

Report of the Chief Executive

APPLICATION NUMBER:	21/00999/LBC
LOCATION:	Greasley Castle Farm, 120 Church Road, Greasley, Nottinghamshire, NG16 2AB
PROPOSAL:	Subdivision of the farmhouse to create tea rooms on ground floor with separate living accommodation above. Repair works to farmhouse roof. Repair and conversion of the traditional barns to create a museum, function rooms and craft workshops. Demolition of existing barn to create parking and servicing areas in association with the development.

The application is brought to the Committee at request of former Councillor M Handley. This request was made prior to the 4 May 2023 election, whilst she was still a member of the Council.

1. Purpose of the Report

1.1 The application seeks listed building consent for the subdivision of the farmhouse to create tea rooms on the ground floor with separate living accommodation above, repair works to farmhouse roof, repair and conversion of the traditional barns to create a museum, function rooms and craft workshops and the demolition of existing barn to create parking and servicing areas in association with the development.

2. Recommendation

The Committee is asked to resolve that listed building consent be granted subject to conditions outlined in the appendix.

3. Detail

3.1 The application site is within the Nottinghamshire Green Belt, consists of Listed Buildings and an Ancient Monument. The proposal is considered to be an exception to inappropriate development in accordance with paragraph 150(d) of the NPPF, which allows the re-use of buildings provided that the buildings are of permanent and substantial construction; so long as it does not result in additional harm of the openness of the Green Belt.

3.2 The existing farmhouse and associated buildings are currently in a poor state of repair and the proposal is considered to bring the buildings back into use along with the provision of repair works to the farmhouse roof which is currently leaking water internally. As part of the proposal, the large farm building will be demolished to provide associated parking provision.

3.3 A separate full planning application is also pending consideration under reference number 21/00998/FUL.

3.4 Overall it is considered that the proposal is in accordance with the policies set out in the Council's Local Plan and the NPPF. It is therefore considered that the proposal is acceptable and that listed building consent should be granted in accordance with the recommendations set out in the appendix.

4. Financial Implications

4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Climate Change Implications

The comments from the Waste and Climate Change Manager were as follows:

No comment.

7. Data Protection Compliance Implications

7.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

8. Background Papers

Nil.

APPENDIX

1 Details of the Application

- 1.1 The application seeks listed building consent for the subdivision of the farmhouse to create tea rooms on the ground floor with separate living accommodation above, repair works to farmhouse roof, repair and conversion of the traditional barns to create a museum, function rooms and craft workshops and the demolition of an existing barn to create parking and servicing areas in association with the development.

2 Site and surroundings

- 2.1 To the north west of the application site is the Parish Church of St Mary which is a Grade II Listed Building. Directly to the front, side and rear there are open fields. The fishponds are included within the Greasley Castle Farm Scheduled Monument, which is believed to be the site of the deserted Medieval village of Greasley.

3 Relevant Planning History

- 3.1 Listed Building Consent was granted under reference number 07/00436/LBC to construct a porch and repairs to the dwelling.
- 3.2 Listed Building consent was granted to erect a porch to the rear, removal of the garden walls and internal alterations under reference number 09/00581/LBC.
- 3.3 Planning permission was granted under reference number 09/00582/FUL to construct a porch to the rear of the dwelling.
- 3.4 Planning permission was granted under reference number 17/00490/FUL to demolish a single agricultural building on site along with the construction of three agricultural buildings at Beauvale Manor Farm.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

4.2 Part 2 Local Plan 2019:

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

4.3 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt land.
- Section 16 – Conserving and Enhancing the historic environment.

5 Consultations

5.1 **Council’s Conservation Officer:** No objections, strongly supports the proposal to create a commercial presence at Greasley Castle which is justified on the basis of the poor condition of the outbuildings and the need to find a viable new use.

5.2 **Council’s Environmental Health Officer:** No objections subject to conditions.

5.3 **Historic England:** No objections to the application on heritage grounds, consider the applications meets the requirements of the NPPF.

5.4 **The Highway Authority:** No objections.

5.5 **Nottinghamshire Wildlife Trust:** No objections

5.6 As part of the consultations, the **6 Amenity Bodies** were consulted on the application due to the nature of farmhouse and outbuildings being listed. One response was received from the **Georgian Society** raising no objections and were in support of the proposal.

5.7 Seven properties either adjoining or opposite the site were consulted and a site notice was displayed. No responses were received.

6 Assessment

6.1 The main issues for consideration relate to whether the principle of the proposed change of use of the farmhouse to create tea rooms on the ground floor with separate living accommodation above, repair works to farmhouse roof, repair and conversion of the traditional barns to create a museum, function rooms and craft workshops and the demolition of existing barn to create parking and servicing areas in association with the development is acceptable in the Green Belt and the impact upon the Grade II Listed Buildings.

6.2 Principle

6.2.1 The re-use of the buildings which are located within the Green Belt is considered appropriate development providing the buildings are worthy of retention and capable of conversion without major or complete reconstruction and would not harm the open character of the Green Belt. In this case, with the buildings being listed they are clearly worthy of retention and the main farmhouse is capable of conversion to the proposed tea rooms with residential accommodation above and the farm buildings to accommodate craft workshops, function room and a museum without major reconstruction. This has been demonstrated by the submission of a full structural survey and method statement. The proposal will also promote the diversification of the rural economy by re-using the existing barn buildings and converting the ground floor of the farmhouse to tea rooms. It is considered that the principle of development is acceptable, however this is subject to consideration of the design of the proposal and the impact on the Green Belt, Heritage, the amenity of neighbouring properties and highway safety.

6.3 Design, Heritage and Green Belt

6.3.1 Greasley Castle is a Scheduled Monument and is a relatively well-preserved and important example of a fortified house. All the standing remains of the castle are incorporated into the present farm buildings. The standing, buried and earthwork remains retain important archaeological and environmental information. The fishponds, the moat and the bank and ditch defining the larger enclosure, are particularly conducive to the accumulation and preservation of artefactual, environmental and ecofactual material and may retain important waterlogged deposits. The importance of the site is increased by the survival of spatially associated features. Taken as a whole, Greasley Castle contributes greatly to the knowledge and understanding of fortified houses and their position in the medieval and post-medieval landscape. Although Greasley Castle Farmhouse is within the scheduled area it is a grade II listed building and is specifically excluded from the Scheduled Monument. The remains of Greasley Castle is grade II listed and the font, 15 metres south of Greasley Castle Farmhouse, is also grade II.

6.3.2 Whilst there are scheduled ancient monuments (SAM) within the site curtilage, including the fish ponds within Greasley Castle Farm, it is clarified there will be no works that will harm the SAM and it will not be used as an attenuation pond. A detailed schedule of works has been submitted outlining the works to be carried out to both the farmhouse and the outbuildings. A separate application for scheduled monument consent will be required to cover the majority of the works proposed beyond those to the grade II listed farmhouse itself.

6.3.3 In terms of alterations to the Grade II listed farmhouse, the only repairs to the externals of the building are the repair works to the roof. The covering to the main roof is in very poor condition and requires replacing in its entirety in the short term. There is evidence of localised water ingress to all 4no. chimney stacks, with this being severe to the north-west stack. The north-east stack flashing will be addressed as an urgent repair to prevent further fabric decay. Structural timbers in this area around the north-east stack may be decayed. The roof structure is predominantly formed in machine cut softwood aside from isolated oak purlins.

Trusses and purlins appear in good and substantial condition, as do rafters. Internal alterations are proposed to create the tea rooms at ground floor and the residential accommodation at the upper floors.

- 6.3.4 The alterations to the barns are very limited in order to accommodate the proposed uses and are easily reversible should the proposed uses cease. In addition to the proposed general repairs, the function rooms and museum would maintain the open aspect of the barns with only two openings being blocked up along with a new partition wall and door serving the kitchen. Workshop 4 would see some new internal openings to allow circulation and use as a single unit. Workshop 3 would see the removal of internal walls to create an open plan space, which would not harm the buildings historical significance. Workshop 1 and 2 will see the loss of a wall and the introduction of a new partition to create two practical units, again having no historical significance. The barns are vacant and are not considered suitable for modern agricultural practices whilst also in need of repair. The proposed uses will open the barns to the public whilst providing a viable use to enable their repair.
- 6.3.5 In terms of other alterations, an existing outbuilding is to be repaired along with a new roof to create a bin/bike store, with the provision of parking spaces with the existing farm yard. Modern additions to the buildings are also proposed to be demolished including a large barn, an open sided covered area and a small extension.
- 6.3.6 No objections have been received from either Historic England or the Georgian Society. The Council's Conservation Advisor supports the proposal to create a commercial presence at Greasley Castle which is justified on the basis of the poor condition of the outbuildings and the need to find a viable new use. A condition is recommended requiring details of the methodology for intrusive investigations to the above ground building fabric, all repair works to existing building fabric including proposed materials to be used, methodology for identifying any below ground remains that may be impacted by the proposals, final drainage and landscaping proposals, detailed window and door designs and written and a Photographic Historic Building record being made of the site prior to conversion, with the same deposited within an archive, and to Level agreed with the Local Planning Authority.
- 6.3.7 To conclude, the proposal to create a commercial presence at Greasley Castle is justified on the basis of the poor condition of the farmhouse and outbuildings and the need to find a viable new use. It is not considered the proposal will have a negative impact on the significance of the Heritage asset or any negative impact upon the openness of the Green Belt.

6.4 Amenity

- 6.4.1 Due to the remote location of the site and their being no immediate neighbouring properties, it is not considered the proposal will give rise to any significant issues upon residential amenity. A condition is recommended for the hours of operation of the tea rooms, function room, museum and workshops.

6.5 Access

- 6.5.1 The remote location of the site is such that access to/from it by sustainable modes of travel is unlikely, particularly in the absence of a continuous footway to the nearest bus-stop some 235m away. Public transport use/walking could be encouraged by providing a new section of footway along the site frontage to join the existing infrastructure. There are also existing public rights of way adjacent the site which will serve the site.
- 6.5.2 Vehicle access to the farmhouse will be via an existing access point located off Church Road which has historically served the farmhouse and barns. This access will be utilised by occupiers of the residential element of the farmhouse which is being retained. Two parking spaces have been provided to serve the farmhouse. The tea rooms and commercial uses within the converted barns will be accessed by a driveway to the south. A total of 63 parking spaces have been identified within the site including 4 disabled spaces, with an overflow car park also being provided. Cycle spaces are also proposed alongside a delivery bay, with access to the surrounding agricultural fields being maintained.
- 6.5.3 A TRICS analysis has been undertaken to determine the likely demand based on vehicular trip rates. Table 4.2 of the Transport Statement identifies a maximum parking demand for 30 spaces with 64 spaces being made available within the site. An additional area of land is being offered for over-spill parking. The Highway Authority raise no objections to the proposal subject to conditions relating to the width of the driveway access, driveway surfacing and parking spaces. There are no highway safety issues relating to this proposal.

7. Planning Balance

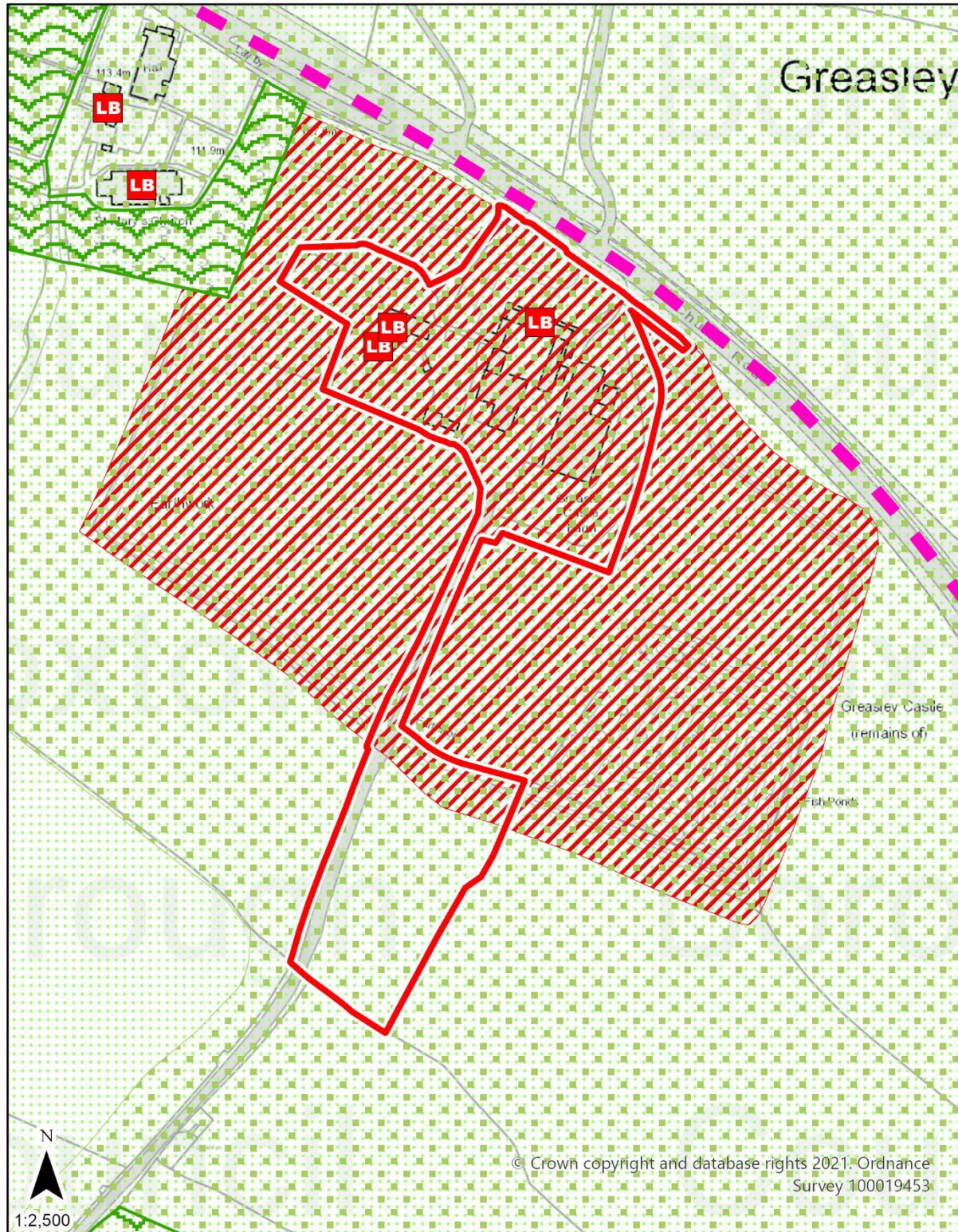
- 7.1 On balance, the proposal to create a commercial presence at Greasley Castle is justified on the basis of the poor condition of the farmhouse and outbuildings and the need to find a viable new use. It is not considered the proposal will have a negative impact on the significance of the Heritage asset or any negative impact upon the openness of the Green Belt, and on balance therefore, it is considered the scheme is acceptable.

8. Conclusion

- 8.1 Having regard to all material considerations, the proposal is considered to bring the buildings back into use along with the provision of repair works to the farmhouse roof which is currently leaking water internally. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would warrant a decision being taken at variance to this.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that listed building be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with Proposed Outbuilding Plans, 121627/008C, Proposed Outbuilding Elevations, 121627/008C, Proposed Bike and Bin Store Plans and Elevations, 121627/0011A, Toilet Block, 126223/BR/012A received by the Local Planning Authority 06.12.2021, Proposed House Elevations, Proposed Block Plan, 126223 PL/104B and Floor Plans, 121627/007F and Proposed internal arrangement and Swept Path Analysis, 20000570-003 received by the Local Planning Authority 21.03.2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No building operations shall be carried out until details of the following:</p> <ul style="list-style-type: none"> • Methodology for intrusive investigations to above ground building fabric; • All repair works to existing building fabric, including proposed materials to be used; • Methodology for identifying any below ground remains that may be impacted by the proposals; • Final drainage and landscaping proposals; • Detailed window and door designs; • Written and Photographic Historic Building record is made of the site prior to conversion, with the same deposited within an archive, and to Level agreed with the Local Planning Authority <p>have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014), Policy 11 and Policy 17 of the Part 2 Local Plan (2019).</i></p>

	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the determination timescale.



Legend

- | | |
|---|--|
|  Site Outline |  Mature Landscape Area |
|  Listed Building |  Scheduled Ancient Monument |
|  Classified Road |  Green Belt |
|  Local Wildlife Site | |

Photographs

Views of Farmhouse and outbuildings from Church Road



Rear of Farmhouse



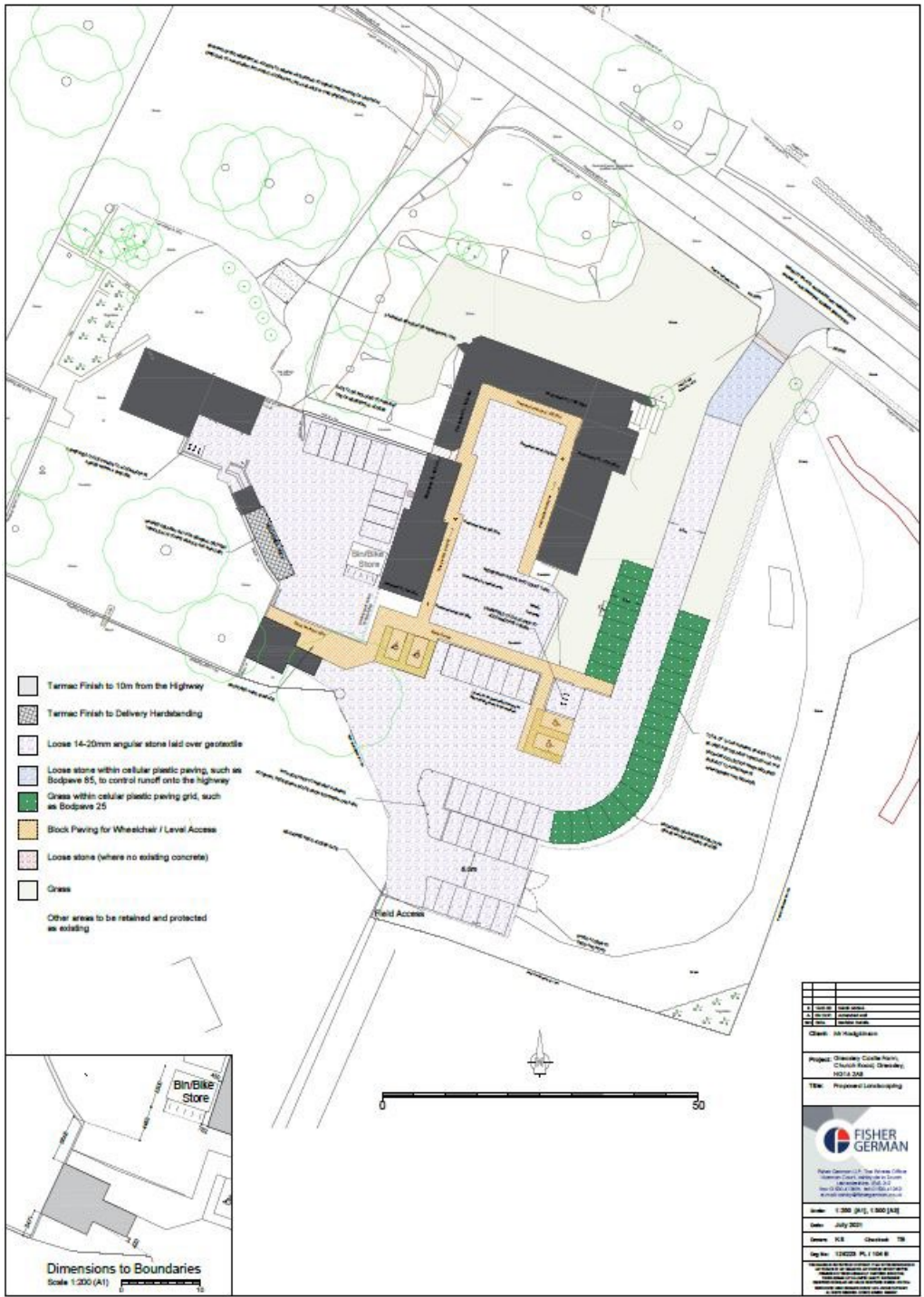
Outbuildings to be converted





Plans (not to scale)

Block Plan



Farmhouse Elevations and Floorplans

Legend:
■ New wall blocking existing Opening
■ New opening in current fabric of the wall

Floorplans:
 SECOND FLOOR: 4 Bedrooms, 1 Bathroom, 1 Hallway, 1 Staircase.
 FIRST FLOOR: Living Room, Lounge, Kitchen, Bath, Office, Study, Hallway, Staircase.
 GROUND FLOOR: Tea Room, Kitchen, Storage, Hallway, Staircase, Living Room, Lounge, Office, Study, Bath, Bedroom, Hallway, Staircase.
 BASEMENT: Storage, Hallway, Staircase.

Elevations:
 SOUTH ELEVATION: Front elevation showing a two-story structure with a central entrance and multiple windows.
 EAST ELEVATION: Side elevation showing a two-story structure with a gabled roof and a chimney.
 NORTH ELEVATION: Front elevation showing a two-story structure with a central entrance and multiple windows.
 WEST ELEVATION: Side elevation showing a two-story structure with a gabled roof and a chimney.

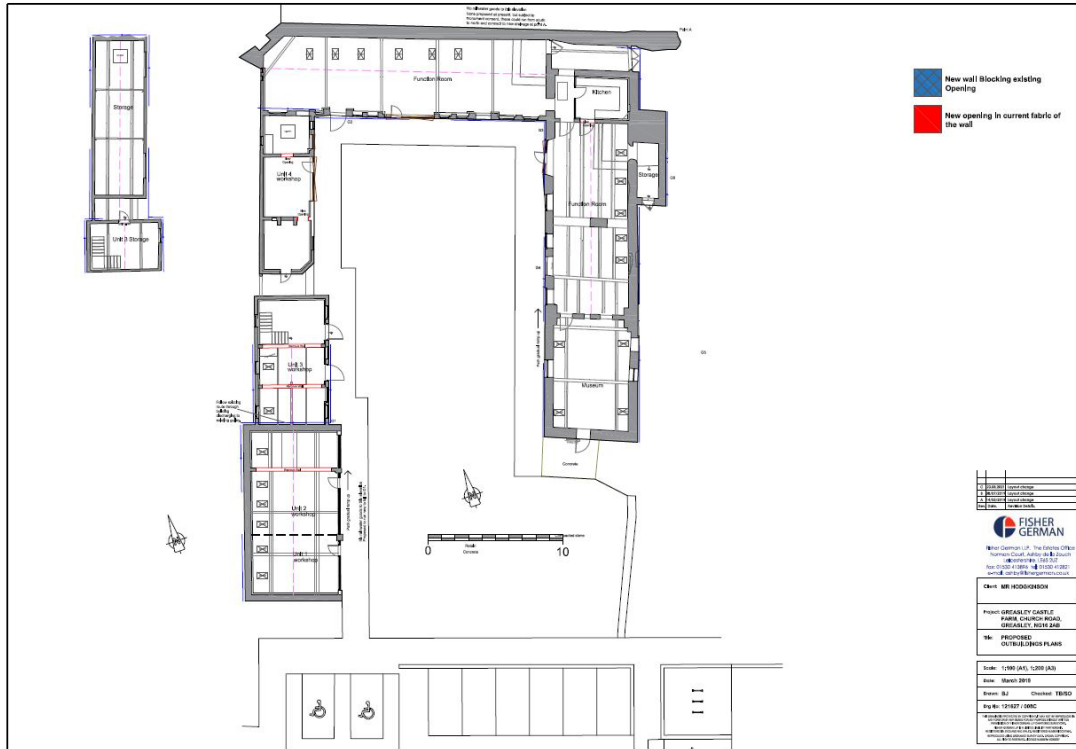
Title Block:
 Client: MR HODGKINSON
 Project: ORSAYLE CASTLE FARM, CHURCH ROAD, ORSAYLE, Notts. G16
 No: PROPOSED HOUSE PLANS & ELEVATIONS
 Scale: 1:100 (A1, 1:200 (A2))
 Date: March 2019
 Drawn: JG / Checked: TBSD
 Drawn: 12/02 / 0079

Outbuilding Elevations

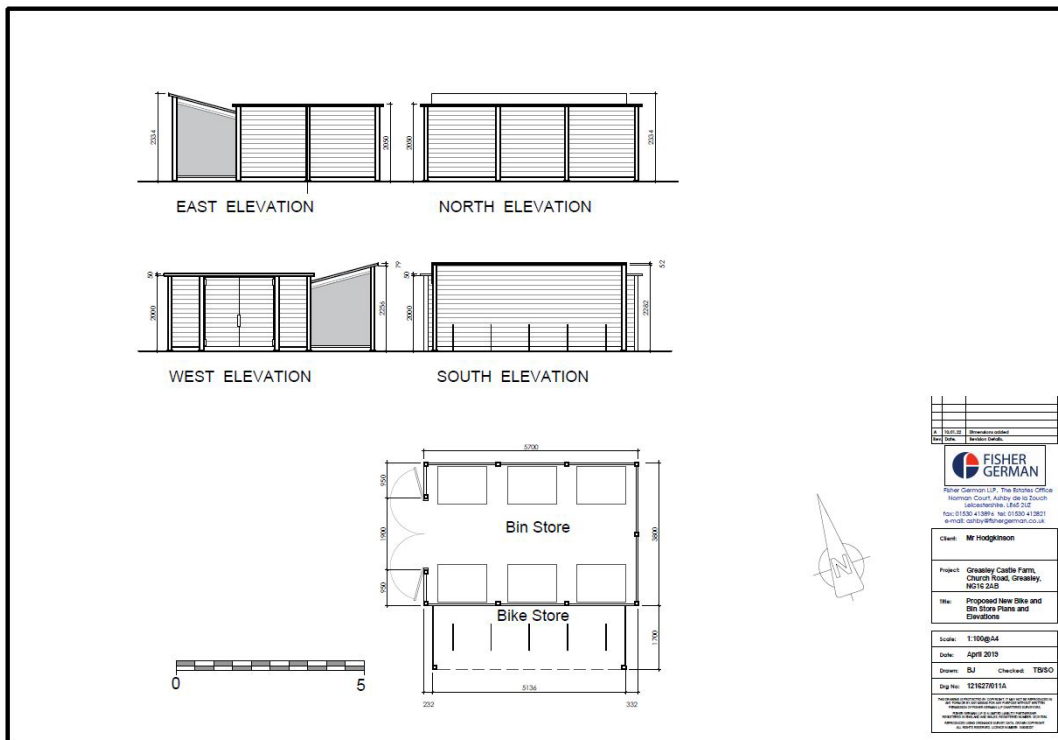
Elevations:
 NORTH ELEVATION: Long elevation showing a single-story structure with a gabled roof and multiple windows.
 SOUTH ELEVATION: Long elevation showing a single-story structure with a gabled roof and multiple windows.
 EAST ELEVATION (Internal): Internal view of the east elevation showing a large open space with a gabled roof.
 EAST ELEVATION: Long elevation showing a single-story structure with a gabled roof and multiple windows.
 WEST SECTIONAL ELEVATION: Sectional view of the west elevation showing the internal structure and roof profile.
 WEST ELEVATION: Long elevation showing a single-story structure with a gabled roof and multiple windows.

Title Block:
 Client: MR HODGKINSON
 Project: ORSAYLE CASTLE FARM, CHURCH ROAD, ORSAYLE, Notts. G16
 No: PROPOSED OUTBUILDING ELEVATIONS
 Scale: 1:100 (A1, 1:200 (A2))
 Date: March 2019
 Drawn: JG / Checked: TBSD
 Drawn: 12/02 / 0104

Outbuilding Floor Plans



Bin and bike store



Toilet Block

