APPROPRIATE, OR WITH AN ALTERNATIVE FINISH TO BE AGREED BY THE BOROUGH COUNCIL.

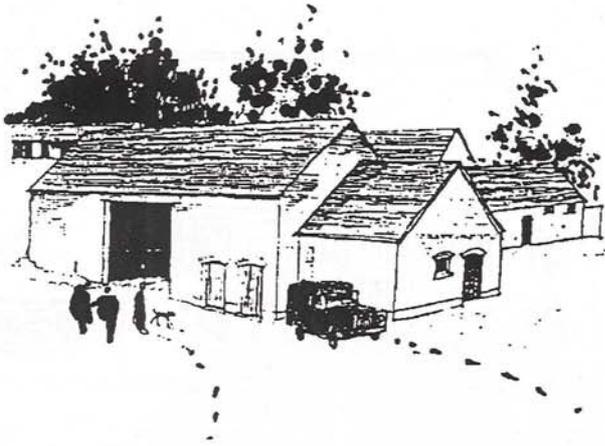
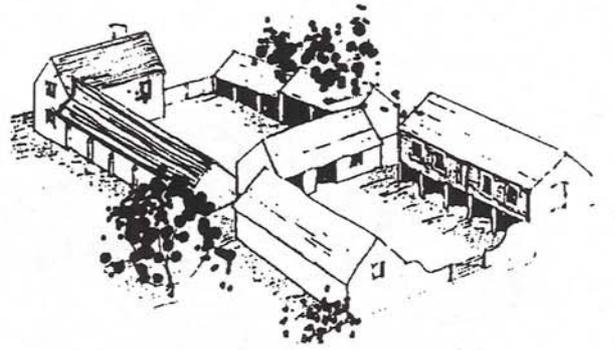


DESIGN GUIDANCE 12

WHERE CONVERSION INVOLVES A GROUP OF BUILDINGS AROUND A REDUNDANT FARM YARD OR SIMILAR SPACE, IT IS ESSENTIAL THAT THE SPATIAL CHARACTER OF THE SETTING IS PROTECTED.

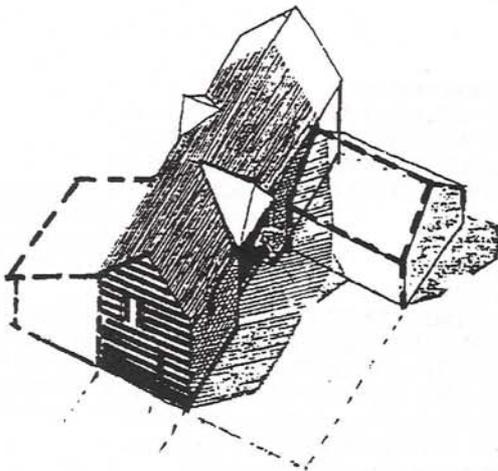
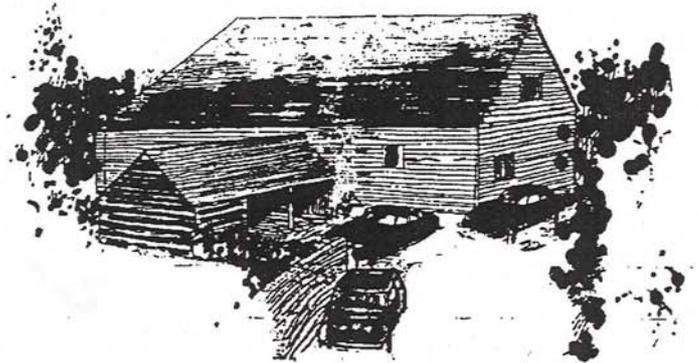
Illustration
of Policies

DESIGN GUIDANCE 13
*IN THE CASE OF A BUILDING OR BUILDINGS REMAINING
IN PROXIMITY TO A CONTINUING WORKING FARM AN
ESSENTIAL PREREQUISITE WILL BE THE NEED FOR A
SATISFACTORY DEGREE OF MUTUAL COMPATIBILITY TO
BE ESTABLISHED.*

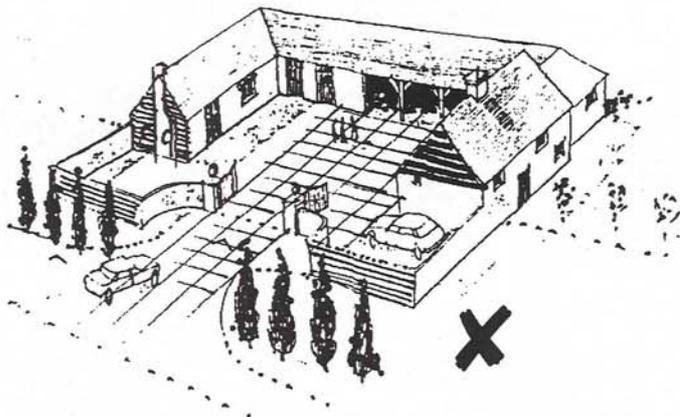


DESIGN GUIDANCE 14
*PROVISION OF SAFE ACCESS AND CAR PARKING WILL BE
EXPECTED TO COMPLY WITH ADOPTED STANDARDS.*

DESIGN GUIDANCE 15
*CAR PARKING OR GARAGING SHOULD BE WITHIN
THE EXISTING BUILDING(S). THE APPLICANT
SHOULD DEMONSTRATE WHY THIS IS
FUNCTIONALLY IMPOSSIBLE OR UNDESIRABLE IN
ANY PARTICULAR CASE.*

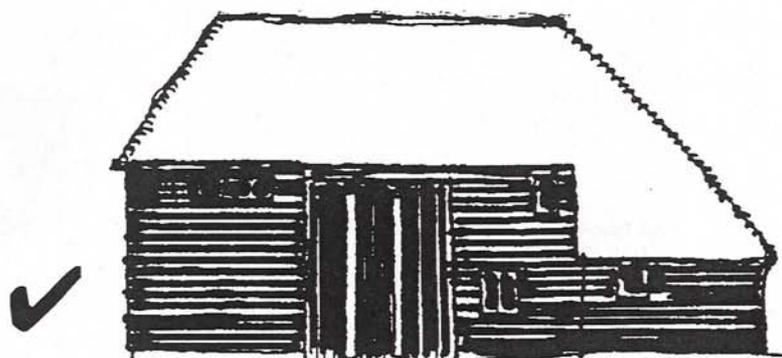


DESIGN GUIDANCE 16
*EXISTING ANCILLARY MODERN BUILDINGS THAT
DETRACT FROM THE SETTING WILL NORMALLY BE
REQUIRED TO BE REMOVED FROM SITE. USE AS
ANCILLARY GARAGING OR STORAGE ETC. WILL BE
PERMITTED PROVIDING IT DOES NOT DETRACT FROM
THE 'APPLICATION BUILDING' OR ITS LANDSCAPE
SETTING. REPLACEMENT OF UNATTRACTIVE MODERN
BUILDINGS WITH NEW STRUCTURES WHICH ENHANCE
THE SETTING OF THE MAIN BUILDING MAY BE
ACCEPTED.*



DESIGN GUIDANCE 17
EXTERNAL ANCILLARY SPACE SHOULD BE PLANNED IN SUCH A WAY THAT IT DOES NOT PREJUDICE THE EXISTING RURAL SETTING OF THE BUILDING.

DESIGN GUIDANCE 18
ALL LISTED BUILDING APPLICATIONS WILL BE SUBJECTED TO THE FULL RANGE OF INTERRELATED PLANNING POLICIES GOVERNING LISTED BUILDINGS IN PARTICULAR THOSE SET OUT IN THE D.O.E's PPG15. A PROPOSAL FOR LISTED BUILDING CONSENT FOR CONVERSION WILL THEREFORE BE ASSESSED ON THIS BASIS AND ADDITIONALLY AGAINST DESIGN GUIDANCE NOTES 1 - 17.



DESIGN GUIDANCE 19
DESIGN CHANGES SHOULD NOT CHANGE THE CHARACTER OF THE BUILDING IN ANY WAY WHICH WOULD RESULT IN AN INAPPROPRIATE FORM IN THE LANDSCAPE..
IF THE BUILDING IS TO BE ALTERED OR EXTENDED IT SHOULD BE IN HARMONY WITH THE EXISTING BACKGROUND, AND IN PARTICULAR NAMELY IT SHOULD MAKE FULL USE OF CONTOURS, WHERE THEY EXIST. ANY NEW SIGNIFICANT, HORIZONTAL OR VERTICAL FEATURES ESPECIALLY THOSE FILLING OPEN ELEVATIONS SHOULD AVOID COMPETITION WITH TRADITIONAL FEATURES IN THE LANDSCAPE.
THE CHANGES SHOULD NOT HAVE A DETRIMENTAL IMPACT ON OTHER MORE IMPORTANT BUILDINGS, ESPECIALLY VIEWS TOWARDS A LISTED BUILDING OR SPECIAL GROUPS OF BUILDINGS ON HISTORIC INTEREST. IF IT IS NECESSARY TO ALTER THE ROOF OF A MODERN BUILDING THE ROOF SHOULD BE IN HARMONY WITH NEARBY BUILDINGS.

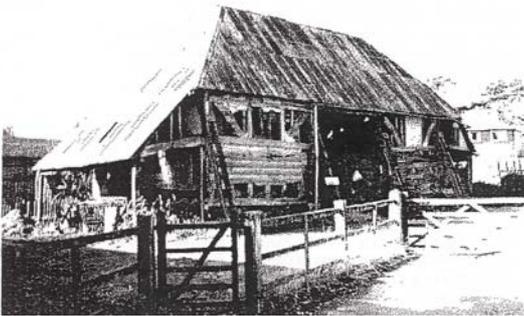
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APPENDIX 7

Policies referred to in the Guidance

The Kent Structure Plan



RS 1:

All development permitted at villages and small rural towns and in the open countryside should be well designed; appropriate in location, scale, density and appearance to its surroundings; acceptable in highway and infrastructure terms; have particular regard to countryside conservation policies; and preserve and where possible enhance the character, amenity and functioning of settlements and the countryside and in the Green Belt will be subject to Policy MGB 2.

RS 4:

Small scale businesses will normally be permitted in and adjoining the built-up area of villages and small rural towns where these are appropriate to the scale of the settlement and without undue detriment to the amenity and character of the settlement or its setting. Other business development will normally be permitted in and adjoining villages and small rural towns, either where justified by the employment needs of the particular locality, or where it essentially demands a rural settlement location. All business development permissible within the terms of this policy will be subject to Policy RS 1 and to the restriction of subsequent inappropriate expansion contrary to Policy RS 1.

RS 6:

Development will not normally be permitted in rural Kent other than at the villages and small rural towns unless:

- (i) it is demonstrated to be necessary to agriculture, forestry, the winning or import of minerals or other land use essentially demanding a rural location; or
- (ii) it relates to an acceptable change of use of redundant buildings, where the change would provide the best reasonable means of conserving the character, appearance, fabric and setting of buildings which are of architectural or historic interest, or whose loss would be detrimental to the character of the countryside; or
- (iii) it consists of the acceptable re-use or redevelopment of the existing built area of redundant institutional complexes; or
- (iv) it relates to the acceptable rebuilding or modest extension of a dwelling currently in residential use in an appropriate location; or
- (v) it is the provision of public or institutional uses for which the rural location is justified; or
- (vi) it is for businesses provided for under Policy RS 5. All such development will also be subject to Policy RS 1.

TR 1:

Proposals for new serviced accommodation will normally be permitted in the following circumstances, provided there is no overriding conflict with conservation policies, and subject to siting, design, and access considerations;

- (i) development of an appropriate scale or character in towns and villages, including conversions of existing buildings;
- (ii) conversions of buildings of historic and architectural importance in rural areas when this would contribute to conservation of the building; and
- (iii) new motels and hotels to serve transit traffic and cater for locally generated demands, located where there are major gaps in the network of existing facilities on or close to primary distributor roads, preferably sited close to main road intersections and grouped with established development.

TR 11:

Facilities for indoor or primarily indoor recreation will not be permitted in the open countryside unless small in scale, ancillary to an existing use and appropriately grouped with other buildings.

Acknowledgements

The Borough Council wishes to thank the following Councils for giving permission for their illustrations to be reproduced in this guidance:

KENT COUNTY COUNCIL
CHERWELL DISTRICT COUNCIL
ESSEX COUNTY COUNCIL
NORTH DEVON DISTRICT COUNCIL
HAMPSHIRE COUNTY COUNCIL

Policies referred to in the Guidance

The Ashford Local Plan

E1. IN CONSIDERING PROPOSALS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT ON SITES IDENTIFIED ON THE PROPOSALS MAP OR IN OTHER LOCATIONS THE BOROUGH COUNCIL WILL REQUIRE TO BE SATISFIED THAT: EITHER

E1A. THE PROPOSAL IS RELATED TO THE NEEDS OF THE RURAL SETTLEMENT AND ITS SURROUNDING PARISHES AND FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- a) THE DEVELOPMENT WILL RESULT IN THE PROVISION OF A COMMUNITY FACILITY OR SERVICE IN THE SETTLEMENT
- b) THE DEVELOPMENT IS ESSENTIAL TO THE OPERATION OF AN EXISTING OR PROSPECTIVE BUSINESS REQUIRING A LOCATION IN THE SETTLEMENT
- c) THE OUTPUT FROM THE BUSINESS SERVES THE SETTLEMENT AND SURROUNDING PARISHES.
- d) THE DEVELOPMENT HAS THE POTENTIAL TO CREATE JOB OPPORTUNITIES AVAILABLE TO THE ECONOMICALLY ACTIVE OF THE SETTLEMENT AND SURROUNDING PARISHES.
- e) THE DEVELOPMENT IS A REASONABLY SCALED EXTENSION TO AN EXISTING BUSINESS WHICH ITSELF MEETS ONE OR MORE OF THE ABOVE. OR

E1B. THE PROPOSAL IS OF A SCALE, APPROPRIATE IN TERMS OF USE AND LOCATION TO THE SETTLEMENT AND ITS SURROUNDINGS.

E2. PROPOSALS FOR EMPLOYMENT-GENERATING DEVELOPMENT WHICH ARE INCOMPATIBLE WITH THE CHARACTER AND SETTING OF THE SETTLEMENT, IN TERMS OF

- (a) SCALE,
- (b) FUNCTIONAL AND VISUAL RELATIONSHIP TO ADJACENT USES, BUILT FORM AND OPEN SPACE, (c) DESIGN AND LANDSCAPING,
- (d) ACCESS PROVISION AND TRAFFIC GENERATION OR
- (e) NOISE AND OTHER POLLUTION, WILL NOT BE PERMITTED.

E3. THE BOROUGH COUNCIL WILL REQUIRE TO BE SATISFIED THAT ALL PROPOSALS FOR EMPLOYMENT GENERATING DEVELOPMENT MAKE SATISFACTORY PROVISION IN RESPECT OF INFRASTRUCTURE AND SERVICES.

E4 PURSUANT TO POLICIES E1-3 THE BOROUGH COUNCIL WILL APPLY CONDITIONS AND SEEK AGREEMENTS IN RESPECT OF PROPOSALS FOR EMPLOYMENT GENERATING DEVELOPMENT WHERE THESE ARE APPROPRIATE.

E7. THE BOROUGH COUNCIL WILL GIVE FAVOURABLE CONSIDERATION TO THE APPROPRIATE RE-USE OF VACANT OR UNDERUSED INDUSTRIAL AND COMMERCIAL SITES AND REDUNDANT BUILDINGS FOR EMPLOYMENT GENERATING DEVELOPMENT SUBJECT TO POLICIES E1-3 BEING MET.

E8. IN CONSIDERING PROPOSALS FOR THE RE-USE OF REDUNDANT BUILDINGS THE BOROUGH COUNCIL WILL REQUIRE TO BE SATISFIED: THAT THE BUILDING IS IN SUITABLE CONDITION; THAT RE-USE IS FEASIBLE, PROVIDING SATISFACTORY ACCOMMODATION FOR THE NEW USE; AND THAT WHERE BUILDINGS OF CHARACTER ARE INVOLVED THIS CANE ACHIEVED WITHOUT DETRIMENT TO THE BUILDING.

E10. THE BOROUGH COUNCIL WILL SEEK TO ENCOURAGE AND GIVE FAVOURABLE CONSIDERATION TO APPROPRIATE PROPOSALS FOR THE IMPROVEMENT AND DEVELOPMENT OF TOURIST FACILITIES IN THE RURAL SETTLEMENTS WHERE THESE ARE POTENTIALLY A SOURCE OF EMPLOYMENT OPPORTUNITIES.

C4. THE BOROUGH COUNCIL WILL GIVE SYMPATHETIC CONSIDERATION TO APPROPRIATE PROPOSALS FOR CHANGES OF USE OF BUILDINGS WHERE THE CHANGE WOULD LEAD TO THE SUITABLE RESTORATION OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST, OR WHICH CONTRIBUTE TO THE CHARACTER OF THEIR SURROUNDINGS.



INFORMATION

Useful Addresses and References

Department of National Heritage
2 Marsham Street London SW1P
3EB Tel: 071-276 6399

English Heritage
Fortress House 23
Savile Row London
W1X JAB Tel: 071-
973 3000

The Royal Institute of British Architects
66 Portland Place
London W1N 4AD
Tel: 071-580 5533

The Royal Institute of Chartered Surveyors
12 Great George Street Parliament Square
London SW1P 3AD
Tel: 071-222 7000

Society for the Protection of Ancient Buildings
37 Spital Square
London E1 6DY
Tel: 071-377 1644

The Georgian Group
37 Spital Square
London E1 6DY Tel:
071-377 1722

The Victorian Society
1 Priory Gardens
Bedford Park London
W4 1TT Tel: 081-994
1019

Conserve Historic and Redundant Farm Buildings
Farming and the Countryside Ministry of
Agriculture, Fisheries and Food

Barn Conversion
The Weald of Kent Preservation Society

Traditional Farm Buildings of Britain
R W Brunskill

Design Guide for the Conversion of Redundant Farm Buildings
Cherwell District Council

Conversion of Traditional Farm Buildings (1990)
Conservation in Essex No. 4 Historic Buildings
Essex County Council

Oast Houses in Sussex and Kent
Their History and Development
By Jones and Bell

Traditional Kent Buildings Nos 1 - 6
Kent County Council Education Committee

Farm Buildings and the Countryside
Ministry of Housing:
Ministry of Agriculture, Fisheries and Food 1969

Conservation of Farm Buildings
Listed Building Conservation and Design Advice
Planning Department
Kent County Council

First Aid Repair to Traditional Farm Buildings
Information Sheet No. 7: Society of the
Protection of Ancient Buildings

The Conversion of Historic Farm Buildings
English Heritage

The Essex Countryside
Historic Barns A
Planning Appraisal
County Planner County
Hall Chelmsford, Essex

The Appearance of Farm Buildings in the Landscape
Ministry of Agriculture, Fisheries and Food

Redundant Farm Buildings in England and Wales
Pilot Study
Ministry of Agriculture, Fisheries and Food

A Farmers Guide to the Planning System
Department of the Environment Welsh
Office
Ministry of Agriculture, Fisheries and Food

Historic Barns
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Supplementary Planning Guidance Essex County Council
Planning Department
County Hall
Chelmsford, Essex

Saving Old Farm Buildings
Hampshires Heritage Hampshire
County Council 1992

Vernacular Building Conservation
By J Bowyer
Architectural Press 1980

Illustrated Handbook of Vernacular Architecture R
W Brunskill
Faber 1978

A Guide to Historic Buildings Law:
1979 Cambridge County Council

Conversion and Use of
Redundant Traditional Buildings in Rural Areas:
The Policies and Design Guidelines: 1987 North
Devon District Council

An Introduction and Guide
Historic Farm Buildings
National Trust Jeremy Lake

Timber and Brick Building in Kent
Bennett Gravest

The Barn Book
Kate Corbett-Winder

Historic Farm Buildings
Susanna Wade Martins

The Countryside and the Rural Economy
Planning Policy Guidance Department of
the Environment Welsh Office 1992