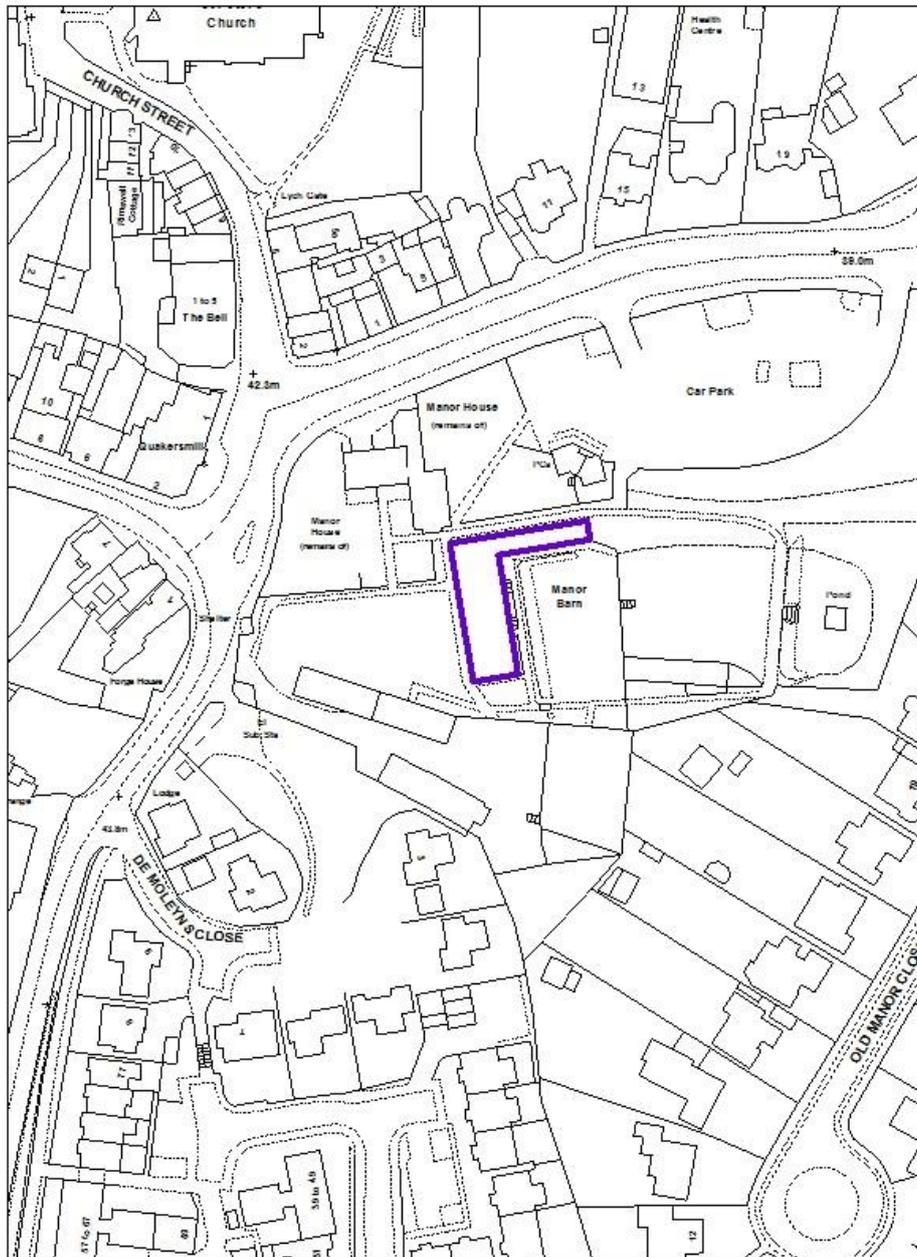


SITE PLAN

BEXHILL

RR/2020/1135/P

Manor Barn, De La Warr Road



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Not To Scale

Rother District Council

Report to	-	Planning Committee
Date	-	15 October 2020
Report of the	-	Head of Strategy and Planning
Subject	-	Application RR/2020/1135/P
Address	-	Manor Barn, De La Warr Road BEXHILL
Proposal	-	Installation of timber housing and air source heat pump equipment to the north and south ends of the building.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT PLANNING PERMISSION**

Head of Service: Tim Hickling

Applicant:	Manor Barn Limited
	Mr E. Middleton
Agent:	as above
Case Officer:	Mrs Ita Sadighi
	(Ita.sadighi@rother.gov.uk)
Parish:	BEXHILL
Ward Member(s):	Councillors P.J. Gray and C.A. Madeley

Reason for Committee consideration: Council owned land

Statutory 8 week date: 29 September 2020

This application is included in the Committee site inspection list.

1.0 SUMMARY

- 1.1 The barn is used for functions and is leased from Rother District Council.
- 1.2 The proposal is for planning permission to install two air source pumps, on the north and south elevations of the barn. The pumps would be enclosed in timber casing to soften their appearance. Each unit will require a single 30mm diameter hole to be drilled through the external wall of the barn. This will be within the timber surround of the pump and not visible externally. Apart from this pipework, no other aspect of the barn's historic fabric would be affected as no other part of the pumps or casement is fully attached. Planning approval is recommended, subject to conditions.
- 1.3 Comments from the Environmental Health Officer are awaited and any additional recommendations will be reported at the Planning Committee.

2.0 SITE

- 2.1 Manor Barn is a Grade II listed building of flint construction with brick quoins. It is situated on the southern side of the road and within the Bexhill Old Town Conservation Area. Manor Barn draws significance from its architectural character and appearance as well as its historic value being associated with Bishops Place, the ruins of which are retained and included within the listing.
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3.0 PROPOSAL

- 3.1 Installation of timber housing and air source heat pump equipment to the north and south ends of the building.
- 3.2 The heat pumps would both be enclosed within timber casing measuring approximately 1.5m wide x 1.1m high x 500mm depth. A small pipe through the barn which would also be concealed within the timber casing.
- 3.3 A corresponding listed building application RR/2020/1136/L relates.
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4.0 HISTORY

- 4.1 RR/94/1567/P Use of premises for private functions/uses in class D1 – non-residential institutions/as a meeting conference centre uses in class A3 – sale of food drink for consumption on the premises – Approved conditional – 8 September 1994.
- 4.2 RR/96/1860/L Replacement of steel framed windows with new oak frames sealed double glazed safety glass units with applied lead – Listed BC granted – 23 January 1997.
- 4.3 RR/2012/2304/L Re-furbishment of existing toilets including removal and rebuilding of new partitioning, new sanitary fittings and associated drainage – Listed BC granted – 14 February 2013.
- 4.4 RR/2017/891/L Proposed internal alterations and improvements – LBC granted – 16 June 2017.
- 4.5 RR/2020/507/L Creation of mezzanine space in the foyer – undecided.
- 4.6 RR/2020/1136/L Installation of timber housing and air source heat pump equipment to the north and south ends of the building – undecided.
- 4.7 RR/2020/1326/L Proposed internal alterations and improvements (alternative to RR/2017/891/L) – undecided.
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5.0 POLICIES AND LEGISLATION

5.1 The following policies of the Rother Local Plan Core Strategy are relevant to the proposal:

- OSS4: General Development Considerations
- BX1: Overall Strategy for Bexhill
- CO1: Community Facilities and Services
- CO6: Community Safety
- EN2: Stewardship of the historic built environment
- EN3: Design considerations

5.2 The following policy of the Development and Site Allocations Local Plan are therefore relevant to the proposal:

- DHG9: Extensions, Alterations and Outbuildings
- DEC3: Existing employment sites and premises

5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations. Section 16 covers the conservation and enhancement of the historic environment.

5.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to Local Planning Authorities when considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to Local Planning Authorities when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

6.0 CONSULTATIONS

6.1 East Sussex County Archaeologist – Although this application is situated within an Archaeological Notification Area, based on the information supplied, I do not believe that any significant archaeological remains are likely to be affected by these proposals. For this reason, I have no further recommendations to make in this instance.

6.2 Environmental Health Officer – Comments to be reported.

6.3 Planning Notice

6.3.1 **Objection** received from local resident – *“I am concerned about the noise these units will make and the disruption that they will cause to the tranquillity of the Manor Barn Gardens and also the level of disruptive noise overnight. Having researched information about air source pumps the decibel level can be up to 60.”*

7.0 APPRAISAL

7.1 The main issue for consideration are:

- The impact of the works on the special architectural and historic interest of the listed building.
- Impact on neighbouring amenities

7.2 *Impact to listed building*

7.2.1 The proposals are for air source pumps to provide heat and power to the barn. They would be set at either end of the barn at ground level and appear as small, wooden, lean-to storage boxes.

7.2.2 Given their small size and discrete positioning alongside the barn and considering that the structures can be easily attached to and removed from the building without harm to the historic fabric of the barn, the proposals are considered acceptable.

7.3 *Near neighbours*

7.3.1 An objection has been received from a local resident concerned with possible noise emitting from the new air source pumps. This particular neighbour is set over 100m away from Manor Barn on the other side of the road. The impact of these small units on this property can reasonably be assumed to be minimal given sound ratings do not appear to be any higher than 40db maximum and the unit would be enclosed. Furthermore, Manor Barn has been a function venue for many years so the existing background noise level when the venue is in use – considering traffic, noise from events, etc. – would likely mean the pumps would have no significant impact.

7.3.2 Nonetheless, the Council's Environmental Health Officer has been consulted and any recommendations will be reported to the Planning Committee.

8.0 PLANNING BALANCE AND CONCLUSION

8.1 The proposal should not have a significant impact or harm to the listed building or its overall setting and is considered acceptable. Subject to conditions and confirmation from the Environmental Health Officer that noise is not an issue the proposal will not have any significant impact to the amenities of near neighbouring properties either.

8.2 The application is therefore supported.

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004)

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location Plan Drawing No. 6225/LPB dated July 2020
Heritage Statement dated 12 June 2020
Design and Access Statement dated 12 June 2020
Proposed Elevations Drawing No. 6225/2 dated July 2020
Details of Housing for Air Source Heat Pump and casing submitted with application.
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.
3. The external timber casing for the air source pump shall be unvarnished hardwood and thereafter maintained in good condition and appearance thereafter unless an alternative casing or colour is first submitted to and approved in writing by the Local Planning Authority.
Reason: To maintain the characteristics of the existing listed building and to maintain the visual amenities of the surrounding area in accordance with Policy OSS4 (iii) and EN2 of the Rother Local Plan Core Strategy and Policy HG9(ii) of the Rother Development and Site Allocations Plan.
4. The timber casing and air source pump hereby granted consent shall be removed from the site on which it is situated within six months of the cessation of its use.
Reason: To maintain the characteristics of the existing listed building and to maintain the visual amenities of the surrounding area in accordance with Policy OSS4 (iii) and EN2 of the Rother Local Plan Core Strategy and Policy HG9(ii) of the Rother Development and Site Allocations Plan.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.