

**AGENDA ITEM NO.9/1 (c)**

<b>Parish:</b>	<b>Burnham Thorpe</b>	
<b>Proposal:</b>	<b>Conversion of existing clunch and flint barn to residential dwelling (building A), demolition of existing modern shed structure (building B), conversion and extension of existing brick barn to garages and annexe accommodation (building C), and associated landscaping</b>	
<b>Location:</b>	<b>Church Farm Barn Walsingham Road Burnham Thorpe King's Lynn PE31 8HL</b>	
<b>Applicant:</b>	<b>Dunstone</b>	
<b>Case No:</b>	<b>24/01369/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 17 October 2024 Extension of Time Expiry Date: 7 February 2025</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Sandell and the officer recommendation is at odds with the views of the Parish Council

**Neighbourhood Plan:** No

**Case Summary**

The application seeks full planning permission for the conversion of two barns to use as a residential dwelling. A modern metal framed barn in the centre of the site is proposed to be demolished, with the courtyard area proposed to be utilised as residential garden land and parking area. Building works are proposed to facilitate the residential use.

To the north of the application site is farmland and the large Grade II Listed House known as 'The Manor' and its extensive grounds. To the east is the Grade I Listed All Saints Church and its churchyard. Within the churchyard is the Grade II Listed War Memorial. To the south is open land extending to the village. To the west is land associated with The Manor and agricultural land.

The application site is within the Burnham Thorpe Conservation Area and the Norfolk Coast National Landscape.

**Key Issues**

- Principle of development
- Significance of the Non-designated Heritage Assets
- Design and Impact on Heritage Assets
- Impact on neighbour amenity
- Other material considerations

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## Recommendation

**A. APPROVE** - subject to completion of a s106 to secure off-site Biodiversity Net Gain and the associated monitoring fee. If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manager to continue negotiation and complete the agreement and issue the decision.

**B.** If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Biodiversity Net Gain in line with the requirements of the Environment Act.

## THE APPLICATION

The application seeks full planning permission for the conversion of two barns to use as a residential dwelling, the traditional clunch and brick barns proposed to be converted are considered to be non-designated heritage assets for the purposes of planning policy. A modern steel framed barn in the centre of the site is proposed to be demolished, with the courtyard area proposed to be utilised as residential garden land and parking area. Building works are proposed to facilitate the residential use.

To the north of the application site is farmland and the large Grade II Listed House known as 'The Manor' and its extensive grounds. To the east is the Grade I Listed All Saints Church and its churchyard. Within the churchyard is the Grade II Listed War Memorial. To the south is open land extending to the village. To the west is land associated with The Manor and agricultural land.

The application site is outside of the development boundary shown on the Policies Map of the New Local Plan and is within the Burnham Thorpe Conservation Area and the Norfolk Coast National Landscape.

Burnham Thorpe is a Tier 6 settlement for the purposes of the Local Plan.

The barns are currently being utilised for storage and maintenance of boats. It is understood that this is a small-scale informal arrangement, and no information has been provided to demonstrate that this informal arrangement has or would lawfully alter the use of the buildings.

The proposed plans were amended during the course of this application following concerns raised regarding loss of historic fabric and impacts on the rural setting, Conservation Area and the setting of adjacent Listed Buildings. The red line area proposed has been reduced, setting the site boundaries away from the church boundaries & reducing the amount of meadow land proposed to be incorporated into the site.

A viability assessment has been provided in support of this application, alongside structural surveys, ecology reports and arboricultural information.

Barn A, positioned to the south of the site and widely visible across the meadow to the south, is a large clunch barn which is proposed to be converted to form a five-bedroom dwellinghouse, with a first floor added through internal alterations.

As demonstrated by the provided structural reports, this barn is currently unsafe and requires repair works to allow any continued use. The proposed plans focus new windows in historic openings wherever possible. The focus for new openings on the south elevation is in areas proposed to be rebuilt for structural reasons, with additional windows proposed alongside an area of new glazing at eaves level to serve the new first floor. Roof lights are also proposed on this south facing roof slope, following removal of existing rooflights/ventilation equipment on the roof slope.

Alterations to the north elevation of Barn A include the addition of windows at ground floor level. A modern styled corten steel porch/surrounding is proposed around the main door.

New windows are proposed to be inserted in the west elevation. On the east elevation, facing the churchyard, a louvered window is proposed to minimise light spill and protect views from the adjoining church grounds.

Barn B is a modern steel framed barn proposed to be demolished. It is of no historic interest and makes no contribution to the landscape.

Barn C comprises a range of cart lodges/stores within a low-level barn positioned along the north boundary of the site and is proposed to be converted to annexe accommodation. The barn has previously been altered and little of its architectural interest remains. Its key contribution is considered to arise from its footprint and layout, existing since the 1st edition OS Maps. The south elevation is comprised of traditional clunch, whereas the once open sided north elevation is clad in timber, with modern garage doors inserted across most of its length.

Alterations to Barn C are more significant, with larger areas of the barn proposed to be rebuilt. The plans focus contemporary glazing to the south elevation within the courtyard space, including large, glazed doors set within a contemporary corten steel frame. The north elevation would comprise brickwork with new inserted windows. A new gate and boundary wall is proposed to enclose the courtyard space between Barn C and Barn D.

Barn D is an existing barn, not subject to change as part of this application that was granted consent for residential use in 2011. This barn is not currently occupied.

## **SUPPORTING CASE**

A supporting case was requested however as of the date of writing this report, none has been received. A planning statement has been provided by the Agent and is available in full on the online file.

## **PLANNING HISTORY**

11/01702/F: Application Permitted: 19/12/11 - Change of use for part of the building from commercial use to residential use ie residential tied to the commercial end and addition of velux windows - Workhorse Barn

10/00077/CU: Application Permitted: 01/04/10 - Change of use from kitchen showroom to metal works company - Workhorse Barn At Plumbe And Maufe Farmyard

07/01103/CU: Application Permitted: 05/09/07 - Change of use from barn to storage of kitchen equipment and showroom for viewing by appointment only - Workhorse Barn At Plumbe And Maufe Farmyard

2/97/0449/CA: Application Permitted: 13/05/97 - Demolition of lean-to farm building - Leith House Farm

2/97/0244/AG: 01/04/97 - Construction of replacement farm building - Leith House Farm

## RESPONSE TO CONSULTATION

**Parish Council: OBJECT**, with the following comments (summarised).

- The amendments do not address the concerns that I had and stated in my letter.
- Impact on nighttime setting. The reductions in the number of windows overlooking to the south do not substantially change the 'lit window' visual intrusion element which will occur and the impacts on the setting of the Listed Buildings or Conservation Area
- Particular concern is raised over the eaves windows, roof lights and full height windows in the barn doorways
- Harm caused by creation of new openings is at odds with HE guidance
- Wall proposed to the north will divorce the courtyard from its previous historic role and impact the setting of the heritage assets
- Impact of the development will have not only a significantly detrimental impact on the historic grouping of the barns which are part of the proposed development but also the conservation area and setting of listed buildings
- The Parish Council consider the level of harm to be significant
- Recommended changes/additional information if the application is to be passed:
  - Reduce window areas on south and west elevations of Barn A,
  - extensive woodland planting along the River Burn,
  - incorporate active glass in the reduced windows,
  - include barn doors in the north elevation of Barn C to maintain its former orientation,
  - replace proposed wall and gate with 5 bar gate
  - provide landscaping to east side of church
  - to avoid any external lighting in any areas of the site

The Parish Council's full responses are available on the public access file.

**Conservation Team: NO OBJECTION** comments summarised as follows:

- Church Farm Barns form an important grouping of buildings within the Burnham Thorpe Conservation Area. While not listed themselves, they are noted as important unlisted buildings within the appraisal, equivalent to Non-designated Heritage Assets in today's terminology/legislation
- The barns sit alongside the grade I listed All Saints Church and opposite the grade II listed Manor House and are prominent in the view from Walsingham Road, particularly the southern elevation of the southern barn. From Walsingham Road, the barns are also seen in context with the grade II listed School House and the Grade II listed Lord Nelson Public House and form a key view across the River Burn, the meadow and the church.
- The barns are also highly visible from the Grade I listed All Saints Church

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- As non-designated heritage assets they hold some value and therefore can be assessed in line with the broad categories provided by the PPG which is at great pains to add that significance can also be derived from a buildings setting. The categories are; Archaeological, Architectural and artistic interest, and Historic interest (which can include something of cultural identity)
- The agent states that the main barn has a high degree of architectural interest while the rest have some interest I do not disagree with this statement.
- The Historic Interest of the site is tied up in its obvious development from the tithe maps (1836-1850) to the first edition OS Map (1879-1886) and clear investment during this time period of Lord Walpole
- The barns also have links to Admiral Lord Nelson, whose father was rector at the adjacent church. Nelson seems to have been born in 1758 and lived in Burnham Thorpe for around 12 years and then he returned in 1788 for a number of years.
- The exact status of the Barn's during Nelsons time in the village is however tricky to determine as in the first edition tithe (1836- 1850) the barns look entirely different to their appearance in the first edition OS map.
- Nevertheless, the barn complex makes an important contribution to the built form of the village and given the lands association with not only Nelson but also Lord Walpole, is considered to be of high historic value.
- The historic relationship between house, church and farmstead is important. The group of barns are important to the understanding of the growth and development of Burnham Thorpe.
- The reduction in red line boundary reduces the visual impact on the character of the barns in the Conservation Area
- The eaves level windows have been reduced in number and are limited to areas which will be rebuilt following the straightening of the wall in this area. The impact upon historic fabric from this intervention will therefore be limited
- The heritage statement offers a building recording as a condition which would be a significant enhancement in our knowledge of the site and building and, given its non-listed status is probably a public benefit in this case. The reuse of the historic timbers keeps the fabric in the structure and allows the historic fabric to be retained.
- The applicant has also removed the swimming pool from the plans which greatly improves the perceived impact upon the tranquillity of the church yard and the rather domestic chimney has been removed.
- The rebuilding of part of the south wall, which is currently in poor structural condition, has ensured that the barn will remain a landscape feature into the future. The changes will ensure that a set of non-designated heritage assets are conserved and maintained for future generations with minimal loss of historic form and fabric.
- The conversion will result in some change, but it does not follow that the change should be harmful. The barns are not listed and will be retained and repaired as part of the current scheme.
- The visual impact upon the character of the barns from public vantage points will be noticeable but, new openings in historic fabric have been kept to a minimum and the overall character of the barn has been retained.
- We therefore consider that the amendments made to the scheme have addressed our concerns and we consider that the level of harm has been reduced to negligible. While this does not negate the need for paragraph 216 of the NPPF to be a consideration in the decision-making process, we do not consider it should carry great weight.

### **Highways Authority: NO OBJECTION**

## **Internal Drainage Board: No Comment**

**Environmental Health & Housing - Environmental Quality: NO OBJECTION** recommended contamination, soil importation and asbestos conditions

**Ecologist: NO OBJECTION**, GIRAMS applies, S106 required for their blue land BNG, as well as HMMP. Also recommended conditions relating to lighting, nesting birds and ecological mitigation.

**Historic England: No Comment** – referred to views of the Council's specialist conservation and archaeological advisers.

**Arboricultural Officer: NO OBJECTION** suggested conditions for tree protection and hard and soft landscaping details

**Historic Environment Service: NO OBJECTION** 'Revision F of the proposed site plan omits the main potential impact to below-ground archaeology, the swimming pool.

If the swimming pool is removed from the proposed scheme potential impacts on below-ground archaeology will be minimal and conditions for archaeological work will not be required.'

**Natural England: NO OBJECTION** subject to GIRAMS being secured.

## **REPRESENTATIONS**

**NINETY- TWO** letters of **OBJECTION** (Including **FOUR** following re-consultation in February 2025), the comments summarised as follows:

- the buildings are classic examples of Norfolk's very unique heritage
- traditional construction enhances the natural landscape
- barns should be preserved for the community and later generations
- The garage doors and cladding added to Barn C should be stripped off so the building can be properly reviewed by a heritage specialist – the submitted report downplays the buildings significance
- Proposal for Barn C do not respect the building or its character
- The Savills Viability assessment is bias in favour of residential development and does not consider available heritage grants which could support conservation, or potential heritage-compatible uses,
- The Conservation Officer's Assessment completely undervalues the significance of these buildings. The barns are acknowledged as non-designated heritage assets, yet their historical and cultural importance-particularly their connection to Lord Nelson-is not fully explored
- The relocation of historic roof trusses and rebuilding of walls results in significant loss of original fabric.
- Historic building recording isn't sufficient
- The proposal would cause significant loss of original fabric and agricultural character
- The road is public and has good sight lines into and around the barns and cart shed. The barns are easily visible from the village. So to say it is not a noticeable impact from public viewpoints is a blatant misunderstanding of the area.
- Creation of a domestic residence undermines the historic setting of All Saints Church

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- The windows under the eaves are out of character for a traditional Norfolk flint barn, are inappropriately placed and proportioned, impact the historic roofline and result in loss of agricultural character
- More public benefit would occur if the site was split into multiple dwellings. The buildings should be used to house local people in small units.
- The cartsheds should be preserved as small lockups/working studio units.
- References to a book 'Building Norfolk' by Matthew Rice which provides an understanding of traditional buildings across the county
- Concern over loss of trees to the north of Barn C *Note – no trees are proposed to be removed*
- Concern over letters of support being from parties related to the Applicant
- Proposal is not self-build as it would need significant professional input. The application title is therefore very misleading *Note – self build does not restrict professional building companies being involved in construction – notwithstanding this, the proposal no longer proposes compliance with the self-build definition*
- While the DAS mentions ecological surveys and mitigation strategies, there is still a risk that the development could harm local wildlife habitats or the broader landscape.
- Potential contamination impacts from previous use
- The development is for private use, with no clear public benefit outlined in the DAS. The NPPF places great emphasis on developments that provide public or community benefits, particularly when the setting of important heritage assets is involved. A proposal that opens up the site for greater community engagement should be seen more favourably than for a private, single-family residence
- Proximity to River Burn - Construction near the river could disturb the natural floodplain and worsen flood risks downstream. Foul drainage should also be considered. A Construction Environmental Management Plan (CEMP) should be required to protect the river and natural habitats from pollution and disturbance
- Request for archaeological survey prior to commencement
- The proposal destroys the quiet natural beauty of a special corner of a Conservation Area and is contrary to National Landscape policies in the NPPF.
- Concern over noise and disturbance and principle of swimming pool in this position *Note – the swimming pool was removed from the scheme alongside other amendments*
- No visual impact assessment has been provided – particular concern has been raised over light spill
- A net loss of biodiversity value, given proposed changes. 'If EA have signed the proposal off, then I make no comment' *Note – the EA do not comment on biodiversity. The application is subject to Biodiversity Net Gain deemed condition which controls a 10% net gain post development*
- Increase in traffic and impacts from
- Proposed planting would not sufficiently screen the site and would take a long time to mature
- Scale of house is out of keeping with character
- Use as second home would not contribute to the village
- Historic site of national importance, the proposal would not preserve it
- Concern over provision of site notice
- Barns are not redundant and are used by local people/businesses for boat storage, repairs and maintenance

**ELEVEN** letters of **SUPPORT**, the comments summarised as follows:

- Proposal would allow ongoing retention and maintenance of buildings before they collapse

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- The modern barn structure is completely out of keeping with the beautiful barn buildings and removal will be of benefit
- Meadow will be retained.
- Design retains existing barn features
- A single dwelling should result in minimal noise or disturbance
- Return to agricultural use is unlikely, provision of one home is welcomed over potentially multiple homes
- The plans for the site are sensitive to the area and much needed on unsightly barns which are in an urgent state of disrepair.
- Comments objecting are contradictory regarding second home vs disturbance from swimming pool
- Current planning policy and highways concerns would prevent development other than residential, this proposal would allow retention of buildings
- Proposal would tidy up the area to the benefit of the Church setting

## **KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040**

**LP02** - Residential Development on Windfall Sites (Strategic Policy)

**LP06** - Climate Change (Strategic Policy)

**LP13** - Transportation (Strategic Policy)

**LP14** - Parking Provision in New Development

**LP15** - Coastal Areas (Strategic Policy)

**LP18** - Design & Sustainable Development (Strategic Policy)

**LP19** - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

**LP20** - Environmental Assets- Historic Environment (Strategic Policy)

**LP21** - Environment, Design and Amenity (Strategic Policy)

**LP37** - Residential Annexes

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

## **OTHER GUIDANCE**

Burnham Thorpe Character Statement

## **PLANNING CONSIDERATIONS**

**The main considerations are:**

- Principle of development

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- Significance of Non-designated Heritage Asset and Impacts on the Conservation Area and National Landscape
- Design and Impact on Heritage Assets
- Impact on neighbour amenity
- Other material considerations

**Principle of Development:**

The application site is outside of the development boundary as shown on the Policies Map within the new Local Plan and the proposal therefore constitutes development within the wider countryside for the purposes of the Local Plan.

A viability report has been provided in support of this application. The report outlines that commercial uses, such as use for offices, retail, or commercial or agricultural storage are ruled out as viable primarily due to the costs associated with the extensive repairs required versus the estimated rental costs.

Policy LP20 applies in regard to the Historic Environment. Part 6 of this policy states: 'There is a presumption in favour of the retention and enhancement of heritage assets and putting heritage assets to viable and appropriate uses to secure their future protection. Applications will be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.'

The NPPF (2024) supports the re-use of redundant buildings in the countryside through paragraph 84 which states:

'Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:  
 b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets  
 c) the development would re-use redundant or disused buildings and enhance its immediate setting;'

Paragraph 210 of the NPPF states:

'In determining applications, local planning authorities should take account of:  
 a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;  
 b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and  
 c) the desirability of new development making a positive contribution to local character and distinctiveness.'

A heritage statement was provided in support of this application.

The provision of annexe accommodation in connection with the main dwelling, subject to relevant planning conditions controlling the use, is supported by LP37 of the New Local Plan.

Whilst the site is positioned within the countryside, as per Policy LP20, there is a presumption in favour of the retention and enhancement of heritage assets and putting heritage assets to viable and appropriate uses to secure their future protection. It is considered that the conversion of the building to residential use is acceptable in principle line with Paragraph 84 of the NPPF (2024) and the overall aims of Policy LP20 of the Local Plan.

## **Significance of Non-designated Heritage Asset and Impacts on the Conservation Area and National Landscape:**

The scheme lies within the Burnham Thorpe Conservation Area and the Norfolk Coast National Landscape. There are statutory duties associated with both of these protected areas.

The barns are situated in a prominent position within the village, forming the backdrop to open meadow land along Walsingham Road and adjoining the Grade I Listed All Saints Church. Whilst not listed, the group of farm buildings is considered important to the significance of the conservation area and the barns are identified as Important Unlisted Buildings in the conservation area character appraisal.

The barns sit opposite the grade II listed Manor House to the north and form part of a prominent views. From Walsingham Road, the barns are also seen in context with the Grade II listed School House and the Grade II listed Lord Nelson Public House and form a key view across the River Burn, the meadow and the church. Views from Church Lane are more shielded as a result of existing vegetation.

The physical presence of the buildings in their current form, combined with the site's possible historical association with Lord Walpole & Horatio Nelson are important to the understanding of the economy of the village in the 19th century and earlier and contribute to our understanding of estate dynamics of the period.

The historic relationship between house, church and farmstead is important particularly given the presence of medieval field systems and possible moats in the vicinity which could indicate a much earlier arrangement of land ownership.

### *Categorisation of non-designated heritage asset*

The Conservation Officer has provided a detailed assessment of the barns as non-designated heritage assets, outlining their architectural, archaeological and historic/cultural interest on both a local scale and wider.

The Conservation Officer states that the main barn has a high degree of architectural interest while the rest of the barns have some interest, this is primarily due to the degree of alterations that have occurred in particular to Barn C.

Historic interest is about more than just the buildings forming part of a farmstead as the heritage statement suggests. While a large part of its historic interest comes from its obvious development from the tithe map (1836-1850 readily available through Norfolk Historic Map Explorer) to the 1st edition os map (1879-1886) it is also tied up in the clear investment during this period of Lord Walpole. 1750-1880 is often considered the most important time for farmstead development in the East of England. The barns that form a part of this farmstead represent this investment by the landowner and show how important agriculture was to the village economy.

The village of Burnham Thorpe also has strong connections with Horatio Nelson and this link is a key part of concern raised by neighbouring residents and other third-party consultees. Nelson's father was Rector at the adjacent church and Nelson may have been familiar with the barns in an earlier form. Nelson died in 1805, so whilst he may have seen barns on site,

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given the extensive changes in the site between the tithe maps (1836-1850) and the OS Maps (1879-1886), the barns on site during his lifetime were not in the form seen on site today.

Irrespective of the exact condition of the farmstead during Nelson's time in the village, it is evident that the farmstead makes a clear contribution to the form and the character of the village and its links to Lord Walpole and Nelson add to its historic value for planning purposes.

The barns and farmstead as a whole are therefore considered to be non-designated heritage assets and the retention of the barns is supported by heritage protection policies at both a local and national level.

### *Proposed Interventions*

#### Barn A

While mostly in sound condition, the south wall of the main barn (Barn A) is leaning. The possibility of structural collapse of this element is high and ways to mitigate this have been detailed by Canham Consulting as part of the submission.

The proposed plans indicate the demolition and rebuilding of part of this wall. This controlled demolition would allow re-use of material and limit the harm caused to historic fabric as far as practicable. The internal structure would subsequently be built with support from an internal steel frame, allowing historic walls to support only the roof and limit ongoing harm or risk to historic fabric whilst allowing the new use to function well over the longer term.

The additional slit windows proposed across Barn A assimilate well into the traditional appearance and the large barn openings are glazed which is an approach advocated throughout Historic England's guidance on reusing historic farm buildings. Roof light numbers have also been minimised.

The row of eaves level windows are positioned in areas which will be rebuilt following the straightening of the wall in this area and the impact upon historic fabric from this intervention will therefore be limited. The glazing referred to is proposed below the corbel eaves detailing & would be formed within a corten steel frame, which would result in a somewhat industrial appearance. Whilst perhaps not the typical proportions of reused openings, the proposed windows avoid the harmful visual domestication of the building whilst providing light to habitable rooms at first floor.

Internally, historic roof trusses are proposed to be relocated. As the building is not listed and considering that the original position of the trusses has now been recorded, this internal work is considered acceptable. Given its non-listed status, the Conservation Team consider that this is a public benefit in this case. The reuse of the historic timbers keeps the fabric in the structure and allows the historic fabric to be retained, albeit in a revised position.

#### Barn B

Barn B is a modern steel framed barn. Its demolition and removal from the site would likely have a positive impact on the setting of the Church and would not lead to any identifiable harm.

#### Barn C

Barn C is considered to have less historic significance as a result of extensive previous alterations, with its main contribution resulting from its footprint and position within the site which provides a feeling of enclosure and contrast from the sites verdant and soft surroundings.

Barn C's south elevation comprises historic chalk stonework which has some historic merit, however it is evident that this barn's north elevation has previously been subject to extensive alterations, including timber cladding & the insertion of various modern garage doors which are in a poor state of repair and have no historic interest.

Works proposed to this barn are more substantial than Barn A, with the proposed plans showing the building to be predominantly reconstructed within its existing footprint, providing an entertainment/garden room space as well as a single bedroom annexe, and extending to create ancillary bin/cycle storage spaces. The eastern end of the building would be utilised as a car port.

Whilst interventions are proposed to this barn to facilitate its ancillary use, it is considered that in heritage terms the harm from this element of the proposal would be limited considering the detail of the proposed design and the existing alterations to the historic building.

#### Landscaping and external areas

The red line area of the proposal was reduced during the course of this application, to reduce the extent of uptake in land for residential purposes and to allow the courtyard area to be the focus of this outdoor space. This provides a positive benefit to the scheme as a whole, with the surrounding vegetation providing existing screening and the topography of the land, particularly the east boundary with the church, likely to allow a simple landscaping scheme to soften and screen the residential paraphernalia and other evidence of this use from view from the majority of key viewpoints.

Conditions are suggested to control detailed planting and landscaping details.

#### *Policy Implications*

Policy LP20 of the New Local Plan states the following in regard to development within Conservation Areas.

'development will only be permitted if the proposal:

- a. Is of a design and scale that preserves or enhances the character or appearance of the area;
- b. Uses building materials and finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context;
- c. Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- d. Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention;
- e. Does not harm important views into, out of or within the Conservation Area;
- f. Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area. '

In regard to non-designated heritage assets, Policy LP20 states:

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'14. The significance of non-designated heritage assets and their setting should be assessed in development proposals or works, against the following criteria, namely the:

- I. special qualities of architectural and historic interest;
- II. features of interest and the setting of the non-designated historic asset;
- III. Contribution the non-designated historic asset makes to local distinctiveness; local townscape; or rural character; and
- IV. Conservation of interesting or unusual features; architectural detail; materials; construction; or historic interest. '

Policy LP21 further requires development to conserve and enhance the wider environment, including the historic environment.

These policies are in line with the overall aims of the NPPF (2024) in regard to design and impacts on heritage assets.

Particular consideration should be given to Paragraphs 215 in regard to balancing harm to designated heritage assets (in this case harm to the setting of the Grade I Listed Church and Conservation Area) and Paragraph 216 in regard to balancing harm to non-designated heritage assets (in this case, the works to the barns themselves).

#### *Assessment of impacts*

The conversion of agricultural barns to residential use typically requires a degree of change to the fabric and appearance of the existing building(s), for example to enable natural light to habitable rooms. This application has minimised the impact upon the historic fabric through design, however there are elements of new build and partial demolition to form new openings which could be considered to cause harm to the non-designated heritage asset, and also could be considered to lead to wider impacts on the setting of the Conservation Area, on Listed Buildings and on the National Landscape.

The rebuilding of part of the south wall, which is currently in poor structural condition, would ensure that the barn will remain a landscape feature into the future and a viability report infers that these structural works are unlikely to be financially viable without a residential use. While areas of historic fabric would be removed and altered and this would be somewhat harmful the works would ensure that a set of non-designated heritage assets are conserved and maintained for future generations, and the loss of historic fabric has been minimised wherever possible.

The rebuilding of large portions of Barn C would lead to some harm, through loss of historic fabric. This however would be limited as a result of the existing condition of the building and the proposed plans ensure that the footprint and layout of the barns are retained to ensure that the historic layout and sense of enclosure are maintained.

The land around the barns is generally at a lower level than the adjoining courtyard, which results in a certain prominence between structures which is only partially shielded by existing mature trees. The raised land levels between the site and the Church do however provide an opportunity for landscape softening through enhancement of the existing planting along this boundary.

The first floor of the Barn A's east gable end is highly visible from the church yard. The plans have been amended during this application to remove proposed seating areas in this position and instead proposes a slatted timber shutter over proposed full-length glazing, limiting light spill and maintaining a utilitarian appearance of this elevation. This amendment

has reduced the impact on the Church and its setting and would help to maintain a simple edge along this boundary.

A raised area of land between the east elevation and the boundary is currently covered in scrub. Whilst the majority of this land is now outside of the red line, it is within the Applicant's control and any landscaping scheme could be designed to help soften this view, limiting views of residential paraphernalia whilst maintaining the rural character and the interaction between spaces where appropriate.

The Conservation Team have classified the overall harm of the scheme as negligible. Whilst the level of harm caused has a degree of subjectivity, it is evident that these barns are not listed, and the interventions to the most significant historic fabric proposed to facilitate the change of use have been limited and minimised wherever possible.

It is considered that detailed conditions relating to proposed materials, joinery, lighting, and landscaping can appropriately control the final external appearance of the buildings to an extent that would minimise harm to the Conservation Area and the surrounding National Landscape.

A detailed landscaping scheme, controlled via condition, would allow detailed assessment of hard surfacing details and internal boundary treatments where not already described as well as proposed planting details to ensure site boundaries are softened.

Various third-party comments refer to inappropriate development in the National Landscape. For the reasons discussed above, the proposal is not considered likely to lead to any adverse impacts on the National Landscape. Paragraph 188 of the NPPF (2024) applies.

In line with the NPPF and Policy LP15, it is considered that the proposal accords with furthering the aims of for the National Landscape through supporting conservation of the building and its viable future.

Overall, the proposal would allow ongoing retention of the buildings which are identified as non-designated heritage assets within a viable use and would also provide benefits in the form of an additional dwelling towards the Housing Land Supply. These are considered to outweigh the low level of less than substantial harm to the Conservation Area and subject to conditions the design and proposed impacts on the street scene and National Landscape are considered acceptable.

The proposal would comply with the aims of the NPPF (2024) and Policies LP15, LP18, LP19, LP20 and LP21 of the New Local Plan.

### **Trees and Landscaping**

An arboricultural report was submitted as part of this application which has not drawn objection from the Arboricultural Officer. It is evident that no trees are proposed to be removed and that the trees around the boundaries of the site can be adequately protected during construction to limit harm to the trees which are key features both of the setting of the church as well as the surrounding Conservation Area.

The retention of existing trees and the addition of green infrastructure measures, including proposed planting, would comply with Policies LP06, LP15, LP18 and LP19 of the Local Plan.

### **Impact on Neighbour Amenity:**

Part of the barn referred to as 'Barn D' (workhouse barn) within this submission was granted residential use following approval in around 2011 which is understood to have been implemented, although the barn is not currently occupied. This barn is within the proposed red line area however is not proposed to be altered as part of this application.

Whilst in the same ownership, as a separate residential use, assessment of impacts between uses must take place. The site plan indicates proposed hedgerow planting in areas around this barn, and given the detailed design of this proposal and position of windows, it is considered that any impact on the amenity of this residential use would be limited.

Given the orientation of the development and the distances involved, impacts on the residential amenity of the Manor House to the north are unlikely.

Overall, the proposed impacts on neighbours are considered acceptable and comply with Policies LP18 and LP21 of the New Local Plan.

### **Ecology and Biodiversity Net Gain**

The Council's Ecologist raised no objection in regard to protected habitats. The River Burn, to the southwest of the application site, is unlikely to be impacted as a result of the proposal, however it is considered that a condition regarding submission of a Construction Environmental Management Plan (CEMP) is reasonable and this will allow measures to protect sensitive features (i.e. the water course during construction) as well as other mitigation measures to be included.

The application is liable for 10% Biodiversity Net Gain. The legislation sets out a standard pre-commencement condition which will apply to this scheme. As the Applicant intends to provide off-site BNG on their own land, a S106 legal agreement is required to control provision and monitoring of this for the 30-year period, as well as the associated monitoring fee. A habitat monitoring management plan (HMMP) condition can be applied to this consent.

A Preliminary Bat Roost Assessment (PRA) of the three buildings on site was undertaken on 13 August 2023. Barn C was assessed as Low suitability for bats, Barn B as Negligible and Barn A as Moderate. Bats droppings were identified within Barn A and a barbastelle found rooting inside a mortice joint which confirms the building as a bat roost.

Subsequent emergence surveys were undertaken. Barn C was subject to a single emergence survey (date of survey unknown but assumed 13 August 2023) which did not record the emergence of any bats. Barn A was subject to two emergence surveys undertaken on 13 August 2023 and 27 August 2023. These surveys identified the day roosts of up to five common pipistrelle bats; three soprano pipistrelles; two brown long-eared bats and a single western barbastelle roost across eight unique roost location (four internal and four external).

A single old barn owl pellet was present on the floor of Barn A and small numbers of songbird nests were recorded in gaps inside Barns A and C.

The site was assessed to have low potential to support great crested newts.

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Mitigation is proposed for bats, amphibians and nesting birds which must be implemented to avoid impacts to protected species. A barn owl pole is proposed as an additional enhancement.

Conditions are recommended to control accordance with the ecology report, as well as to control completion of proposed mitigation and enhancement measures prior to occupation of the dwelling. This is in line with the NPPF (2024) and Policy LP19 in regards to ecology, biodiversity and protected species.

### *Tests of Derogation*

The redevelopment of Barn C and the removal of Barn B are considered unlikely to result in any significant adverse impact on roosting bats.

The proposed redevelopment of Barn A would result in the damage, disturbance and loss of bat roosts associated with the building, and works to redevelop the building as a dwelling would need to be implemented in line with a license granted by Natural England.

The tests of derogation are therefore required to be carried out by the LPA in order to ensure that a license is likely to be granted. This ensures that the LPA is performing their statutory duty in regards to protected species.

NE will only grant a licence if satisfied that the three statutory tests prescribed under the directive and regulations have all been met. The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and
3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status

The obligation on the LPA is to consider the likelihood of a licence being granted by NE, not to determine definitively whether or not the licence will, in fact, be granted. It therefore has to review the three tests, in the context of a planning application, to then form a view on the likelihood of NE granting a derogation licence under the Regulations.

LPA's consideration of the tests:

1. Imperative reasons of overriding public interest (IROPI) – NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. In this case, the principle of development is considered to accord with the NPPF (2024) and the development provides an additional dwelling towards the Council's 5 year supply of housing. It also allows long term retention of the non-designated heritage asset.

2. No satisfactory alternatives – As the application seeks conversion of existing buildings and would allow retention of non-designated heritage assets within the Conservation Area, it is not considered that any satisfactory alternatives exist.

3. Population maintenance – it appears unlikely that the development of the site, subject to the appropriate mitigation measures, will affect the conservation status of the protected species. Specific mitigation measures for bats would be agreed by Natural England.

The LPA can therefore reasonably form the view, from the information submitted to it for this planning application, that NE would be likely to grant a derogation license under the Regulations in relation to this development.

The proposal therefore complies with the NPPF (2024) and LP19 in regards to protected species and habitats.

**Other material considerations:**

Archaeology - NCC Historic Environment Service originally requested archaeological conditions however, following amended plans removing the swimming pool, the requirement for archaeology surveys has been removed. Impacts on below-ground archaeology will be minimal.

Highway Safety – the local highway authority raise no objection to the scheme, subject to standard access/parking area conditions requiring their construction prior to occupation.

Flood Risk – the buildings are within flood zone 1. A flood risk assessment was submitted, due to the original red line area encompassing a small portion of flood zones 2 and 3 in the south west corner as a result of the line of the River Burn, however the amended red line has removed flood zone 3 from the site boundaries. Given that the area of flood risk does not include the buildings themselves, it is unlikely that the proposal would result in any increased flood risk to the future occupants or increase risk off-site.

In regard to comments on surface water drainage, a flood risk assessment was submitted to demonstrate that the removal of areas of hardstanding should improve the situation on site compared to the existing. It is considered that the building regulations process can adequately control foul and surface water drainage details given the scale of the development.

Lighting and Dark Skies - The Agent has previously confirmed that external lighting would comply with the Institute of Lighting Professionals ILP Guidance Note GN01 for environmental zones, which specifies minimal light spillage to protect dark skies. Lighting conditions can be appended to any consent to control this.

In regard to glazing, the Agent has proposed internal glazing to be fitted with blinds to reduce night time light spill from the windows, with metal external shutters to all roof lights to block light at night. A scheme to prevent light spill from glazing could be conditioned were members to consider it appropriate.

Contamination - The applicant has provided a screening assessment indicating the presence of asbestos containing materials on site. There is also the mention of soil being imported for the development. No other contamination is mentioned. The Environmental Quality Team recommend an unexpected contamination condition and a condition relating to imported soils are attached to any consent for the avoidance of doubt and in line with Policy LP21.

The Environmental Quality Team also recommended conditions are appended to control asbestos containing materials prior to commencement. Pre-commencement conditions should only be used where necessary. As asbestos is controlled under other legislation, it is considered that the standard asbestos informative is appropriate to control this aspect of the development.

GIRAMS – as the proposal includes a new residential unit, the GIRAMS tariff is required to control in-combination recreational impacts on protected sites. The GIRAMS tariff has been paid and impacts have been suitably mitigated against.

### **Specific comments and issues:**

#### **Response to Consultations**

In response to neighbour comments regarding the design of Barn C, as noted above, this existing barn (previous cart shed) has previously been subject to various amendments and alterations. The proposed scheme, whilst not returning the building to its previous open sided appearance, is deemed appropriate when considering the scheme as a whole. The design of this building maintains a hard edge to the proposed development where it adjoins the soft landscape to the north and subject to details of proposed materials, is considered wholly appropriate for the setting – having not drawn objection from the Conservation Officer.

Comments also query the validity of the viability statement, as it does not rule out other potential uses. Whilst the viability statement does not cover every potential use, given the location of the site, including its rural position and the single width access roads on approach, any intensive tourism or a community or educational use would be unlikely to meet the requirements of planning policy in regard to the increases in traffic (highway safety implications) or other disturbance impacts. Considering the constraints of the building, it is not unreasonable that the viability report only assesses a broader selection of potentially viable uses.

In regard to comments on a perceived lack of acknowledgement of the barn's historic and cultural importance and lack of consideration of visual and setting impacts by the Conservation Officer they are noted however it is evident that the Conservation Officer throughout their consultation responses has explained their justification for their responses. The above report considers the impact on the non-designated heritage assets, the impacts on designated heritage assets, the impact on the street scene and the impact on the National Landscape. Whilst interventions will be visible, it is your officer's view that these interventions have been minimised to the extent that, subject to controlled conditions, the visual impacts of the development are acceptable and comply with the relevant policies discussed above.

Comments regarding the availability of grants to preserve the barns without conversion are noted. The lawful use of the barns is considered to be agriculture; and the information submitted with this application infers that such a use is not viable long term. Without a long-term viable use, it is unlikely that the barns would be properly maintained so as to be retained on site in-situ.

Various comments from third parties suggest that the site should be split into smaller units for local families. Whilst these comments are noted, there is no policy mechanism limiting the size of dwellings or requiring smaller units and the proposal must be assessed as submitted. It is also evident that the structural works required would be more significant were the building to be split into various individual units, as would the requirement for residential paraphernalia, boundary treatments, car parking, highways access etc. within the outside space which may result in greater adverse impact on the locality.

In terms of concern over compliance with the self-build definition. This is no longer part of the scheme and the Applicant would instead be liable to BNG. Neighbour comments regarding professional builders being required are noted – in any case, a proposal coming

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forward as custom or self-build does not prohibit professional builders from carrying out the development.

Third party comments raised concern over the position of the site notice, raising concerns that the site notice was not properly positioned and stating that foul play will be exposed if the application was approved. A site notice was displayed adjacent to the access of the site, in the Council's typical A4 format and fully in accordance with the legislation. Neighbour consultation letters have also been sent out, and a press notice was issued. Re-consultation and amendment notifications have since been issued. This is fully in line with the Council's typical procedures.

## **CONCLUSION:**

The proposal seeks consent for the conversion of two existing barns, which are considered to be non-designated heritage assets, to use as a residential dwellinghouse and associated annexe accommodation.

The significance of the buildings and their contribution to the Conservation Area and the wider landscape setting within the National Landscape has been assessed; and it is considered that the principle of conversion to residential use is acceptable by virtue of Paragraphs 84 and 210 of the NPPF (2024) and LP20 of the New Local Plan.

The proposed design includes various interventions to facilitate the change of use, including rebuilding of a section of the south wall of Barn A to ensure its long-term stability as well as the insertion of various windows and roof lights. The majority of Barn C would be rebuilt to facilitate its use as annexe accommodation and for various other incidental purposes.

The proposed design retains a utilitarian character of the building and avoids glazing in forms which would overly domesticate the buildings or the landscape. Corten steel is proposed to frame certain elements and the use of this material is considered appropriate in this setting given the agricultural past of the buildings.

Whilst the comments from the Parish Council and third parties are noted, it is considered that the revised scheme pays appropriate regard to the sensitivity of the non-designated heritage asset and preserves the intensely rural character of the Conservation Area and setting of the adjoining listed buildings whilst allowing a long-term viable use of the building without detriment to the amenities of the locality.

Subject to conditions and the agreement of a S106 legal agreement to control off-site Biodiversity Net Gain, the proposal is considered to comply with the overarching aims of the NPPF (2024) and Policies LP06, LP14, LP16, LP18, LP19, LP20, LP21 and LP37 of the New Local Plan.

## **RECOMMENDATION:**

**A. APPROVE** - subject to completion of a s106 to secure off-site Biodiversity Net Gain and the associated monitoring fee. If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manager to continue negotiation and complete the agreement and issue the decision.

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
  - 979/A1/101 Rev C - Site Plan Extents Survey
  - 979/A3/100 Rev C - Location Plan Survey
  - 979/A2/300 Rev G - Site Plan Proposed
  - 979/A2/310 Rev B - Main Barn Ground Floor Plan Proposed
  - 979/A2/311 Rev C - Main Barn First Floor Plan Proposed
  - 979/A2/313 Rev B - North Barn Plans Proposed
  - 979/A2/320 Rev C - Main Barn Elevations Proposed
  - 979/A2/321 Rev A - North Barn Elevations Proposed
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall comply with the recommendations within the submitted Ecology Report authored by Applied Ecology Ltd dated December 2023 and include the following:
  - Risk assessment of potentially damaging construction activities;
  - Identification of `biodiversity protection zones` .
  - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction ;
  - The location and timing of sensitive works to avoid harm to biodiversity features;
  - The times during construction when specialist ecologists need to be present on site to oversee works;
  - Responsible persons and lines of communications;
  - The roles and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
  - Use of protective fences, exclusion barriers and warning signs, in particular around all habitat zones and no works zones; for the duration of works
  - Details proposed lighting strategy for the construction phase of the development

The approved CEMP: Biodiversity shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless agreed in writing by the local planning authority.
- 3 Reason: To ensure that the surrounding environment is adequately protected during the course of construction, in the interests of biodiversity and ecology in line with the NPPF (2024) and Policies LP19 and LP21.
- 4 Condition: The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the date that habitat creation and enhancement works have been completed.
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

- (i) HMMP has been implemented; and
- (ii) habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

- 4 Reason: To ensure that impacts on the surrounding environment are adequately mitigated, in the interests of biodiversity and ecology in line with the NPPF (2024) and Policies LP19 and LP21.
- 5 Condition: The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Metric dated and prepared by Daniel Butler dated 13th January 2025.
- 5 Reason: For the avoidance of doubt and in the interests of proper planning, to ensure measureable net gain in line with the Environment Act (2021), NPPF (2024) and Policy LP19 of the Local Plan.
- 6 Condition: No work or other operations development shall take place on site until a scheme for the protection of the retained trees including Arboricultural Method Statements and a Tree Protection Plan or Plans (section 5.5, BS 5837:2012) has been agreed in writing with the Local Planning Authority. The tree protection proposals shall be prepared in accordance with the principles established by the Preliminary Arboricultural Method Statement & Tree Protection Plan by Hayden's Arboricultural Consultants. All tree protection measures and work to trees shall be carried out in accordance with the approved details. This scheme shall include:
  - a, site layout plans to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and root protection area (section 4.6 of BS5837:2012) of every retained tree on site and on neighbouring or nearby ground, superimposed on the layout plan. The positions of all trees to be removed shall be indicated on this plan.
  - b, a schedule of tree works for all the retained trees in paragraphs (a) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Recommendations for tree work.

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c, the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers, (section 6.2 of BS5837:2012), to form a construction exclusion zone, and the type and extent of ground protection (section 6.2.3 of BS5837:2012) or any other physical tree protection measures, such as tree boxes. Barrier and ground protection offsets must be dimensioned from existing fixed points on the site to enable accurate setting out. The position of barriers and any ground protection should be shown as a polygon representing the actual alignment of the protection.

d, the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7 of BS5837:2012). the details of the working methods to be employed with regard to site logistics including, the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures.

e, the arboricultural method statement/s (BS5837:2012 part 6.1) shall include details for the installation of any temporary ground protection, excavations or other method for the installation of any hard structures or underground services within the minimum root protection areas of any retained tree. The Tree Protection Barriers and ground protection must be erected/installed prior to any development work commencing and remain in place, and undamaged for the duration of the work, unless agreed in writing with the LPA. All tree protection works shall be carried out in complete accordance with the approved details

All existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall not be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

- 6 Reason: To ensure that existing trees are adequately protected throughout construction works, in the interests of the surrounding landscape and heritage assets and in line with the NPPF (2024) and Policies LP06, LP15, LP18, LP19, LP20 and LP21 of the Local Plan.
- 7 Condition: No work or other operations development shall take place on site until details of all Arboricultural Supervision to include a schedule of site supervision and monitoring of the arboricultural protection measures as approved in condition 7 above has been submitted to the Local Planning Authority and approved in writing. Site arboricultural supervision and monitoring shall thereafter be carried out in strict accordance with the approved details.
- 7 Reason: In the interests of protecting existing trees and the surrounding landscape and heritage assets and in line with the NPPF (2024) and Policies LP06, LP15, LP18, LP19, LP20 and LP21 of the Local Plan.
- 8 Condition: Prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority.

a, Hard landscape works, to include but not be limited to, finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts, boundary types, and any paved surfaces (including manufacturer, type, colour and size) underground modular systems, and sustainable urban drainage integration

b. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree planting details including method of support, and irrigation, detailed design proposals for trees planting pits/trenches including, but not limited to, locations, soil volumes in cubic metres, cross sections and dimensions.

- 8 Reason: To ensure a suitable final external appearance, in the interests of the surrounding landscape and heritage assets and in line with the NPPF (2024) and Policies LP06, LP15, LP18, LP19, LP20 and LP21 of the Local Plan.
- 9 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation
- 9 Reason: To ensure a suitable final external appearance, in the interests of the surrounding landscape and heritage assets and in line with the NPPF (2024) and Policies LP06, LP15, LP18, LP19, LP20 and LP21 of the Local Plan.
- 10 Condition: Prior to the occupation of the development a landscape establishment and maintenance scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the initial establishment and maintenance of all landscaped areas for a minimum period of 5 years and specify the maintenance responsibilities and arrangements for its implementation. The landscape maintenance scheme shall be carried out as approved.
- 10 Reason: To ensure a suitable final external appearance, in the interests of the surrounding landscape and heritage assets and in line with the NPPF (2024) and Policies LP06, LP15, LP18, LP19, LP20 and LP21 of the Local Plan.
- 11 Condition: Unless otherwise approved in writing by the Local Planning Authority, no materials shall be removed from site until a schedule of materials to be salvaged for reuse in the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 11 Reason: To ensure that the works are properly controlled in the interests of safeguarding the non-designated heritage asset in accordance with the principles of the NPPF and Policies LP20 and LP21 of the New Local Plan.
- 12 Condition: No development shall commence on any external surface of the development until a sample panel/sample panels of the brick and stone materials to be

used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall be at least 1m x 1m and show the proposed material, bond and pointing technique to be used in the approved scheme.

- 12 Reason: To ensure that the works are properly controlled in the interests of safeguarding the non-designated heritage asset and surrounding designated heritage assets and National Landscape, in accordance with the principles of the NPPF and Policies LP15, LP20 and LP21 of the New Local Plan.
- 13 Condition: No development shall take place on any external surface of the development hereby permitted until full details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 13 Reason: To ensure that the works are properly controlled in the interests of safeguarding the non-designated heritage asset and surrounding designated heritage assets and National Landscape, in accordance with the principles of the NPPF and Policies LP15, LP20 and LP21 of the New Local Plan.
- 14 Condition: No demolition works shall be carried out on site until a full specification and schedule of works and working drawings has been submitted to and approved in writing by the Local Planning Authority. The details shall include:
  - details of how the barns will be protected during works, particularly during works to rebuild the south elevation of Barn A and;
  - details of how the first floor will be inserted.

Any amendment to this specification or to any part of the approved works, including works required by the Building Regulations or shown from a structural survey to be necessary or desirable, shall be approved beforehand in writing by the Local Planning Authority.

- 14 Reason: To ensure that the works are properly controlled in the interests of safeguarding the non-designated heritage asset and surrounding designated heritage assets and National Landscape, in accordance with the principles of the NPPF and Policies LP15, LP20 and LP21 of the New Local Plan.
- 15 Condition: No construction works shall take place until a full photographic record of all existing buildings and structures on site, excluding Building B shown on 97/9/A1/101 C, has been submitted to and approved in writing by the Local Planning Authority.
- 15 Reason: In the interests of safeguarding the non-designated heritage asset in accordance with the principles of the NPPF and Policies LP20 and LP21 of the New Local Plan.
- 16 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures in the

approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 16 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with the NPPF (2024) and Policy LP21 of the Local Plan.
- 17 Condition: Prior to occupation, and in the event that material is to be imported onto the site to raise ground levels, and to form garden or soft landscaped areas, the following shall be submitted:

An imported materials scheme and verification plan including documentary evidence of the source of imported material and its suitability for use in accordance with YALPAG, 2021, Verification Requirements for Cover Systems technical guidance.

Following completion of measures identified in the approved scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority
- 17 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems. In accordance with the NPPF (2024) and Policy LP21 of the Local Plan.
- 18 Condition: Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking/servicing/turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 18 Reason: In the interests of highway safety in line with the NPPF (2024) and Policies LP14 and LP21 of the Local Plan.
- 19 Condition Prior to the insertion of any new windows or doors hereby approved, full details of the window style, reveal, cill and header treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 19 Reason: To ensure that the works are properly controlled in the interests of safeguarding the non-designated heritage asset and surrounding designated heritage assets and National Landscape, in accordance with the principles of the NPPF and Policies LP15, LP20 and LP21 of the New Local Plan.
- 20 Condition: Prior to the first occupation of the development hereby permitted, a scheme shall be submitted to the Local Planning Authority outlining measures to be used to minimise and reduce light spill from any new window or door hereby approved. The scheme shall be implemented as approved prior to the first occupation of any part of the dwellinghouse hereby approved and retained as such thereafter.

- 20 Reason: In order to safeguard the ecological interests of the site and the setting of designated heritage assets, in accordance with Section 15 of the NPPF and Policies LP20 and LP21 of the New Local Plan.
- 21 Condition: All external lighting associated with the proposed development shall be installed and maintained in accordance with the following requirements:
- (i) Fully shielded (enclosed in full cut-off flat glass fitments)
  - (ii) Directed downwards (mounted horizontally to the ground and not tilted upwards)
  - (iii) On a motion timer or similar (i.e. no dusk to dawn lamps)
  - (iv) LED luminaries to be used wherever possible
- 21 Reason: In order to safeguard the ecological interests of the site and the setting of designated heritage assets, in accordance with Section 15 of the NPPF and Policies LP20 and LP21 of the New Local Plan.
- 22 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the insertion of any new window or roof light, the enlargement of a dwelling house consisting of an addition or alteration to its roof, the erection or construction of a porch outside any external door of a dwelling house, or the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.
- 22 Reason: In order to safeguard the historic interests of the site and the setting of designated heritage assets, in accordance with Section 15 of the NPPF and Policies LP20 and LP21 of the New Local Plan.
- 23 Condition: The development shall be carried out in accordance with the mitigation, compensation and enhancement measures recommended within the submitted Ecology Report by Applied Ecology Ltd, dated December 2023. In particular the report states:
- Provision of bat roost compensation:
  - 12 integrated bat boxes built into north, south, east and west facing external walls of Barn 3 to provide a range of crevice roost opportunities for bats at different times of year;
  - Provision of tree mounted bat boxes to provide immediate bat roost compensation;
  - Use of a bat safe roofing membrane associated with re-roofing the building;
  - Provision of a pole or tree mounted barn owl nest box
- 23 Reason: In the interests of protected species, biodiversity and ecology in line with the NPPF (2024) and Policies LP19 and LP21.
- 24 Condition: The annexe accommodation shown on dwg No. 979/A2/313 Rev B shall only be occupied as ancillary accommodation in connection with the main dwelling hereby approved and outlined in red on dwg No. 979/A2/300 Rev G.
- 24 Reason: For the avoidance of doubt and to ensure compliance with Policy LP37 of the Local Plan, where an unassociated use may have greater impacts on the environment.

Or **B**. If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Biodiversity Net Gain in line with the requirements of the Environment Act.