

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 6 February 2008**

**Page**

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<b>APPLICATION REF. NO:</b>	<b>08/00030/LBC</b>
<b>STATUTORY DECISION DATE:</b>	<b>8 March 2008</b>
<b>WARD/PARISH:</b>	<b>SADBERGE AND WHESSOE</b>
<b>LOCATION:</b>	<b>Manor Farm, 20 The Green, Bishopton, Stockton On Tees, TS21 1HF</b>
<b>DESCRIPTION:</b>	<b>Listed Building Consent for underpinning works (additional plans received 18 January 2008)</b>
<b>APPLICANT:</b>	<b>MRS F HOPPER</b>

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**APPLICATION AND SITE DESCRIPTION**

The application site consists of a range of barns attached to Manor Farmhouse, a Grade II listed building on the south side of the Green and within the Bishopton Conservation Area. The building itself is listed by virtue of being attached to Manor Farmhouse.

Listed Building consent is sought for underpinning of the walls of the building to support the walls and to provide added strength by providing adequate foundations.

**PLANNING HISTORY**

N/69 - In November 1951 planning permission was granted for the construction of a vehicular access and additional windows to the farm building fronting The Green.

85/639 - Planning Permission was granted in May 1986 for the erection of a replacement farm building.

LB/85/640 - In May 1986 listed building consent was granted for the demolition of a farm building adjacent to the farm access and behind the frontage building.

03/00529/FUL and 03/00527/CAC – In September 2003 Planning Permission and Conservation Area Consent were refused for the redevelopment of the site and the erection of six dwellings, comprising a terrace of four units on the frontage to The Green and two detached houses to the rear. The scheme was dismissed on appeal in October 2004.

05/00448/FUL – In July 2005 planning permission was granted for the conversion of the redundant agricultural buildings into 3 No. Dwellings and the erection of 2 No. Detached dwellings.

05/00449/CAC – In July 2005-conservation area consent was granted for the demolition of farm buildings to the rear of the site.

06/00332/LBC – In September 2006 listed building consent was granted for the conversion of redundant agricultural buildings into 3 No. Dwellings and the erection of 2 No. detached houses.

## **PLANNING POLICY BACKGROUND**

Planning Policy Guidance Note 15 – Planning and the Historic Environment (1994)

## **RESULTS OF CONSULTATION AND PUBLICITY**

Neighbour consultation was carried out in the form of letters to neighbouring dwellings and the posting of a site notice together with a newspaper advertisement, as required by the regulations. At this time, no objections have been received.

The Council's Conservation Officer has been consulted and has raised no objections to the proposed development.

## **PLANNING ISSUES**

The principal issue to be considered in the determination of this application is the impact of the proposal on this Grade II Listed Building, and whether the proposed alterations are acceptable in terms of their impact on the character, fabric and appearance of the listed building.

The proposal involves the underpinning of the barn in a sequence set out in a plan and methodology that has been submitted as part of the application. The Council's Conservation Officer is satisfied that the proposal, being underground works and a means of strengthening the building, will not significantly affect the character or appearance of this curtilage listed building.

The application includes for underpinning works to a party wall of Manor Farmhouse and further confirmation from the structural engineer was requested and received to the effect that these works would not lead to a conflicting settlement pattern with the remaining walls to the farmhouse, potentially resulting in different levels of ground shrinkage and movement. The Council's Conservation Officer is satisfied with the submitted information.

## **SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect

## **CONCLUSION**

The proposed development will preserve the special character and setting of this Listed Building.

**RECOMMENDATION**

THE CONSULTATION PERIOD FOR THE APPLICATION EXPIRES ON 15TH FEBRUARY 2008. THAT SUBJECT TO ANY OBJECTIONS RECEIVED ON OR BEFORE THAT DATE NOT RAISING ANY ADDITIONAL PLANNING ISSUES, AUTHORITY BE GIVEN FOR OFFICERS TO DETERMINE THE APPLICATION UNDER DELEGATED POWERS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A5 LB Applications (Implementation Limit)
- 2) B7 Detailed Application (Listed Buildings)

**SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION**

The proposed development will preserve the special character and setting of this Listed Building.