

# EASTERN AREA PLANNING COMMITTEE

## ON 10.07.2024

### ADDITIONAL UPDATE REPORT

Item  
No: (3)

Application  
No:  
23/02604/LBC

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Site: Barn, Hawkridge Farm, Bucklebury

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#### 1. Additional Consultation Responses

The following comments have been received by The Society for the Protection of Ancient Buildings.

“Thank you for notifying the SPAB of this application, and we apologise for the belated nature of our response. As the application has yet to be determined we hope that you can take our comments into consideration.

Whilst the Society does not object to the principle of conversion, we are aligned with the assessment made by your Conservation Officer. We agree with, and wholeheartedly support, the recommendations set out within their report.

In addition, we note that no detail or specification is provided for the rigid insulation proposed between historic timbers, which is to be enclosed by insulation-backed plasterboard. For the ongoing health of the historic barn, it is vital that any insulation and linings are able to transmit moisture vapour, i.e. that they are ‘breathable’. Plasterboard is unsuitable in this context, and further information is required regarding the proposed insulation so that its suitability can be ascertained.

We also note the proposed use of expanding foam alongside insulation applied to the brick plinth. Expanding foam is not appropriate for use in historic buildings and would cause harm to the barn’s historic fabric. Its use should be omitted from the proposals.

The proposals as they stand would cause harm to the significance of the C17 barn at Hawkridge Farm, for which no convincing justification is provided. We therefore OBJECT to the application and recommend it be WITHDRAWN. This would provide the applicant with the opportunity to implement the amendments requested by your Conservation Officer and the SPAB, and supply any information which has been identified as outstanding.”

Officers believe this objection can be overcome by recommending a condition that requires provision of details of insulation before any structural works to the fabric of the listed building take place. This would not require a pre-commencement condition as other works can be implemented on the site should the application be approved.

#### 2. Officer Report Update

Typo within section 2.1 – date should read 30.10.2020.

#### 3. Updated officer recommendation:

The following additional condition is recommended:

“No structural works to the listed barn shall take place until full details of all insulation treatments to be used in conversion of the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be constructed in accordance with the approved insulation details.

Reason: The submitted details do not demonstrate an acceptable form of building insulation, and further and amended insulation details are required in order to ensure the conservation of the structure of the listed building as a heritage asset, in accordance with the provisions of the NPPF and Listed Buildings and Conservation Areas Act.”