THE CONVERSION OF FARM BUILDINGS
DESIGN GUIDANCE
Supplementary Planning Document
Adopted November 2005
INTRODUCTION

In the predominantly rural district of the Derbyshire Dales, farm buildings are a common and prevalent building type. When these buildings are not required for the purpose for which they were constructed there is pressure to convert them to alternative uses. Conversion to residential use is potentially the most harmful to agricultural buildings as such conversion often incurs the most change. The District Council therefore gives preference to the conversion and re-use of rural buildings for employment use over residential development. Furthermore, the Council encourages the retention of such buildings in their original use - agricultural use. Where the buildings are no longer viable for an agricultural use, the Council expects the applicant to provide a comprehensive investigation of alternative uses other than residential.

Any works of alteration, however subtle, which would be considered to affect the special character or appearance of the listed building requires an application for Listed Building Consent to be made to the Local Planning Authority. Proposals for change of use and conversion also requires an application for Planning Permission and / or Listed Building Consent.
**Curtilage Listed Farm Buildings**

Buildings adjacent to, or within the curtilage of a listed building may also be protected by the listing of that building. Such buildings or structures are termed *curtilage listed buildings*. Using government guidance and criteria on what may constitute a *curtilage listed building*, the District Council has the power to assess whether a building or structure is deemed to be *curtilage listed*. For example, there may be instances whereby a farmhouse itself is listed and its adjacent farm buildings will be deemed, by the District Council, to be *curtilage listed*.

There may also be instances where a single farm building is listed in its own right and that others adjacent to it, or perhaps forming a group around it, may also be deemed *curtilage listed*. The District Council is able to advise on this issue. Any works of alteration, however subtle, which would be considered to affect the character or appearance of the curtilage listed building would require an application for Listed Building Consent to be made to the Local Planning Authority.

**Unlisted Farm Buildings**

Within the Derbyshire Dales there are many farm buildings and groups of farm buildings that are not listed or are not adjacent to, or within, the curtilage of listed buildings. Although they do not benefit from statutory protection they may, however, have some architectural merit or their form, grouping, massing and configuration may play an important part in their contribution within the landscape. Such buildings may also play an important part in the topography and streetscape within a designated Conservation Area. Proposals for change of use and conversion would require an application for Planning Permission.

**PLANNING POLICY**

The Derbyshire Dales Local Plan contains a number of policies relating to the conversion and use of farm buildings. These policies form the basis of the important considerations the Council will take into account for proposals to convert and change the use of existing farm buildings. See Appendix A

**SUSTAINABILITY**

The objectives of this Supplementary Planning Document (SPD) are to provide clear guidance to owners/developers on the conversion of farm buildings and to ensure that any alternative use of farm buildings is sympathetic to their character and surrounding landscape.

The preparation of this SPD has been subject to a Sustainability Appraisal (SA), a process that is mandatory under the Planning and Compulsory Purchase Act 2004, and ensures environmental, economic and social implications can be taken into account throughout the preparation of the SPD. Through the SA process the Council has identified a number of sustainability issues that are important when considering the conversion of farm buildings. Appendix B provides a sustainability checklist to help identify relevant sustainability issues that developers/applicants should address as part of the submission of any planning application in order to assess the relative sustainability of their proposal.
BUILDING REGULATIONS

With any proposed conversion scheme, building regulation approval will be required for a variety of works. Requirements under the Building Regulations could have important and serious implications with conversion proposals and details. It will be expected that proposed works requiring building regulation approval will be designed, from the outset, with those regulations clearly in mind. Any queries regarding the Building Regulations and their application should be made directly to The Building Control Officer.

The Local Planning Authority will not view proposed changes or amendments to an approved conversion scheme favourably where such changes are concerned with fundamental elements controlled under the published Building Regulations.

CHARACTER AND CONTEXT

Farm buildings have a recognisable form that is apparent in a number of constructional elements. They are generally simple and functional in their form and design, and use local materials and uncomplicated detailing. Roofs can be long and uninterrupted, window and door openings are few with their locations dictated by function, and there is generally a larger ratio of blank walling to openings. Internally, farm buildings generally comprise large open spaces, with unplastered walls and no ceilings. Historic evolution has often led to the grouping of farm buildings to form ‘L’ and ‘U’ shaped clusters around a yard. Additional buildings have often been constructed, sometimes of one or two storeys with external stone steps to gain access to upper floors and haylofts.

The location and configuration of farm buildings are invariably associated with the farmhouse itself, and unless physically attached to it, the farm buildings are usually close by. This association and relationship between the farmhouse and farm buildings is an important element of the character and context of farmsteads. Furthermore, the open spaces between individual or groups of farm buildings is also considered to be an important element in the overall character and context of a farmstead and as a visual record of their historical development and evolution. The context or agricultural setting of farm buildings is an equally important issue. Their immediate landscape is usually one of a hard surfaced communal yard with the adjacent agricultural land backing directly against the buildings.

The Derbyshire Dales is diverse in its character ranging from the hard, robust and gritty northern part to the soft, fertile and gentle southern area. This diversity of landscape and materials is reflected in the buildings that are situated throughout the District. The northern area has a prevalence of stone which dominates as a building material, whereas the south relies on its local clays to make bricks and roofing tiles. Much of the landscape of the northern area is suitable, in part, only for sheep farming and the farm buildings reflect that usage in terms of their size, form and location. The southern area is abundantly fertile with dairy farming as its chief resource. Here the buildings are of brickwork or exceptionally of timber framed construction and their size, and form reflects a more intensified and affluent usage. Such differences and subtleties in the materials, form and usage of such buildings are integral to their character and appearance. This special character and appearance is considered to be an invaluable attribute and one that must be recognised and retained in any conversion proposal.
EXTERNAL ELEMENTS

Roofs

Roofs of farm buildings are generally of the simplest form - double-pitched or mono-pitched and covered with traditional roofing materials such as stone slate, slate and clay tile. Some farm buildings retain their original stone ridge tiles. A common and characteristic form or shape of the buildings usually includes long uninterrupted roofs with no chimneystacks and no dormers or rooflights. The, often, simple configuration and juxtaposition of roofs is also an important and characteristic element of farm buildings.

The roof structures of some farm buildings can display varying degrees of decay and damage as a result of water ingress or structural failure or fatigue. Such potential problems should be inspected, assessed and reported upon by a qualified structural engineer with experience in inspecting old and historic buildings, and recommendations put forward. There will always be a presumption in favour of retaining as much of the existing fabric as possible and any proposals for roof works should reflect this presumption.

- The wholesale removal and renewal of a roof structure will generally be resisted (unless sound structural engineering advice and recommendations support such a proposal)
- Where roof trusses and/or roof timbers are assessed (by a structural engineer) to be structurally inadequate for the roof loadings, proposals to strengthen the existing roof structure will be expected as opposed to a proposal to renew the roof structure
- The introduction of roof dormers and gablets will be resisted
- Where the requirement for additional light levels can be justified, the installation of a rooflight (of the smallest size necessary) may be considered acceptable if sensitively and appropriately located. Rooflights should always be located below the centre of the roof slope and shall be low-profile ‘conservation’ type rooflights.
- Where the existing roof covering is of a traditional material this shall be retained and re-used and, where necessary, made up with second-hand or new materials to match the existing.
- The construction of chimneystacks to farm buildings will be resisted. The installation of a metal flue terminal will require very careful consideration and its location and appearance will be of paramount importance.
- Rainwater goods should be of a traditional material (cast-iron or timber) and designed with gutters that should usually be located on painted metal rise & fall brackets. Cast metal rainwater goods (such as aluminium, may be acceptable on unlisted farm buildings). Plastic rainwater goods, barge-boards to gables, boxed timber soffits and fascia boards to eaves will not be considered acceptable.

Walling

Farm buildings are generally constructed from limestone, sandstone (or sometimes a mixture of both) and brickwork that reflect the indigenous materials and the local building tradition of the area they are in. Exceptionally farm buildings may be of timber framed construction. Occasionally, some farm buildings were part or fully rough-cast rendered. Many farm buildings of the later nineteenth century were invariably constructed from brickwork when this material became more widely available to rural areas that had once been reliant on stone. Many farm buildings can display varying degrees of potential structural inadequacy. This may be apparent in cracking, bowing or leaning to various parts of the building.
Such potential problems should always be inspected, assessed and reported upon by a qualified structural engineer with experience in assessing old and historic buildings. Such information is considered to be an important pre-requisite in determining a building’s potential for conversion. Some farm buildings may require full or partial restraint, buttressing and tying being put in place prior to any works taking place on the building in order to avoid the loss of any of the existing fabric during those works.

The Local Planning Authority will not usually approve schemes that will involve substantial elements of demolition and re-building of the fabric of historic farm buildings. To ensure that this does not occur, potential conversion schemes should be accompanied by a detailed structural survey report on the building(s). Based on this knowledge, a chronological methodology of conversion should be produced and established prior to works commencing on site to ensure that the proposed conversion is undertaken in a manner that protects the structural integrity of the building(s) during that conversion.

- A detailed structural report, and accompanying recommendations for all stabilisation methods for the building prior to, and during, the conversion works may be required by the Local Planning Authority as a supplement to any application for Planning Permission/Listed Building Consent
- Schemes that propose any extensive or substantial dismantling and re-building works will be resisted.
- Proposals whereby large-scale reconstruction of a farm building(s) is required will be resisted.
- Where additional building materials are required these shall match the existing in terms of their geological type, colour, size, texture and surface finish.
- Reconstituted or artificial building materials are unacceptable alternatives and are not acceptable.
- Re-pointing of stonework or brickwork, on a large-scale, should be avoided, as this will significantly alter the character and appearance of the walling. Localised re-pointing is acceptable but only where this is carried out using a traditional lime-based mortar and the pointing technique and method of application is appropriate to the original construction of the building.
- Grouting of walls (internal or external) will be considered acceptable where this does not cause damage to, or accelerates the collapse, of any walls and does not alter the external character or appearance of the walls. (experienced structural advice and recommendations on the, necessary, scope and extent of such works should be sought on this issue)
- Underpinning of walls (external and internal) may be considered acceptable where this will not cause the wall(s) to collapse, crack or bow as a result or consequence of the excavation works required for such an operation.
(experienced structural advice and recommendations on the, necessary, scope and extent of such works should be sought on this issue)

- The cleaning of stonework and brickwork will be resisted as it is considered that this will damage the fabric and alter the character and appearance of the farm building
- Specifications for repairs to timber framed structures should be prepared by an appropriately qualified professional.

**WINDOW AND DOOR OPENINGS**

A fundamental characteristic of farm buildings is the minimal number of door and window openings that generally only existed to perform a specific function. The form, rhythm and location of existing door and window openings often can identify the original use of a farm building and are, therefore, important elements and characteristics that should be retained and respected.

Window and door openings generally come under significant pressure to be altered as part of proposals to convert a farm building. Such considerations include the methods and types of glazing to both historically glazed and unglazed openings and the formation of new door and window openings.

- The character and appearance of the original building should be retained in any conversion scheme and, therefore, sound justification for the inclusion of each new door and window opening shall be provided.
- Where new openings are considered acceptable they should be carefully designed in terms of proportion and detailing with careful consideration given to their location on the building elevation(s).

**Windows**

Some farm buildings have existing timber glazed or exceptionally cast iron glazed windows. These are predominantly of the
agricultural type with a pivoting opening section (to all or part). In shape, they are generally horizontal rectangles and the timberwork is invariably painted. The palette of paint colours used seems to have been limited - the most common colours being various shades of grey and blue-grey, black (paint or tar) and a dark dull red. All existing historic windows are single-glazed. 'Model' farm buildings (architect designed) of the later 19th century may have examples/inclusions of casement windows (multi-paned) and other idiosyncratic or architecturally inspired window designs such as ovals or circles.

- Existing window frames (and glazing) should be retained and repaired wherever possible
- Where existing windows are beyond repair they should be replaced with exact like-for-like replicas.
- UPVC alternatives will not be considered acceptable.
- Where windows were originally painted they shall be re-painted. The new paint colour should be matched to the existing paint colour. Where windows have lost all traces of their paint finish a suitable colour should be agreed with the Local Planning Authority
- Existing window cills (of stone, tile, brickwork) shall be retained and repaired
- Existing window heads (of stone, tile, brickwork) shall be retained and repaired
- Existing window jambs (of stone or brickwork) shall be retained and repaired
- Should an existing opening be considered appropriate to block then that blocking should be set back 40-60mm. Sound justification for the blocking of existing openings will always be required.
- The depth/recess of a window frame is an important element of the character of the farm building. The depth/recess of existing window frames should be used to inform the depth/recess of any new windows.
- Where cast iron glazed windows survive proposals for their retention and repair shall be submitted as part of the proposed scheme

In conclusion, and for clarity, the following approach to glazing shall be expected.

**Listed Farmbuildings:**

All glazing to existing openings shall be single-glazed set within painted timber window frames
All glazing to (approved) new openings shall be single-glazed set within painted timber window frames
Secondary glazing, where appropriate and applicable would be considered acceptable
Trickle-vents to new window frames are considered to be untraditional and inappropriate introductions. Alternative methods of ventilation shall be explored and put forward

Derbyshire Dales District Council considers that window frames should be constructed of timber - being the traditional material for their construction, and that the timber should be given a painted finish in accordance with historic tradition and precedent. The Council will resist proposals for the introduction of double-glazing based on the following reasons:

- A double-glazed sealed unit demands a window (or door) construction which most often prevents traditional methods of fabrication and detailing from being replicated.
- As a consequence of the double-glazed sealed unit and untraditional construction, chunkier frames and glazing bars are the result. It is considered that these changes detract from the historic character of the building and would constitute an element that visually depreciates the appearance of a building
- Double-glazed sealed units visually alter the external appearance of a building by creating a grey reflective sheen over a window that has the disadvantage of appearing to, detrimentally, flatten a building’s elevation.

In conclusion, and for clarity, the following approach to glazing shall be expected.
**Curtilage Listed Farmbuildings:**

All glazing to existing openings shall be single-glazed set within painted timber window frames.

All glazing to (approved) new openings shall be single-glazed set within painted timber window frames.

Secondary glazing, where appropriate and applicable would be considered acceptable. Trickle-vents to new window frames are considered to be untraditional and inappropriate introductions. Alternative methods of ventilation shall be explored and put forward.

**Unlisted Farmbuildings:**

It is desirable that existing and new windows are single glazed to maintain the character and tradition of historic farm buildings. However, the Building Regulations may require such elements to conform with Part F and L and such requirements could be considered on a case by case basis.

**Doors**

Farm buildings usually display two types of door. These are the stable type door and the fully boarded door. In most cases these doors are hung with plain metal strap hinges (with metal hinge pins) and have simple metal latch handles. Many such doors were designed without doorframes – a rebate being formed in the stone or brickwork into which the door closes.

Many doors were designed to open outwards and fold back against the walling so as not to foul up the internal space. Where doorframes do exist they are generally of stout and robust construction. In brickwork farm buildings stone blocks were generally inserted to house the metal hinge pins and latch catch. Doors were, generally, always painted.

- Where existing doors (and doorframes) are beyond repair they should be replaced with strictly like-for-like replicas. Ironmongery should be re-used or replicated.
- UPVC alternatives will not be acceptable.
- Where doors were originally painted they shall be re-painted. The new paint colour should be matched to the existing paint colour (where traces exist). Where doors have lost all traces of their paint finish a suitable colour should be suggested for approval by the Local Planning Authority.
- In some cases, proposals may be made to glaze or partially glaze an existing door opening in order to minimise the pressure for new openings in the fabric. The design of the new glazing for such elements will require careful consideration and detailing. It would be expected that the perimeter framing size will be the minimum required and that there would be no intermediate rails or glazing bars.
- Should an existing opening be considered appropriate to block then that blocking should be set back 40-60mm. Sound justification for the blocking of existing openings will always be required.

For clarity, where glazing of such elements is proposed the following approach shall be expected.

- Existing doors (and doorframes) should be retained and repaired wherever possible, including their historic ironmongery.
Listed Farmbuildings:

All glazing to existing doors shall be single-glazed. All glazing to (approved) new door openings shall be single-glazed.

Curtilage Listed Farmbuildings:

All glazing to existing doors shall be single-glazed. All glazing to (approved) new door openings shall be single-glazed.

Unlisted Farmbuildings:

It is desirable that existing and new doors are single glazed to maintain the character and tradition of historic farm buildings. However, the Building Regulations may require such elements to conform with Part F and L and such requirements could be considered on a case by case basis.

OTHER OPENINGS

Hayloft Openings (historically unglazed openings)

Farm buildings generally display a number of ways in which an opening was covered or closed against the weather. Those to first floor haylofts, a common feature of farm buildings, usually take the form of plain-boarded hatch doors (usually with simple metal strap hinges and hinge pins) that generally opened outwards. In many instances the opening has a small external rebate into which the hatch door neatly closed. On brick farm buildings, the metal hinge pins, and latches, to haylofts are usually fixed into a stone block incorporated into the fabric at the time of its construction. This gave a sounder fixing than into brickwork or brickwork joints.

• Existing timber hatch doors should be retained and repaired wherever possible.
• Where it is proposed to utilise the opening for additional light (i.e. glazed), the hatch door should be fixed in the open position unless such an element is proposed to be used for security or other purposes. The framing and glazing of such openings shall be treated as outlined and detailed in the previous section.
• UPVC alternatives will not be acceptable.
• Where timber hatch doors have been historically lost it is not desirable to make replicas for reinstatement, unless the reason for reinstatement is based on security purposes.
• Where evidence of their visual form and appearance can be ascertained such elements could be considered for reinstatement.
Large Openings (historically unglazed openings)

Many farm buildings contain large openings (sometimes with double doors) or open fronted cart openings. It is considered essential to retain the visual character of such openings in any conversion scheme. As part of a conversion scheme, proposals may be put forward to fully glaze, or part-glaze, large openings and cart openings. Where large, or cart, openings are to be utilised for the parking of vehicles consideration should be given to retaining these as open fronted buildings. The installation of ‘garage’ type doors (in metal or timber) may be inappropriate and would, therefore, be resisted.

- Full or part glazing to large openings and cart openings will need to be carefully considered, designed and detailed to retain and respect the original character of the openings. The framing and glazing of such openings should be treated as outlined in the preceding sections. However, on listed and curtilage listed farmbuildings the Council will assess a proposal for double glazing to such openings, in relation to its size and scheme design, on a case by case basis.
- UPVC alternatives will not be acceptable.
- Opening lights, that may be required to large glazed openings, will need to be carefully detailed and integrated into the overall glazing proposal.
- Where it is proposed to only part-glaze a large opening, the treatment of the ‘solid’ part will require careful consideration and design appropriate to the character and appearance of the opening.
- Where new floor planes may be proposed behind large glazed openings such elements will require careful consideration and an appropriate and acceptable design solution put forward.

Vent Holes

Many farm buildings display ventilation holes in their external walling. These vary in form from simple narrow, vertical, slots to interesting patterns (diamonds, triangles) formed in brickwork. They are considered to be an integral and important element of a building and such features must, therefore, be retained in any conversion proposals.
• Proposals to block vent holes shall be undertaken in such a way as to not alter their external character or appearance. Where vent holes have a significant visual depth and three-dimensional character this effect must be retained in any blocking proposal.

• Proposals to unblock historically blocked vent holes may be considered acceptable.

• The glazing of vent holes shall be carefully considered and designed in such a way as to not alter their visual character or appearance. Glazing should be setback in all circumstances and be single glazed.

• The removal and loss of vent holes and vent hole patterns to facilitate the introduction of new window or door openings will be resisted.

ARCHITECTURAL & DECORATIVE FEATURES

Farm buildings can display a number of other interesting and important features that are integral and important to their character and appearance. Such features may include: external stone steps (with integral dog kennel below); stone water troughs (and feeding troughs); roof vents; weather vanes; dove holes; cast-iron columns; gable finials and coping stones; and hooks, rings and latches affixed to external walls.

Internally, there may be animal stalls, feeding bins and hayracks. Historic ironmongery to doors, hatches and windows are also considered important elements of the building.

NEW SERVICES

Any conversion scheme will require the supply and installation of new services such as cables, wiring, pipework and meters. Where these installations may have an undesirable impact on the external character or appearance of the building they shall be concealed or designed-out.

• The prolific use or installation of externally fixed pipes, cables and wires will be resisted.

• Pipework (for drainage and disposal) shall be located internally wherever possible. Where, with justification,
pipework may need to be externally located this should be positioned, by design, on hidden elevations

- Meter boxes (for gas & electricity) shall be located internally and not be positioned on any external elevation of the building
- On listed and curtilage listed farm buildings the introduction of a satellite dish would normally constitute an alien and inappropriate addition to the character and appearance of the farm building and would, therefore, be resisted. A similar view would be taken with regard to the introduction of security alarms boxes.

INTERIORS – LISTED AND CURTILAGE LISTED

The interior spaces of most farm buildings generally consist of large open spaces, sometimes open to the roof, together with other examples of the surviving paraphernalia of their agricultural use, for example feeders, stall dividers, harness and hay racks. Interiors to listed and curtilage listed farm buildings, and their associated fixtures and fittings, are protected under the statutory listing. Interior walls were generally lime-washed (not plastered), as were, on occasions, roof timbers and floor joists. Original ground floors may be stone flagged, stone setted or brick paved, however some have been replaced, over time, with concrete. In some cases, original lime-ash floors survive (generally to first floors). A fundamental characteristic of lime-ash floors is their undulation – this is considered an important natural feature of such floors. Roof structures were seldom, if ever, ceiled and the roof trusses (usually king-post or queen-post trusses) were on view. Internal divisions were generally created by way of stone or brick walls or in some cases timber framed and plaster in-fill walls. Farm buildings rarely had fireplaces, and consequently, rarely had chimneystacks.

- Retention, by design, of the interior spatial quality of farm buildings shall be expected in any conversion scheme
- As few new sub-divisions as possible shall be introduced as part of a conversion proposal in order to retain that spatial quality and reduce the requirement for additional new windows and door openings
- Proposed new internal divisions should always respect the interior architectural features of a farm building (and be aligned with roof trusses and bays)
- The removal of, or the cutting through of, structural timbers (to floors, roofs and roof trusses) will not be acceptable. First floors to many farm buildings have low headroom particularly under the tie-beam of trusses. Accurate, vertical, dimensions to assess the available headroom available should be undertaken to inform the feasibility of introducing habitable use within such spaces.
- Original interior fixtures and fittings shall be retained wherever possible in any conversion scheme. Their imaginative re-use can usually enhance the interior spaces of converted farm buildings. Full justification must be provided if their removal is being proposed.
- The removal of original or existing floor surfaces (i.e. those considered by the Council to be of historic, architectural and archaeological importance) will be strongly resisted. (Proposals for the lifting and re-laying of historic ground floor surfaces, with an integral damp proof membrane, may be considered an acceptable method of repair).
- The removal of lime-ash floors will be strongly resisted. Proposals for their retention and repair should be submitted with any scheme for conversion. Any proposals for their removal would need to be fully justified on structural engineering grounds (confirmed by a conservation engineer’s report). Removal, because of their undulating character or cracking will not be considered sufficient justification.
- The positioning, and design, of new elements such as staircases will require careful consideration. Over decorative or ‘period-type’ staircases will be resisted.
- The introduction of chimneybreasts, fireplaces and ingle-nooks shall, generally, be resisted as being wholly inappropriate to the character of farm buildings.
Metal flue terminals (for free-standing stoves, ranges or boilers) should always be painted out matt-black. Where such terminals project through roof coverings they should be located on ‘hidden’ roof elevations.

Where evidence of the, historic, introduction of chimneystacks can be clearly justified (and its dimensions extrapolated from existing evidence), lost or decayed chimneystacks may be reconstructed.

It is desirable to locate flue terminals so that they do not project / protrude above the existing roof ridgeline, however, such elements must comply with the requirements of the Building Regulations and their location and height must be clearly indicated on any proposals.

**Unlisted Farm Buildings**

On unlisted farm buildings it is desirable to respect and retain the internal character of the farm building. The Council would welcome early discussions about the internal proposals for such buildings in order to ensure a sensitive and appropriate scheme is put forward.

**EXTENSIONS AND ADDITIONS**

Farm buildings, by their nature, are simple, functional structures that were generally built for specific agricultural uses. This is an important and significant element of their character and appearance. The open spaces or gaps between farm buildings are considered to be important elements to the character and context of a farmstead. To this end, the retention of this visible separation and independence of individual or groups of farm buildings is considered to be a vital attribution to their character and should be respected in any proposals for conversion and extension. In any conversion proposal it will be considered that:

- The existing size, form and shape of the farm building will be retained and that the proposed conversion use will suit the existing space available without recourse to additions or extensions

Where, through sound justification and prior discussion with the Local Planning Authority, the principle of extending the farm building may be considered acceptable, the following will be expected:

- Extensions or additions shall be designed to respect and harmonise with the existing building in terms of its size, scale, form and massing
- Extensions or additions shall be subservient in their size, scale, form and massing to the original, principal, farm building. The original, principal farm building must always remain the dominant element. Extensions or additions shall, generally, always be set back to respect the corners of the principal farm building.
- Proposals to construct ‘link’ buildings or structures within the open spaces or gaps between separate and historically independent farm buildings will, generally, be resisted.
- The proposed location of any extension or addition shall be given careful consideration so as to reduce its visual impact on the principal building.
- Proposals for multiple extensions or additions will be resisted.
- The building materials of any extension or addition shall, generally, match those of the principal building. Where materials diverge from those of the principle building sound justification for their use would need to be given in every circumstance.
- The extent and type of fenestration to an extension or addition shall be...
informed by the character of the principal building. The ratio of walling to new window/door openings should be informed by the character of the principal building.

• Continual, and future, extensions or additions to a farm building will, generally, be resisted as a dilution of the principal building.

• Chimneystacks to extensions or additions will, generally, be resisted.

**Conservatories, Sun-Lounges, Porches and Porch Canopies**

• Conservatories, sun-lounges, porches or porch canopies are considered to be alien and inappropriate to the traditional character and appearance of (most) farm buildings. Their form, materials and details are in strong opposition to the agricultural theme.

• The proposed addition of conservatories, sun-lounges, porches or porch canopies to any external elevation to a principal farm building, or its extensions/additions, will be strongly resisted as such additions are deemed harmful and detrimental to the character and appearance of traditional farm buildings.

**Garaging**

Proposals for car parking will need to be given serious consideration at the out-set of any conversion scheme.

• Garaging of cars may be able to be accommodated within the existing buildings where previous cart sheds survive or form part of the farm building group. Utilisation of such structures for the garaging of cars, rather than the structure being included as part of any residential conversion, will be expected.

• Proposals to construct a new, attached, garage (single or double) to a farm building will require very careful design consideration in terms of its appearance, form and detailing in order to minimise its visual impact on the existing building.

• Proposals to construct a new, detached, garage (single or double) will generally be resisted unless its design, form, detailing and location does not impede or affect the character and setting of the farm building(s).

• Up-and-over metal or timber garage doors will be resisted as being wholly inappropriate to the agricultural tradition. Double, vertically boarded painted doors are considered to be more appropriate to the agricultural tradition.

**OUTBUILDINGS AND CURTILAGE**

The setting of a farm building or group of farm buildings has its own distinctive character and appearance. Associated with many principal farm buildings are ranges or examples of small, often subsidiary buildings that served the agricultural operation of the farm. These are considered to be very important elements of the overall setting of farm buildings and their retention, repair and re-use is desirable.

Some such buildings may be listed in their own right or may be curtilage listed buildings. In association with outbuildings are the boundaries to the farmyard itself. These may be dry stone walls, brickwork walls, hedges or metal fencing. In many cases these may mark ancient boundaries and/or clearly define the farmyard from its surrounding fields and landscape. Farmyards may also retain original and historic surface treatments such as stone setts, paved areas or brick pavours. These surfaces are a fundamental and important characteristic of the agricultural setting and should be retained.
• Outbuildings shall be retained, repaired and re-used wherever possible. Their demolition will be resisted in most cases.
• The over domestication of the setting of a converted farm building (in terms of patios, timber-fencing, extensive garden landscaping, ornamental ponds, lampposts and pergolas) will be resisted.
• The formation of ornamental water features, fountains, fish ponds and larger bodies of water will generally be resisted.
• Existing boundary treatments (walls, hedges) shall be retained and repaired/re-planted.
• Where new boundaries need to be created their form, type, height and material shall be informed by the existing type, character and appearance within the immediate environs of the farm buildings/farmyard.
• The entrance or approach to a converted farm building or group of buildings should retain its original rural and agricultural character. Over prestigious entrances with gateposts and gates, extensive block paving, setts or tarmac will be resisted.
• Gates, to entrances or other access-ways associated with a farmstead, shall be of the agricultural type and form (i.e. a traditional five-bar timber gate) or, if appropriate, solid vertically boarded and framed gates (with a painted finish) of a plain and simple character.
• Decorative and fussy metal, or timber, gates will be resisted.
• The widening of existing gateways (vehicular or pedestrian) will generally be resisted.
• Original gates (and gate posts) and railings should be retained in-situ and re-furbished where necessary.
• Proposals to sub-divide an original, or historic, farmyard with new walls (or the heightening of existing walls), fences or hedges will generally be resisted. Careful planning and design will be required to ensure that the original farmyard character, and the historic relationship between the farmhouse and farm buildings, is retained following any conversion scheme. Where sufficient physical evidence survives for the historic sub-division of a farmyard, its reinstatement may be considered acceptable.
• The provision of additional areas for ‘domestic’ curtilage may be considered acceptable only where these areas do not impede or affect the character and setting of the farm building(s) and farmstead. Their extent, location and boundary treatment will require careful design consideration.
• Un-enclosed swimming pools and tennis courts are considered to be detrimental to the character, setting and grouping of a farmstead and their introduction will, therefore, be resisted.

In order to retain and protect the character and setting of the buildings any grant of planning permission would normally remove residential permitted development rights.

ARCHAEOLOGY

In some cases the immediate landscape to a farm building or group of buildings may have significant archaeological interest. The farm buildings to many ancient farmsteads may have occupied their site for centuries. As a consequence these buildings will have a significant archaeological value not only in terms of their built fabric but also the ground on which they are located, and that which is adjacent to them. There may, in some instances, be the remains of medieval ridge and furrow adjacent or surrounding a farmstead.
Any works to a farm building, deemed to have archaeological interest and deposits, for example the excavation of floors within the building or excavation works adjacent to the building; excavation works for new footings and service trenching and proposed works for the repair/replacement of historic timbers etc. In some cases a measured survey of the building(s) and their archaeological interpretation and significance may be required by the Local Planning Authority. In other cases the archaeological recording and drawing of certain elements (architectural details, historic timbers etc) may also be required by the Local Planning Authority. All such recording and assessment work should be overseen by an appropriately qualified archaeologist. The archaeologists report and drawings shall, when completed, be submitted to the Local Planning Authority.

- An assessment of any potential archaeological interest to the immediate and adjacent landscape should be undertaken and this information submitted with any proposal for landscaping works. Archaeological works shall be undertaken in conjunction with the advice as set out in Planning Policy Guidance Note 16 – Archaeology and Planning (1990).

**LANDSCAPE**

The appearance of barns and farm buildings and the relationship they have with their surroundings, is an important element of local landscape character which varies markedly throughout the District. This diverse character is highlighted within landscape assessment work that has been undertaken by Derbyshire County Council in partnership with the Council. Equally, the landscape that provides the immediate setting for barns and farm buildings makes a significant contribution to their character and to the character of the site itself. Existing landform and topography; trees, hedgerows and other vegetation; walls and fences; the nature of tracks, access ways and pathways and landscape features such as ponds and water courses will all be important components of site character.

- The retention and enhancement of local landscape character is required. The key document in this regard is “The Landscape Character of Derbyshire” (2004), prepared by Derbyshire County Council.
- All landscape schemes, in association with the conversion of barns and farm buildings shall be considered holistically with the conversion scheme and with special regard to local landscape character. Full details, such as the proposed layout of the landscape scheme and planting details (including species, numbers and plating distances) should be submitted at the same time as the planning application for assessment and approval.
- The retention of existing trees and hedgerows will be expected. An accurate survey of the location and canopy spread of trees and hedgerows shall be submitted with the application. In some cases the Council will expect to see a full arboricultural report, identifying the species, size – including...
canopy spread, age class, condition and retention value for each tree. Early advice should be sought from the Council’s Arboriculture Officer.

- Schemes for new or supplementary planting shall be considered holistically with the conversion scheme and full details submitted with such a scheme for approval.
- There will, generally, be a presumption in favour of native species.
- Where orchards survive there will be a presumption that these will be retained as an important landscape feature of the farmstead.
- The breaching and removal of historic hedgerows to form new access or entrance ways, together with their removal to form associated sight-lines, will, generally, be resisted.
- Proposals for upgrading existing accessways (or the forming of new accessways) shall be submitted with any conversion scheme. Wholesale tarmaced surfacing, the widening of existing track/access ways and the introduction of kerbing will, generally, be resisted.
- The introduction of cattle-grids, where necessary and appropriate, may be acceptable.

**WILDLIFE**

Farm buildings can provide suitable habitats for protected species such as bats, great crested newts, dormice and badgers. Protected Species are now subject to strict licensing procedures when any development proposal is likely to result in the disturbance or killing of individuals or the destruction of the places that they use for shelter.

Owls and bats now come under the protection of the Wildlife and Countryside Act 1981. English Nature must be consulted prior to any works that may affect these creatures. The Derbyshire Wildlife Trust should also be consulted, where applicable, to advise on wildlife issues associated with a scheme. Existing ponds, associated with farmsteads, also provide important habitats for wildlife and should be respected, retained and protected in any development scheme. Where applicable, owl-nesting boxes should be provided as part of any conversion scheme.

- When bats are confirmed as using a building as a roost site the Local Planning Authority will require that a specialist bat report is submitted before planning permission is determined.
- Wherever possible habitat for Barn Owls should be made and accommodated within the existing farm buildings. Provision for Barn Owls in any conversion scheme will be expected.
- The Local Planning Authority may, on occasions, require, as a condition of any approval, owl-nesting boxes to be installed on, or adjacent to, the farm buildings. The location of such nesting-boxes must be both carefully considered and identified on proposed building elevations. On listed farm buildings such boxes may require specific consent. Advice should be sought at an early stage.
- Where birds are confirmed as using a building as a breeding site the Local Planning Authority will require that a specialist bird report is submitted before planning permission is granted.
- Existing ponds shall be retained (with safety measures put forward where applicable).
Appendix A

Planning Policies relating to Farm Buildings

This document is supplementary to policies SF5 Design And Appearance Of Development
H5 Conversion And Re-Use Of Buildings To Provide Residential Accommodation Outside Settlement Frameworks
H9 Design And Appearance Of New Housing
EDT8 Design and Appearance Of New Industrial And Business Premises
EDT16 Reuse of Rural Buildings For Industrial and Business Use
EDT19 Tourist Accommodation Outside Defined Settlement Frameworks
NBE18 Conversion And Changes Of Use Of A Listed Building

Policy Guidance PPS7 - Sustainable Development in Rural Areas (July 2004) sets out and defines development within the countryside. This development should benefit economic activity and maintain or enhance the environment. Development considered appropriate in the countryside includes that associated with agriculture, forestry, farm diversification, rural business, tourism, sport and recreation. This national policy guidance is reinforced by Local Plan policy SF4 (Development in the Countryside) which clearly sets out when development in the countryside will be permitted. This is supported by Policy SF5 which supports and enhances the quality of local environment.

Planning Policy Guidance 15 (Planning and the Historic Environment) makes it clear that the historic fabric represents a finite resource and is an irreplaceable asset. It advises that care must be taken to ensure that it is not destroyed. PPG15 advocates a general presumption in favour of the preservation of historic buildings except where a convincing case can be made for the alteration or demolition.

Planning Policy Guidance 16 (Archaeology and Planning) sets out the Government's policy on archaeology with reference to remains on land and buildings and how they should be preserved or recorded both in an urban setting and in the countryside.

Local Plan policy H5 (Conversion And Reuse Of Buildings To Provide Residential Accommodation Outside Settlement Frameworks) refers specifically to the conversion and reuse of buildings to provide residential accommodation outside settlement framework boundaries. Policy H9 refers to design and appearance of new housing.

Other policies EDT8 (Design and Appearance Of New Industrial And Business Premises) EDT16 (Reuse of Rural Buildings For Industrial and Business Use) EDT19 (Tourist Accommodation Outside Defined Settlement Frameworks) should all be consulted.

Where the farm buildings are listed buildings the following policy will apply NBE18 (Conversion and Changes of Use of a Listed Building).

In addition to the above policies relating to Listed Buildings, the District Council will require evidence of research and marketing for suitable uses for a building or buildings before a proposal for residential use is put forward. This research and marketing should reveal what interest there may be and what potential other uses the building or buildings could be put to. This material will not only form the basis for constructive and informed discussions on the proposals for any listed farm buildings but will also be essential to accompany any formal application for change of use, conversion or alteration.

Many farm buildings lay outside Settlement Framework Boundaries. National Planning
Appendix B

Sustainability Checklist for the Conversion of Farm Buildings Design Guidance
Supplementary Planning Document

You are advised to consider and address the following sustainability issues before submitting your application. The checklist aims to assist applicants give full consideration to these issues before discussing their proposals with the Council. Failure to take account of this may result in your application being delayed.

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<th>Topic</th>
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<th>Issues for Consideration</th>
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<tr>
<td>1</td>
<td>Legally Protected Species</td>
<td>To protect and enhance key habitats and species</td>
<td>Farm buildings can provide suitable habitats for protected species. These may include bats, great crested newt, otter, dormouse, badger, water vole, schedule 1 birds (e.g barn owl, kingfisher) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Protected Species are now subject to strict licensing procedures when any development proposal is likely to result in the disturbance or killing of individuals or the destruction of the places that they use for shelter. Your proposal may provide an opportunity to maximise biodiversity. Please Note: English Nature do not wish to be consulted in relation to any badger cases because the issue of licence is not a local team function, a matter that is dealt with by DEFRA. They recommend that a developer either retains the services of the local badger group or a professional ecological consultant to provide necessary advice.</td>
<td>You will need to establish whether the site provides a habitat that may support protected species? Have you discussed with English Nature and/or Derbyshire Wildlife Trust whether they have any records on Protected Species records? If the proposal is likely to impact upon such species you are advised to employ an ecological consultant to survey the application site to establish the presence of protected species. The consultants will need to assess the impact of the development on any protected species found to be present and if necessary produce a mitigation statement.</td>
<td>English Nature should be consulted in relation to any development that may have potential to affect “significant” populations of any protected species that is scheduled in the 1981 Wildlife and Countryside Act (as amended) or listed in the Conservation (Natural Habitats, &amp;c) Regulations (1994). English Nature, Peak District and Derbyshire Team, East Midlands Region, “Endcliffe”, Deepdale Business Park, Ashford Road, Bakewell, Derbyshire DE45 1GT, Tel 01629 816640 web: <a href="http://www.english-nature.gov.uk">www.english-nature.gov.uk</a> Derbyshire Wildlife Trust, East Mill, Bridge Foot, Belper Derbyshire DE56 1XH. Tel: 01773 881188 <a href="http://www.DerbyshireWildlifeTrust.org.uk">www.DerbyshireWildlifeTrust.org.uk</a></td>
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<td>2</td>
<td>Swifts, Swallows and Housemartins</td>
<td>To protect and enhance key habitats and species</td>
<td>There is increasing concern over the loss of house martins, swifts and swallows habitats when converting farm buildings</td>
<td>Have you taken into consideration whether Swifts, Swallows and Housemartins are...</td>
<td>Derbyshire Wildlife Trust, East Mill, Bridge Foot, Belper Derbyshire DE56 1XH. Tel: 01773 881188</td>
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<td>3</td>
<td>Wildlife</td>
<td>To protect and enhance key habitats and species</td>
<td>Some habitats are considered significant and may be vulnerable to damage from the farm building conversion. The application site may be within or in close proximity to a designated site such as a Special Areas of Conservation, Site of Special Scientific Interest, Local Nature Reserve or County Wildlife Site, Your proposal may provide an opportunity to maximise biodiversity.</td>
<td>Have the ecological impacts of the proposal been fully considered at the design stage? <strong>Your proposal, where appropriate, should identify conserve and enhance existing biodiversity. You are advised to employ ecological consultants to survey the application site to establish the ecological value of the application site.</strong></td>
<td>English Nature, Peak District and Derbyshire Team, East Midlands Region, “Endcliffe”, Deepdale Business Park, Ashford Road, Bakewell, Derbyshire DE45 1GT, Tel 01629 816640 web: <a href="http://www.english-nature.gov.uk">www.english-nature.gov.uk</a> Derbyshire Wildlife Trust, East Mil, Bridge Foot, Belper Derbyshire DE56 1XH. Tel: 01773 881188 <a href="http://www.DerbyshireWildlifeTrust.org.uk">www.DerbyshireWildlifeTrust.org.uk</a></td>
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| 4  | Landscape | To protect and enhance the character of landscape | **Historic landscape issues** – The special character and appearance of the area is an invaluable asset. The appearance of barns and farm buildings and the relationship they have with their surroundings, is an important element of local landscape character, which varies throughout the District. The landscape that provides the immediate setting for barns and farm buildings makes a significant contribution to their character and to the character of the site itself.  

**Trees** - Barn conversions can have an impact on trees within or close proximity to the application site. Some or all of them may be protected by a Tree Preservation Order or be within a Conservation Area.  

All or part of any hedgerow may need to be removed as part of the proposal. | Have you referred to Derbyshire County Council’s landscape character assessment “The Landscape Character of Derbyshire” which has been published in partnership with the District Council.  

Have you discussed your proposal with the District Council’s Landscape Officer about landscape character assessment?  

**All proposals should include appropriate landscape and planting schemes informed by a landscape character assessment and the Derbyshire Dales Landscape Strategy.**  

**Before any work is carried on trees you will need to discuss with the District Council’s Arboriculture Officer the following:**  

**Whether the application site benefits from a Tree Preservation Order**  

**If you propose to cut down or carry out any work on a tree in a conservation area.**  

**Give notice to the District Council if you propose to remove all or part of a hedgerow.** | Landscape Officer, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN, 01629 761100, email planning@derbyshiredales.gov.uk  

Arboriculture Officer, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN, 01629 761100 email planning@derbyshiredales.gov.uk  

Forestry Commission Willingham Road Market Rasen Lincolnshire LN8 3RQ  

Tel: 01673 843461  

Email: eastmidlands.fce@forestry.gsi.gov.uk |
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| 5  | Heritage Assets| To protect and enhance finite historical assets                          | Appropriate management and handling of any archaeological remains is important as archaeological remains are a finite resource and in many cases are highly fragile and vulnerable to damage and destruction. Many farm buildings are Listed by the District Council for their Special architectural and historic interest. Any works of alteration, however subtle, which would be considered to affect the special character or appearance of a listed building would require an application for Listed Building Consent. | You will need to contact the Forestry Authority if you need to fell a certain size and timber volume of trees.                                                                                                                                                                                                 | You will be expected to contact the County Archaeologist and Site and Monuments Records Officer at Derbyshire County Council to establish whether the building(s) and site contains, or is adjacent to, archaeological interest and value. Where appropriate, proposals should include schemes to record and protect any archaeological interest informed by an independent assessment including listed buildings.  | County Archaeologist, Derbyshire County Council, Environmental Services, Shand House, Dale Road South, Matlock, Derbyshire, DE4 3RY, 01629 580000  
Sites and Monuments Record Officer as above  
Conservation Officer, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN, 01629 761100 email planning@derbyshiredales.gov.uk |
<p>| 6  | Energy Efficiency| To reduce energy consumption and waste production and facilitate renewable energy | The installation of energy efficiency systems is important to help reduce and conserve energy consumption. The use of renewable energy will help achieve effective energy production and savings which play a major part in achieving greater sustainability. The term “renewable energy covers those resources that occur and recur naturally in the environment. Such resources include, for example, heat from the earth or the sun, power from the wind and water. It is important the use of energy efficiency materials/system does not have an adverse impact upon other issues such as character and appearance of the buildings or its surroundings. | You should consider whether there are appropriate opportunities to install an energy efficient system or use materials that would help reduce energy consumption. Where appropriate proposals should provide details of energy efficiency measures | Energy Adviser, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN, 01629 761100. Regional Efficiency Advice Centre Tel: 0800 512012 |  |</p>
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| 8  | Traffic | To reduce the need to travel by car | • Is the site near to existing public transport services because the growing reliance on the car is having serious implications for the environment and road safety. Any reduction in the amount of car travel helps towards achieving sustainability  
• Impact of potential new traffic on the existing infrastructure associated with the farm building  
• Physical considerations of upgrading existing road surfaces and their impact on landscape character | Have you considered if the site is suitable for the amount of vehicles that would be potentially generated by the proposal?  
*You should undertake an assessment of how the site links with existing and potential links to the public transport network* | Planning Policy, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN, 01629 761100, email planning@derbyshiredales.gov.uk  
Highways Authority, Derbyshire County Council, Environmental Services, County Hall, Matlock, Derbyshire, DE4 3AG, 01629 580000, Fax 01629 585143 |
| 9  | Local employment / labour | To encourage and support local employment | It is important to encourage and support a high and stable level of local employment to help contribute to safeguarding and strengthening the District’s economy | You should consider where appropriate employing local builders to undertake the work. | Economic Development Officer, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN, 01629 761100. |
| 10 | Access to local service and facilities | To encourage sustainable development near to existing services and facilities | Many farm buildings are located in isolated rural locations that are not near to local services and facilities, which may be considered inappropriate in terms of sustainable development. | Have you considered whether the proposal reduces the need to travel by car?  
*You should undertake an assessment of how the site links with existing and potential links to the public transport network* | Planning Policy, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN, 01629 761100, email planning@derbyshiredales.gov.uk |
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| 11 | Alternative uses of farm building conversions | To ensure the conversion is appropriate and a viable use in accordance with national, regional and local planning policy and to encourage further development of tourism and employment | Policies contained within the Derbyshire Dales Local Plan establish a sequential test for the conversion of farm buildings located within the open countryside which gives preference to employment and tourism uses over residential conversion In the event that the site is considered acceptable for residential use the applicant will be required to make a final financial contribution towards the provision of affordable housing. | Are you able to fully justify through detailed market research that the conversion of the farm building(s) to tourism and employment use is not feasible. Applicants seeking planning permission to convert farm buildings to residential use would need to demonstrate that farm buildings or group of buildings are not suited for conversion to employment or tourism uses.  
**Before any planning application is submitted for the conversion of a farm building(s) for residential use a market research report shall be submitted that demonstrates the site is not feasible for employment or tourism use** | Planning Policy, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN, 01629 761100 Fax 01629 761163, email planning@derbyshiredales.gov.uk |