

Report of the Chief Executive

APPLICATION NUMBER:	26/00413/FUL
LOCATION:	The Old Stables, Lamb Close Newthorpe, NG16 3QR
PROPOSAL:	Construct replacement self-build dwelling

The application is brought to the Committee at the request of Councillor P Owen.

1. Purpose of the Report

- 1.1 The application seeks planning permission to construct a replacement self-build dwelling.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be refused for the reasons outlined in the appendix.

3. Detail

- 3.1 The application seeks permission for a replacement self-build dwelling at The Old Stables, Lamb Close, Newthorpe.
- 3.2 The site is located within the Green Belt and the proposed replacement dwelling exceeds a 30% increase in volume from the original.

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 Data Protection Compliance Implications

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

7. Background Papers:

- 7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks permission for a replacement self-build dwelling within the Green Belt.

2. Site and surroundings

- 2.1 The Old Stables is part of the wider estate of Lamb Close House, which is a Grade II Listed building constructed in the early 18th century. Lamb Close House is to the east beyond Lamb Close Drive. To the west and north is open fields, with Willey Lane further to the north. South of the site is the gardens to the listed building. The site is washed over entirely by Green Belt.

3. Relevant Planning History

- 3.1 02/00943/FUL - Construct two storey side and single storey rear extensions
- 3.2 10/00173/ROC - Variation of condition N°1 of planning permission 08/00161/FUL to retain security fence
- 3.3 12/00056/ROC - Variation of condition 1 of permission 08/00161/FUL to allow for the retention of a security fence for a further period of 2 years

4. Relevant Policies and Guidance4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy A – Presumption in Favour of Sustainable Development
- Policy 3 – Green Belt
- Policy 8 – Housing Mix, Size and Choice
- Policy 10 - Design and Enhancing Local Identity.
- Policy 11 – The Historic Environment

4.2 **Part 2 Local Plan 2019**

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

- Policy 8 – Green Belt
- Policy 15 – Housing Mix, Size and Choice
- Policy 17 - Place-making, design and amenity
- Policy 18 – Pollution, Hazardous substances and ground conditions
- Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets
- Policy 31- Biodiversity Assets

4.3 **National Planning Policy Framework (NPPF) 2026**

- Section 3: Decision making
- Section 12: Achieving well designed places
- Section 13: Green Belt
- Section 16: Promoting healthy and safe communities
- Section 19: Conserving and enhancing the historic environment

5. Consultations

5.1 Consultees

- Conservation Officer (Toby Ebbs) – objection, comments below.
- Cllr H L Crosby - Greasley Ward – no comment
- Cllr M Brown - Greasley Ward – no comment
- Cllr A W G A Stockwell - Greasley Ward – no comment
- Greasley Parish Council – no comment

5.2 3 neighbours were consulted on the application. A site notice was also placed on Willey Lane. There was one response in support.

6. Assessment

6.1 Principle

6.1.1 The principle of a replacement self-build dwelling is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area but the proposal must comply with Green Belt policy.

6.2 Design and Impact on Conservation Area

6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.2.2 Policy 23 of the Part 2 Local Plan 2019 states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance. Policy 11 of the Aligned Core Strategy states that development will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their assets and significance.

6.2.3 The proposed dwelling will have a length of 33.9m and a width of 11.2m. The ground floor will be accessed via a sizeable porch, with a width of 5.8m and length of 2.7m. The ground floor will have various rooms including a boot room, utility, lounge, kitchen/diner and study.

6.2.4 The first floor will be within the roof space and will include a master bedroom with dressing area and balcony, family bathroom and three further bedrooms. The dwelling will have a ridge height of 8m and an eaves height of 3.6m.

6.2.5 The plans show that the dwelling will be constructed of reclaimed style brick, with the exact brick type to be confirmed at a later stage. The roof tiles will be plain clay tiles, with the exact tile to be determined via a sample condition. The dwelling will have decorative brick corbel banding, black fascias, soffits and black powder coated aluminium windows and doors. It will also have stone detail to buttress heads and coursed blue plinth brick cills.

6.2.4 The Conservation Officer stated: I have strong concerns about this application, regarding the level of information that has been submitted in support of the works. Looking at the map, the outbuilding sits within the grounds of Lamb Close House which is a Grade II listed building.

The building was first listed in 1952 and thus the outbuilding is very likely to have been ancillary to the main farmhouse. Therefore, it should be treated as a curtilage listed building.

The works proposed are comprehensive and highly impactful; it would result in much of the masonry being altered and partially removed to create new facades; the conversion to residential use would mean a complete change to the interior of the building. But we have absolutely zero understanding of the significance of this building. The newly submitted heritage statement is a rather generic summary of the main listed house; there are no supporting photos, no historic map regression, no consideration of the relationship between the stables and the main listed house, no assessment of architectural significance, no hierarchy of significance, no consideration of where historic fabric will be damaged, altered or lost, no consideration of the proposed retrofit of the building - for example where historic roofs that are exposed may be concealed by overdrawn ceilings, thermal upgrading etc.

For a building of this level of significance, they are proposing to entirely alter the principal facades by building in front / demolishing original elevations, there should be a proper heritage statement carried out by a suitably qualified specialist. The two page document that has been submitted falls a long way short of the requirements under Para 207 of the NPPF and the application should be refused if this information is not brought forwards.

6.2.5 An additional heritage statement was received, but the Conservation Officer stated that this still did not address the concerns listed above.

6.2.6 Whilst acknowledging that the Conservation Officer objects, the site is not within a Conservation Area and the Stables are not within the official listing. Additionally, the existing building has had a variety of inappropriate additions over time and the proposal seeks to improve the building. As a result of the site not being within a Conservation Area limited weight can be given to this objection.

6.3 Amenity

6.3.1 Policy 10 states that the impact of a development on neighbour amenity will be a consideration. Policy 17 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.3.2 There were no objections and one response received in support.

6.3.3 The proposed dwelling will be at a minimum 79m from the rear of Lamb Close House and numbers 1 and 2 Lamb Close Gardens, meaning that any loss of light, privacy or overlooking to these dwellings will be minimal as a result of distance.

6.4 Access

6.4.1 The access for the site will not change, with the site remaining to be accessed from Lamb Close Drive. with sufficient parking space available to the front for several cars.

6.5 Impact on Green Belt

6.5.1 Paragraph 142 of the NPPF (2024) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

6.5.2 Policy 8 of the Part 2 Local Plan 2019 states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points. 2. 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

6.5.3 The volume of the existing building is 1036³ and the proposed works will have accumulative volume of 1766m³, making this a 70.4% increase and therefore would be refusable as it would be a disproportionate addition.

6.6 Biodiversity Net Gain

6.6.1 The applicant states that the dwelling will be a self-build. This is exempt from BNG requirements as long as it meets the below test.

6.6.2 The development must:

- consist of no more than 9 dwellings
- be on a site that has an area no larger than 0.5 hectares
- consist exclusively of dwellings that are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)

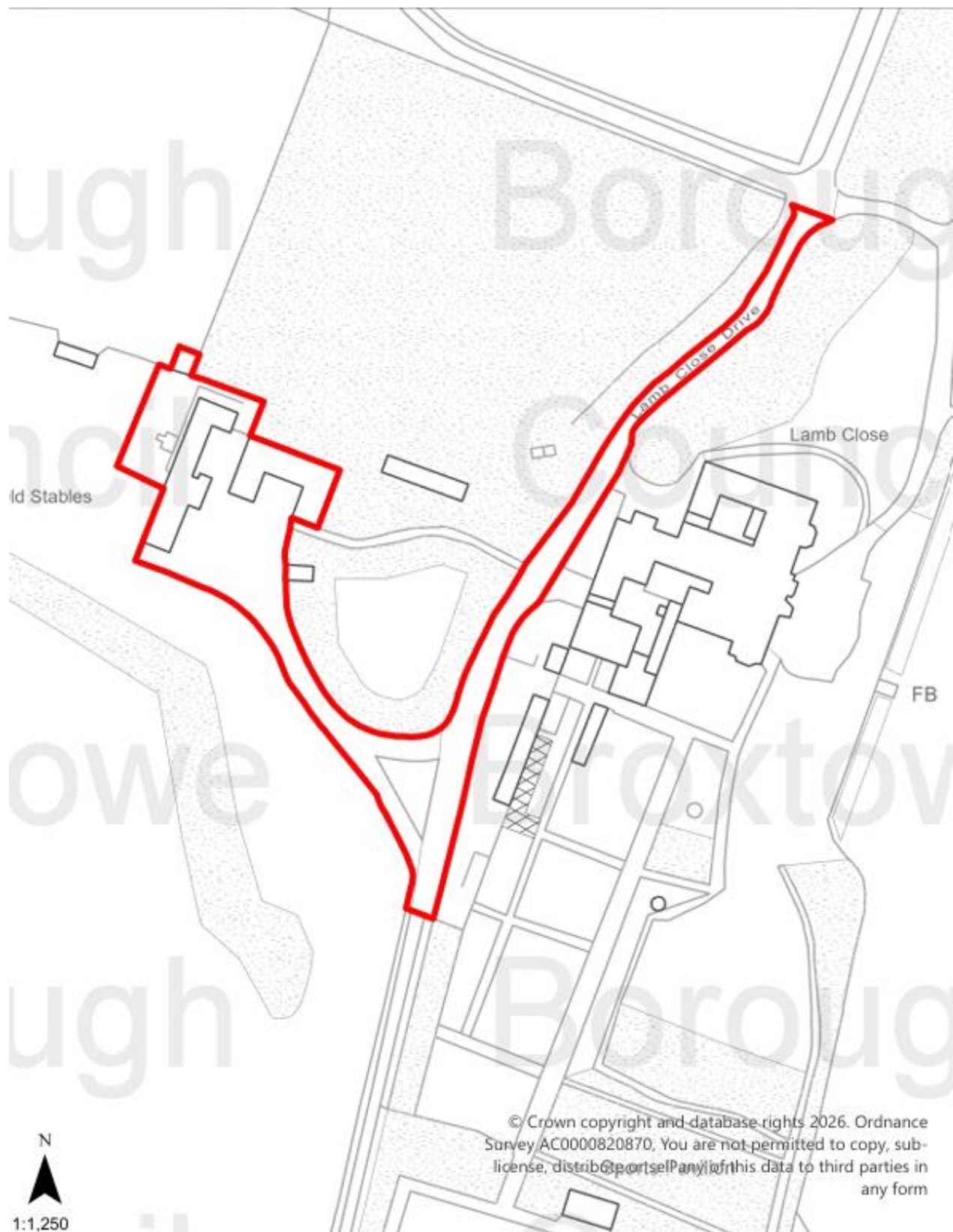
7. Planning Balance

- 7.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupier and would not have significant impact on neighbouring amenity or on the adjacent Listed building.
- 7.2 The negative impact is that the development would be inappropriate development within the Green Belt and the applicant has not demonstrated very special circumstances which would allow for development over and above the allowed 30%.
- 7.3 On balance, the negative impacts, in respect of Green Belt policy, are considered to carry sufficient weight to outweigh the benefits of the proposal.

8. Conclusion

Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be refused for the following reason:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed replacement dwelling represents a disproportionate increase to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the proposed development and the harm on openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13 of the NPPF 2024 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application; however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

Map

Legend

 Site

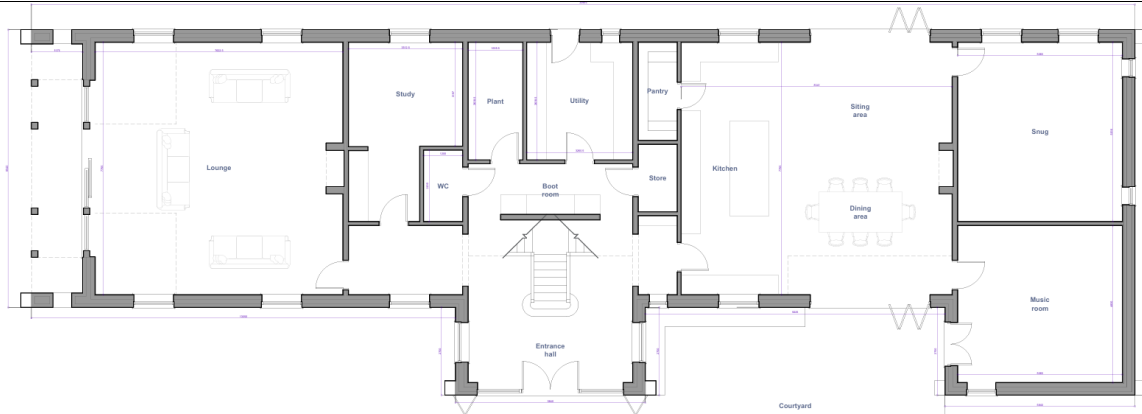
Plans (not to scale)





Proposed first floor layout

Scale = 1:50



Proposed ground floor layout

Scale = 1:50

Proposed location plan

Scale = 1:1250

