

**Agenda Item 8**  
**Report PC24/25-24**

Report to	<b>Planning Committee</b>
Date	<b>13 February 2025</b>
By	<b>Director of Planning</b>
Local Authority	<b>Winchester City Council</b>
Application Number	<b>SDNP/22/05354/LIS</b>
Applicant	<b>Mr Michael Gray</b>
Application	<b>Formation of replacement farmyard, reusing existing and new buildings, redevelopment of existing farmyard, converting 2no. existing barns to 2no. dwellings, formation of 4no. further new building dwellings, including one rural workers dwelling on the site of removed farm buildings, associated new build garage and outbuildings and associated landscape works.</b>
Address	<b>Graces Farm, Martyr Worthy Road, Abbots Worthy, Hampshire, SO21 1DX</b>

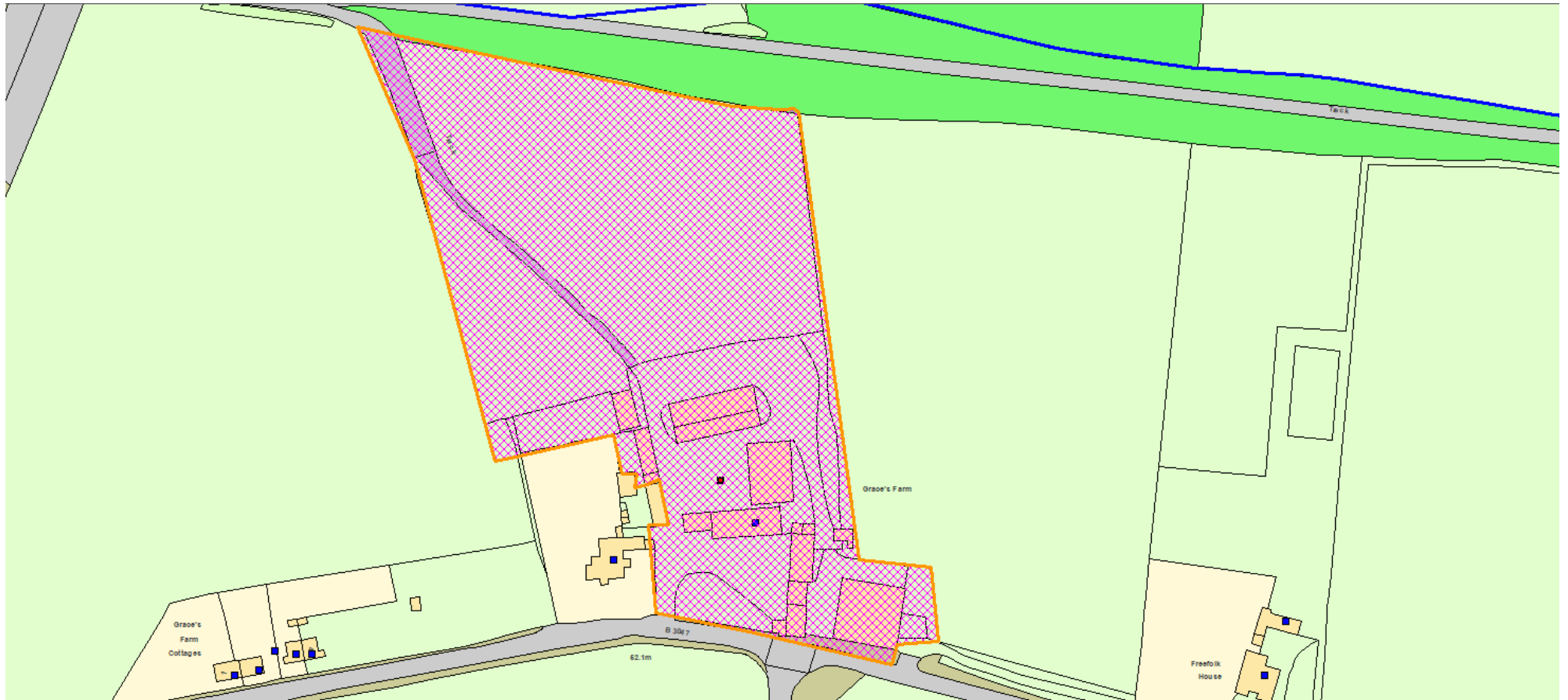
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**Recommendation:**

**That listed building consent be granted subject to the conditions set out in Section 9 of the report.**

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**Site Location Map**



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## Executive Summary

### Key Matters

- The site is set within the open countryside outside of any settlement boundary and just within the northern boundary of the National Park, to the east Kings Worthy and the M3.
- The application relates to a large, 1000-acre farm, Graces Farm, and proposes the redevelopment of the farmyard and its replacement with a new farmyard to the north of the existing farmyard. It also proposes 6 new dwellings including the conversion of 2 existing heritage assets, for which listed building consent is required.
- It should be noted that this application is subject to a separate planning application (SDNP/22/05353/FUL) which is dealt with as a separate report to committee
- It is considered that, in relation to the application as a whole the scheme would accrue a number of benefits that are in line with the purposes and duty of the National Park and that, on balance, the proposed development as a whole is acceptable.
- The proposed works to the listed buildings are considered to be well conceived and thoroughly researched and whilst it is accepted that there will be some harm to the structures in terms of the loss of their original use this harm is less than substantial and is justified to conserve the structures of the buildings for future generations.
- The application is before members due to its complexity and the nature of the development.

### **I. Site Description**

- I.1 The site is situated within the Western Downs open countryside, within Landscape Character E4, Itchen Valley. It is to the north of Easton and the B3047 and West of Martyr Worthy. It is a traditional farmyard complex with traditional and modern farm buildings located around two courtyards.
- I.2 The Farm, known as Graces Farm covers approximately 486 ha (1,200 acres) of which 434 ha (1,073 acres) is combinable arable crops comprising a mix of Wheat, Winter Barley, Spring Barley, Oilseed Rape and Maize. There is a further 51.84 ha (128 acres) of temporary and permanent pasture used to support approximately 117 beef cattle, both heifers and steers, ranging from 6 months to 24 months old. The business also farms a further 162 ha (400 acres) of arable crops on a neighbouring farm (Easton Farm).
- I.3 This application is confined to the original farmstead complex and field immediately behind this, but the new proposed farmyard will serve the whole business as described above. The two existing courtyards are made up of the front (southern) courtyard which abuts the B3047 and contains the existing main farmyard access, a grade II listed Threshing Barn on its northern side and a modern range of buildings on the eastern side. And the rear courtyard, bounded by the Threshing Barn on its Southern side, modern farm buildings on its eastern and northern edges and 'The Stables', grade II listed curtilage buildings originally thought to be associated with the adjacent (but not within the red line) grade II listed Graces' Farmhouse, on its western side.
- I.4 There are two heritage assets on site, these are referred to in detail within the submitted Heritage Assessment and described briefly below.

#### The Threshing Barn

- I.5 The Threshing Barn, including the attached 'Gig House and Nags Stable' is grade II listed. The Threshing Barn has been structurally dated to between 1675 and 1750 but is likely to date from between 1692 and 1694, The Gig House is an late 18<sup>th</sup> Century or Early 19<sup>th</sup> Century incorporation and the Nags Stables were built as a three bay single storey stable (with feed loft over) attached to the west end of the threshing barn.

#### The Stables

- I.6 The Stables building was originally constructed as four bay (working) horse stable, and is to the north west of the Threshing Barn & Nag Stables. It was extended by two more bays to

the south between 1874 and 1896. The Stables are considered to be a good example of a Victorian Farm building, built out of a large number of second-hand timbers and probably for an expanding amount of livestock. The Stables are not separately listed but are considered to be part of the historical farm yard and within the original curtilage of the (grade II) listed Farmhouse building to the south west and the Threshing Barn as described above.

## 2. Relevant Planning History

- 2.1 There have been a number of applications in relation to the site, those most recent and relevant are as set out below;
- SDNP/19/04800/FUL The erection of a new agricultural building and farm office - withdrawn 10th January 2020
  - SDNP/20/01752/HOUS & SDNP/20/01753/LIS Proposed internal, external alterations and formation of new garage building. Approved 30th September 2020 but relates to the farmhouse itself, not the farmyard, and the farmhouse is not within the redline plan of this application.
- 2.2 As noted within the submitted design and access statement, SNDP 19/04800/FUL was the catalyst for the application now before committee. The 2019 application proposed a new workshop and office building on the site of existing building 2 (The Stables) in the northern courtyard. During the consideration of this application, it was determined that the building 2 should be considered an undesignated building of merit and that it was curtilage listed through its connection with the grade II listed farmhouse to the south (not part of this application).
- 2.3 The retention of this building meant that another solution was required to provide the farm with the required barns for modern farming practice, as well as maintaining the undesignated and designated heritage assets on the site.

## 3. Proposals

- 3.1 As noted above, a full application is submitted in conjunction with the application for listed building consent, the full scheme is described within the report for the full application. In terms of the physical works to the heritage assets, these are comprehensively detailed in the submitted design and access statement and summarised below.
- 3.2 Survey work by the applicant has confirmed that the buildings are in a good structural state and require no/minimal work to accommodate the proposed adjustment works to allow for their proposed change of use. The Threshing Barn, Gig House and Nag's Stable requires almost no repair or strengthening works, apart from some local repair works (to be finalised), while The Stables will require more repair and strengthening works to address past alterations/removal of structure. However, it is still considered the building is suitable for conversion.

### Threshing Barn (and adjacent Gig House and Nags Stable)

- 3.3 The applicant states that the starting point for the scheme's development was to retain the main Threshing Barn as a complete open space retaining its existing spatial quality. The submitted drawings subsequently show the main living and dining area in this space, which is designed as open plan, thereby retaining its existing spatial quality.
- 3.4 Glazed screens to both cart doors allow daylight to extend into all parts of the main barn space reducing the need for new, additional openings. Additional windows and a back door are added along the northern elevation where there is already a modern block wall. This will be removed and replaced with a traditional brick plinth with timber framing above to match all the other timber framed elements in the buildings.
- 3.5 The Gig House at the western end of the Threshing Barn provides a useful, smaller, more contained space to house the proposed kitchen, dining and utility spaces. The subdivision of the space formed by the Gig House provides space to accommodate the smaller spaces required in a dwelling (i.e. utility room and WC) without subdividing the main space of the Threshing Barn. The presence of a large external opening from the Gig House to outside

enables a suitable back door, natural light and covered area to be formed, without the need for additional opening or porch structures.

- 3.6 The only adaption of the existing structures required by the proposals will be the removal of a small section of timber boarding, one vertical upright and small section of plinth to form a door opening between the Threshing Barn and Gig House.
- 3.7 The Nags Stable, adjacent to the Gig House will form a bedroom and utilises the existing openings already in this structure to provide windows. Located in the northwestern corner of the Nags Stable is an existing timber framed stable partition. The retention and reuse of this partition enables a dressing room to be formed for the bedroom, while retaining the historic fabric. The area adjoining provides a suitable space and window to form a bathroom to serve the proposed bedroom. The only adaption to this part of the Threshing Barn is the removal of a small section of timber boarding, one vertical upright and small section of plinth to allow a door to be formed between the Threshing Barn and Nags Stable.
- 3.8 In order to retain the spatial quality of the Threshing Barn, a new building is proposed, located at the eastern end of the Threshing Barn and will provide the additional 4 bedrooms for this 5-bedroom dwelling.
- 3.9 The replacement building takes on the form of a subservient outbuilding, rather than a principal barn/building, using traditional materials and detailing to respect the adjoining Threshing Barn. The proposed building has timber boarded external walls, similar to the Threshing Barn, but then changes the roof material to plain clay tiles to reflect the use of plain clay and slate roofs within a traditional group of farm buildings, which reflects the development of a farmyard over many years and the changing availability of materials.
- 3.10 A glazed link is proposed, connecting this new building to the Threshing Barn. This takes the form of a lightweight timber framed glazed structure with a flat roof, all set under the eaves of the Threshing Barn and replacement building. The lightweight/glazed nature of the link enables views of the Threshing Barn from inside the link as well as from further away.
- 3.11 All existing modern cladding on the main barn is to be removed and replaced with traditional feather edge timber boarding, this will be left natural to weather. Internally the timber frame of the walls and the roof will remain visible.

The Stables

- 3.12 The reuse and adaption of the Stables is on a much smaller scale than that of the Threshing Barn. The existing building has undergone considerably more alterations, as set out at paragraph 29 of the design and access statement and within the heritage assessments.
- 3.13 Due to these changes from its original form there is more scope within this building for traditional subdivision to form the residential unit. As noted within the design and access statement;  
*“On the ground floor the modern southern two bays will form the sitting room and staircase, with a new wall installed on the line of the original end wall of the building. The staircase then occupies an existing space in the first floor at the end of the existing hay loft floor. The entrance hall and staircase area will utilise the existing southernmost door as the front door opening. The main section of the building will form the open plan kitchen/dining space, with the existing hay loft floor above will be reused. Existing reused window openings on the north east and western sides. At the northern end a new hall, study and WC will be formed using the existing northernmost door on the east elevation as the back door. The existing timber panel partitions at the northern end will be retained and the space formed between the partition and northern external wall forms a suitable space for a downstairs WC.”*
- 3.14 The statement goes on to note; *“The northern external wall is a modern block work wall and its presence enables a window and door opening to be formed without the loss of any historic fabric on a subservient elevation to the principal front (east) and rear (west) elevations. On the first floor the space is to be split up, generally on existing truss lines, to provide bedroom and bathroom accommodation. The current bottom and top chord of the trusses will remain in their current*

*positions and users of the northern end of the first floor (i.e. to north of staircase) will need to step over the bottom chord, while the top chord will provide restructured head room at truss lines.”*

#### **4. Consultations**

4.1 **WCC Archaeology:** No objection subject to conditions

4.2 **WCC Heritage:** No objection subject to comments (precised below).

- Minor amendments required (Note agents have agreed these)
- Details required via conditions
- The Threshing Barn has a high level of heritage significance
- The attached nags stable and (detached) Stables add to an appreciation of this significance
- Converting this site to domestic use will cause harm to the significance of these buildings. The erection of 3 new dwellings will also have a harmful effect through the manner in which character of the setting of Graces Farm will change.
- A degree of harm to significance is almost always inevitable with most schemes to convert historic buildings to new uses.
- Notwithstanding the above the proposed scheme represents a sensitive response to the historic character of the site.
- The scheme is acceptable in terms of its impact on the significance and setting of the listed buildings...it would result in some harm to the significance and setting of listed buildings but within the less than substantial harm category of the NPPF.

#### **5. Representations**

5.1 One letter of support from Councillor Margot Power (In relation to the works to the listed building) – *“This looks to be a prosaic plan to preserve an historic building and its setting.”*

#### **6. Planning Policy**

##### Legislation for heritage assets in relation to LBC applications

- 6.1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *“in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.”*
- 6.2 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Area) Act 1990 relates to conservation areas. It requires *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*
- 6.3 The most relevant policies of the adopted South Downs Local Plan (2019) (a longer list of other relevant policies and legislation can be found in Appendix 1)
- 6.4 The South Downs Local Plan is undergoing a period of review, and the First Publication (18 Consultation) is underway. This is the first publication of the Local Plan Review and therefore can only be attributed very little weight. As it progresses through the consultation system the plan will gain more weight.
- 6.5 The policies relevant to this application are the same as those noted below and none of the changes proposed have an impact upon this particular case
- SD12: Historic Environment
  - SD13: Listed Buildings
  - SD41(2) Conversion of redundant agricultural or forestry buildings
- 6.6 Relevant supplementary planning documents (SPD) and other guidance
- Design Guide SDP

- Sustainable Construction SPD

6.7 Most relevant sections of the National Planning Policy Framework 2023

- Section 16: Conserving and enhancing the historic environment.

**7. Planning Assessment**

- 7.1 The conversion of the two traditional heritage assets into 2 residential dwellings complies with policy SD41(1 and 2) Conversion of Redundant Agricultural or Forestry buildings, and the criteria referred within these policies have been met.
- 7.2 Strategic Policy SD12 notes that development proposals will only be permitted where they conserve and enhance the historic environment including through the safeguarding of heritage assets and their setting. SD12(5) notes that development proposals which appropriately re-use redundant or under-used heritage assets with optimum viable use and which secure their long- term conservation and enhancement including of their setting, will be supported.
- 7.3 Policy SD13 refers specifically to listed buildings and notes that development proposals which affect a listed building should preserve and enhance the significance of the building and setting by avoiding the loss of historic fabric and details of significance, floor plans and the integrity of the rooms. Where there is harm to the significance of any listed building or it's setting this much be considered to be outweighed by public benefits by the Authority.
- 7.4 The application is supported by extensive and detailed evidence regarding the significance and history of the heritage assets and their most optimal viable use, in accordance with the NPPF and Local Plan Policies.
- 7.5 All the heritage assets are analysed in detail within the submitted historic assessment by Turleys; In relation to the Threshing Barn they state: *“The threshing barn is a fine example of a large late 17th/early 18th century timber-framed aisled barn that retains almost all its original roof timbers (Figure 3.6). Its historic, open volume gives the interior an impressive spatial quality, which allows an appreciation of the extent of the timber-framing and the skill/quality of the construction, as well as the historic function of the barn for the threshing of wheat/corn, with the cart doors providing the necessary access point to deposit the grain, as well as a through draft to help remove the chaff/winning process on the threshing floor, as well as the large areas for storage of the threshed product. As a result, the listed building has a high-degree of authenticity that amplifies its architectural (and historic) value”*
- 7.6 The works of Turley’s and West Sussex Archaeology in documenting the history of the farm and setting out the buildings architectural, historical and cultural significance are not repeated in this report; however they demonstrate a detailed knowledge of the buildings and it is clear that this knowledge is translated into the design and access statement and has informed the proposals as they have been submitted.
- 7.7 The heritage officer at Winchester comments that the submission is *‘extensive, well considered and professionally presented’*. And that *the ‘proposed works to Barns 1 and 2 are considered to be broadly appropriate and would preserve historic fabric and (so far as is possible in a change of use) would protect an ability to appreciate the historic character of the site. Some minor amendments are requested, to ensure that the materials and construction details to be employed do not have a detrimental effect on the fabric of the buildings through the change in the hygrothermal behaviour of the buildings’*. It should be noted that the applicant has agreed to the minor amendments as suggested.
- 7.8 The heritage officer also advises that converting the heritage assets from barns to domestic use *‘will cause harm to the significance of these buildings, through the loss of their historic functions and inevitable change in character’*. He notes that a *‘degree of harm to significance is almost always inevitable with most schemes to convert historic buildings to new uses’*. However, the officer goes on to conclude that *‘it is considered that the scheme is acceptable in terms of its impact on the significance and setting of listed buildings. The scheme would result in some harm to the significance of the listed buildings, within the ‘less than substantial’ category of the NPPF. This*

*harm has been minimised so far as possible, and the detailed design of the proposals would generally mitigate harmful impacts through appropriate design and construction details’.*

- 7.9 This scheme would provide a solution for the conservation of these heritage assets, which are located on a modern working farm in a modern farmyard and are no longer viable for the agricultural use for which they were originally designed. The proposed use of these buildings is considered to be that which will best preserve their future and the physical works proposed to the buildings are sensitive to the historic fabric and the physical space within the buildings.
- 7.10 Given these conclusions and taking into account that; the application is based on a number of detailed reports, (including a historic assessment (West Sussex Archaeology) a heritage statement (Turley Heritage), a structural Inspection of the buildings and a detailed design and access statement) and that the proposed use of these buildings has been demonstrated to be the optimum viable use, the proposals are considered to comply with SD12 and SD13 and the less than substantial harm to the significance of the listed buildings and their setting is outweighed by the conservation of the heritage assets to their optimum viable and the securing their viability into the future.

## **8. Reason for Recommendation**

- 8.1 It is recommended that listed building consent be granted subject to the conditions set out in Section 9 of the report.

## **9. Conditions**

1. The works hereby consented shall be begun before the expiration of three years from the date of this consent.  
Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".  
Reason: For the avoidance of doubt and in the interests of proper planning.  
Heritage & Design
3. No development shall commence until details of the following matters shall be submitted to and approved in writing by the Local Planning Authority.
  - a) Large scale details of all external joinery at scale (1:5 in elevation, 1:20 section, 1:1 glazing bars) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
  - b) New front boundary wall (sample panel required);
  - c) New glazing, windows and doors within Barns 1 and 2 at 1:5 in elevation, 1:20 section, 1:1 glazing bars) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
  - d) External lighting, locations and designs;
  - e) Written confirmation and drawings showing that the approach to services in the listed buildings will be carried out in accordance with section 7.5.4.2.12 and 7.5.4.1.13 of the Design and Access Statement;
  - f) Full details of proposed rooflights which shall be conservation style rooflights with vertical emphasis and integral vertical glazing bar set in plane with the approved roof covering;
  - g) Full details of rainwater goods, external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
  - h) Full details of proposed meter and alarm boxes;



- i) Large scale details of proposed eaves and verges (1:5 section);
- j) A full schedule of external and internal materials finishes and samples in relation to the grade II listed Threshing Barn and grade II curtilage listed Stables including:
  - 1) A full schedule of internal finishes to walls, ceilings and floors
  - 2) Full details of external materials and finishes including samples

The works shall thereafter be carried out in full accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of preserving the character and appearance of the surrounding landscape and the listed building and its setting. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

No dampproof treatment

- 4. Notwithstanding what is shown on the approved drawings, NO damp proof treatments are permitted by this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building

- 5. Upon completion of any element of the works for which Listed Building Consent is hereby granted, any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building

Investigation works

- 6. Should intervention to the fabric of the listed buildings other than that permitted by this consent be required to enable further investigation, the Local Planning Authority shall be notified and any further action agreed in writing prior to this intervention. Thereafter the agreed action will be adhered to.

Reason: In the interest of preserving the historic fabric of the listed building and to enable the Local Planning Authority to control potentially invasive works to a listed building

**TIM SLANEY**

**Director of Planning**

**South Downs National Park Authority**

Contact Officer: Sarah Round

Tel: 01730 819318

Email: [Sarah.Round@southdowns.gov.uk](mailto:Sarah.Round@southdowns.gov.uk)

SDNPA Consultees Legal Services, Development Manager

Appendices: Appendix I - Information concerning consideration of applications before committee

Background Documents: [All planning application plans, supporting documents, and consultation and third party responses](#)

[National Planning Policy Framework \(2023\)](#)

[South Downs Local Plan \(2014-33\)](#)

[South Downs National Park Partnership Management Plan](#)

[Adopted Affordable Housing SPD - South Downs National Park Authority](#)

[Adopted Parking SPD - South Downs National Park Authority](#)

[Adopted Design Guide SPD - South Downs National Park Authority](#)

[Adopted Sustainable Construction SPD - South Downs National Park Authority](#)

[Biodiversity Net Gain Technical Advice Note \(TAN\) - South Downs National Park Authority](#)

[Ecosystem Services Technical Advice Note \(TAN\) - South Downs National Park Authority](#)