



Guy Taylor Associates
Top Lock Studio, Navigation Yard, Newark NG24 4TN



Our Reference: 812.1301.2
Date: 15/02/2023

RE: THE DUTCH BARN –ref.22/02262/FUL

Dear Sir/Madam,

We would like to add the following statement in relation to the Planning Application to convert the Dutch Barn into two dwellings.

The Dutch Barn is located in the north area of Carlton on Trent, visually separated from the historic core of the village by fields and mature vegetation, the barn is part of a farmstead which has been converted into four properties.

The existing building was originally built as a standard steel portal frame barn, a common construction in the 1970's. However, over the last few decades, the barn has undergone several changes, as it has been used as wood working and joinery workshop since 1984.

At the end of 2021, due to business operation changes related to the Covid 19 pandemic, the building became vacant. As many of the buildings surrounding the application site are in residential use, the possibility of converting it into two dwellings seemed the most suitable option for the owners.

As you will have been made aware within the Officer's report, the application has been supported at officer level and is recommended for approval. It has been referred to the committee due to the proposals technically being a departure from the development plan. Specifically, the current wording of Policy DM8.

As the site is considered to be within the Open Countryside, Policy DM8 of the Newark & Sherwood Allocations & Development Management DPD (adopted 2013) is activated.

Policy DM8 considers that development in the open countryside should be strictly controlled and limited. Point 5 of DM8 states that: *"[.] Planning permission will only be granted for conversion to residential use where it can be demonstrated that the architectural or historical merit of the buildings warrants their preservation, and they can be converted without significant re-building, alteration or extension. [.]"*

In accordance with the above policy, only buildings of architectural or historical merit can be converted to residential use. However, the current National Planning Policy Framework, revised in 2021, considers that any redundant or disused building could be converted, as on Para. 80



states that “*Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: [.]. c) the development would re-use redundant or disused buildings and enhance its immediate setting; [...]*”

This highlights an inconsistency between local and national planning policies, as a result of this Policy DM8 should be viewed as out of date and given limited consideration in the determination of this application.

Furthermore, this is something that has been recognised by Newark & Sherwood DC in the emerging Plan Review of the current local policies which has been carried out and an Amended allocations & Development Management DPD has been published. In this, the policy DM8 has been amended and it now reflects the policies of the current NPPF. This amends the statement previously cited from:

Planning permission will only be granted for conversion to residential use where it can be demonstrated that the architectural or historical merit of the buildings warrants their preservation, to

Planning permission (sic) will be supported for the conversion to new residential uses of buildings of architectural or historical merit.

This makes an important distinction from saying that permission will only be granted to applications will be supported. This presents opportunity for proposals to be approved even when the building is not of architectural or historic merit. In accordance with the amended document, the current proposal would then be supported. Although this emerging document can only be given limited weight, its ambition to align Policy DM8 with the NPPF is key.

We would like then to emphasise that the proposal to convert the Dutch Barn into two dwellings is in accordance with the NPPF, as it gives a new use to a redundant building and enhances its setting. At the same time, the proposal also guarantees the rural character of the site, more in keeping with the surroundings.

On this basis we would encourage members to likewise support their professional Officers in approving this application to allow development of this site in accordance with National Planning Policy.

Yours sincerely,

Joana Nunes RIBA
Architect - Guy Taylor Associates