

Julie Preston
Shropshire Council
Stone House
Corve Street
LUDLOW
SY8 1DG

Your Ref: 12/01910?FULL
Our Ref: gb_20..07.12/12/00688/FUL

12 March 2012

Dear Julie

12/01910/ Conversion of barn to form three residential units; erection of 3-bay garage block; installation of sewage treatment plant; repositioning of outbuilding 3 and demolition of outbuildings 2 and 4 | Pen Y Wern Farm Hobarris Craven Arms Shropshire SY7 0JD

The Shropshire Hills AONB Partnership objects to this application. The proposed conversion of this barn into three separate dwellings will fundamentally change the character of the farmstead and have a negative effect upon the local landscape in this part of the AONB. Pen-Y-Wern farm is listed in the Historic Farmstead Characterisation of Shropshire as ID-4259, a loose courtyard farmstead in an isolated position of c. 19th century date. The farm itself carries a date stone of 1747 but internal fabric suggests that the core of the building is earlier, possibly 16th century. The barn is believed to be later but in a style in keeping with the farm house. The two elements lie in close proximity 17m apart and are components of a significant ancient farmstead. The barn lies on a north to south orientation alongside the lane to the west forming the western boundary of the farm yard.

The barn is in excellent condition having been re-furbished some time ago with grant aid as a working farm building. The AONB 'Agricultural Building Design Guide' strongly recommends that continued agricultural use be considered the first and best option for traditional farm buildings, retaining the local character of both farmstead and local landscape.

The conversion of the building into three separate dwellings will have a negative effect upon the setting of the farm house and is excessive in relation to its roadside position on a narrow access lane. The proximity of the barn to the house, 17m only between the two buildings, will create access and privacy problems for existing and potential residents. The current proposed design for the building is in no way sympathetic to the historic importance of either the barn or the farm house and the AONB Partnership recommends that in its current form this application is refused planning permission.

Yours sincerely

G Barratt
Planning & Landscape Officer
Shropshire Hills AONB Partnership