

Case Officer: Sarah Kay
Tel. No: (01246) 345786
Ctte Date: 10th June 2019

File No: CHE/18/00691/FUL
CHE/18/00692/LBC
Plot No: 2/2485

ITEM 5

FULL PLANNING APPLICATION FOR RENOVATION AND CONVERSION OF PART OF A GRADE II LISTED STONE BARN TO CREATE TWO DWELLINGS; AND CONSTRUCTION OF A NEW SINGLE STOREY DWELLING IN GROUNDS WITH ASSOCIATED LANDSCAPING WORKS (ADDITIONAL INFORMATION RECEIVED 23/05/2019)

AND APPLICATION FOR LISTED BUILDING CONSENT THE WORKS TO RENOVATE AND CONVERT PART OF THE GRADE II LISTED STONE BARN INTO TWO DWELLINGS

**AT BARN TO THE REAR OF PARK HALL FARM, WALTON BACK LANE,
WALTON, CHESTERFIELD, DERBYSHIRE, S42 7LT FOR MR M TAYLOR**

Local Plan: Unallocated
Ward: West

1.0 **CONSULTATIONS**

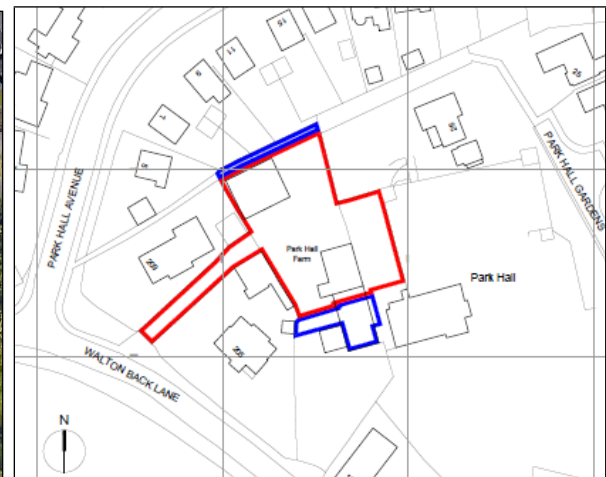
<u>CHE/18/00691/FUL</u>	
Local Highways Authority	Comments received 29/11/2019 – see report
CBC Environmental Services	Comments received 07/11/2018 – see report
CBC Design Services	Comments received 08/11/2018 – see report
Yorkshire Water Services	No comments received
CBC Tree Officer	No comments received
DCC Tree Officer	No comments received
CBC Conservation Officer	Comments received 23/11/2018 – see report
Derbyshire Wildlife Trust	Comments received 26/11/2018 and 29/05/2019 – see report
DCC Archaeologist	Comments received 14/11/2018 – see report
Chesterfield Civic Society	No comments received

Ward Members	No comments received
Site Notice / Neighbours	Six representations received

CHE/18/00692/LBC	
CBC Conservation Officer	Comments received 23/11/2018 – see report
DCC Archaeologist	Comments received 14/11/2018 – see report
Chesterfield Civic Society	No comments received
Ward Members	No comments received
Site Notice / Neighbours	Six representations received

2.0 **THE SITE**

2.1 The site the subject of the application comprises of the barn (in part) and land associated therewith located to the rear of Park Hall Farm, off Walton Back Lane in Walton. The site (which is approx. 0.16ha in area) is accessed off Walton Back Lane by a driveway leading between Park Hall Farm (No. 205) and 209 Walton Back Lane. In addition to the older barn itself there is a more modern free standing open sided barn also located in the northern portion of the site.



2.2 The older barn which is the subject of the application is known as Park Hall Barn which is a grade II listed building (listed in 1977) which is associated with its former connections to the adjoining Park Hall which is also grade II listed (listed in 1968). The listing of Park Hall Barn is described as follows:

C17/early C18. large barn of coursed stone rubble with quoins and stone slate roof (some patching). Coped gables. Eastern facade has end doors with massive quoins and lintels. Centre door also with quoins originally but now partly filled in with brick and a window. Opposite this former western wagon entrance projects under stone slate roof. A cottage contrived in the south end of the barn probably during the earlier C19.



2.3 The site itself is predominantly overgrown and the barn the subject of the application vacant. The exception is that of the cottage located in the southern end of the barn building, identified in the submission as Unit 1. Externally there is varied paraphernalia stored / in situ around the older barn building, on the site and in the other open side barn.

2.4 There are a number of mature trees located in the gardens and grounds immediately adjoining the application site boundary which are protected by Tree Preservation Order (DCC Order 52 – Area 8).





3.0 **RELEVANT SITE HISTORY**

- 3.1 CHE/0990/0641 - Outline application for the erection of one bungalow. Refused 19/02/1991.
- 3.2 CHE/0990/0642 - Conversion of barn into two residential units. Conditional permission approved 19/02/1991.

4.0 **THE PROPOSAL**

4.1 **CHE/18/00691/FUL**

- 4.1.1 This application seeks full planning permission for the proposed partial conversion of the listed barn (part of the barn is already converted into Unit 1) into two dwellings; and the erection of a new bungalow in the curtilage of the listed building.
- 4.1.2 In respect of the proposed conversion of the barn the works proposed will create 2 no. four bedroom dwellings (identified on the plans as Unit 2 and 3).

Unit 2 will be the dwelling positioned in the centre portion of the listed barn comprising of entrance hall to front and rear doors, bedroom 2, bedroom 3, bedroom 4, utility and bathroom at ground floor; open plan kitchen / diner and bedroom 1 at first floor; and gallery lounge at second floor.

Unit 3 will be the dwelling positioned in the northern / end portion of the listed barn comprising of entrance hall to front and rear doors, utility, bedroom 1 (with en-suite), bedroom 2, bedroom 3,

bedroom 4 and bathroom at ground floor; open plan kitchen / diner and living space to first floor; and gallery to second floor.

4.1.3 In respect of the proposed new build this development (**Unit 4**) will stand in place of the existing open sided barn located in the northern portion of the site curtilage. The development comprises a three bedroom bungalow with entrance hallway, utility, open plan kitchen / diner and lounge, bedroom 1, bedroom 2, bedroom 3 and bathroom; and a detached single garage. The principle elevation of the bungalow will face south onto the driveway shared with Units 1, 2 and 3.

4.1.4 The application submission is supported by the following plans / documents:

138 P-01 – Site and Block Plan (inc. Location Plan)

138 P-02 – Existing Barn Plans

138 P-03 – Existing Barn Elevations

138 P-04 – Proposed Barn Plans

138 P-05 – Proposed Barn Elevations

138 P-06 – New Build Unit 4

Heritage, Design and Access Statement – John Botham Architect

Structural Investigation – Gary Pagdin 10th November 2017

Bat Activity Survey Report by ML – Ecology 20th May 2019

4.2 CHE/18/00692/LBC

4.2.1 This application seeks listed building consent for the proposed works that will facilitate the conversion of the listed barn into two dwellings (as detailed in the associated full planning application above).

4.2.2 The listed building consent works deal exclusively with any works to the fabric of the listed barn and include the following:

- Insertion of new floors and subdividing walls
- Insertion of new windows, doors and glazing screens
- Insertion of velux roof lights (6 no. in total)
- Insertion of new stone heads, cills and surrounds
- Insertion of new oak lintels
- Erection of a new roof to single storey side lean to
- New guttering and downpipes
- Punctual of stonewall for new boiler flue and extraction fans

4.2.3 The application submission is supported by the following plans / documents:

138 P-01 – Site and Block Plan (inc. Location Plan)

138 P-02 – Existing Barn Plans

138 P-03 – Existing Barn Elevations

138 P-04 – Proposed Barn Plans

138 P-05 – Proposed Barn Elevations

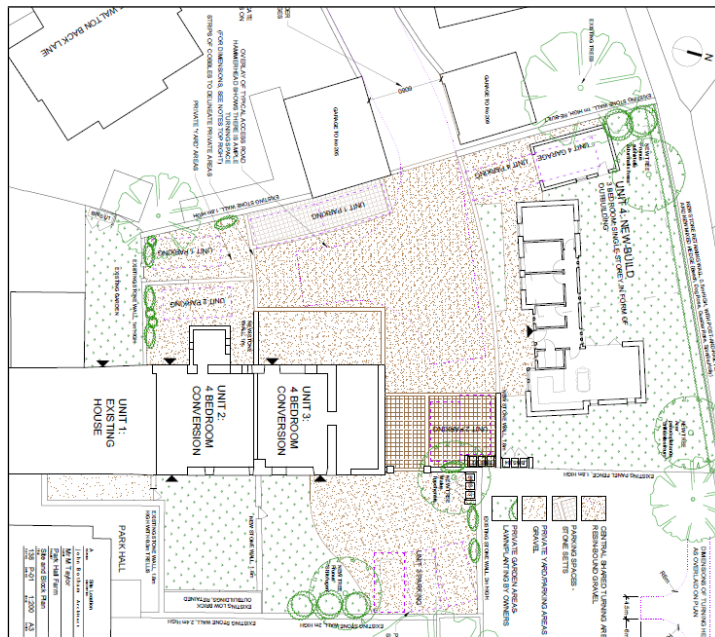
138 P-06 – New Build Unit 4

Heritage, Design and Access Statement – John Botham Architect

Structural Investigation – Gary Pagdin 10th November 2017

Bat Activity Survey Report by ML – Ecology 20th May 2019

4.3 The extract below is taken from the site layout and block plan and shows both the proposed conversion of the barn and the new build element.



5.0 CONSIDERATIONS

5.1 Planning Policy Background

5.1.1 The site is situated within West ward in an area which unallocated in the Local Plan and is predominantly residential in nature.

5.1.2 Having regard to the nature of the application proposals policies CS1 (Spatial Strategy), CS2 (Location of Development), CS3 (Presumption in favour of Sustainable Development), CS4 (Infrastructure Delivery), CS6 (Sustainable Design), CS7

(Management of the Water Cycle), CS8 (Environmental Quality), CS9 (Green Infrastructure and Biodiversity), CS10 (Flexibility in delivery of Housing), CS18 (Design), CS19 (Historic Environment) and CS20 (Demand for Travel) of the Core Strategy and the wider National Planning Policy Framework (NPPF) apply. In addition the Councils Supplementary Planning Document on Housing Layout and Design 'Successful Places' is also a material consideration.

5.2 **Principle of Development**

5.2.1 The site the subject of the application is unallocated and lies within the built settlement of West ward surrounded by residential properties.

5.2.2 Having regard to the nature of the application proposals the site the subject of the application has no clear associated agricultural use and therefore should be considered as previously development land (PDL) for the purposes of establishing the appropriateness of the principle of development.

5.2.3 Policies CS1 and CS2 of the Core Strategy set the Councils overall spatial strategy and the principles for the location of new development stating that all new development and growth should be located in areas which are within walking and cycling distances of centres. In regard to the sites spatial setting, the site is within walking / cycling distance of the Walton Local Centre and Chatsworth Road District Centre (Policy CS1) and it is therefore considered in principle to be an appropriate infill development site for new development.

5.3 **Design and Appearance Considerations (inc. Neighbouring Amenity)**

5.3.1 The application sits as a fairly anomalous use in an area that has evolved into what is now a predominantly residential area and therefore it has neighbouring dwellings on all aspects. Some are more modest in scale than others.

5.3.2 Having regard to the proposed design and appearance of the development proposals this section will consider the detail of the scheme simply in this context, with the prospective heritage and archaeological issues being considered in more detail in section 5.4 below.

- 5.3.3 Putting aside the fact the barn is listed, the overall design and layout of the proposals have been considered in the context of the Council's adopted SPD on Housing Layout and Design (accepting that some compromise is inevitable due to the listed nature of the building being converted) and the provisions of policies CS2 and CS18 of the Core Strategy.
- 5.3.4 Units 2 and 3 are associated with the conversion of the barn building and they form 4 bedroom properties respectively. Of the two units proposed there is a clear compromise in the level of outdoor amenity space available to Unit 2 which is provided to the east of the site, however it is not usual to accept the level of compromise when the proposals are constrained by an associated listing which means a clean slate cannot be achieved. The proposals do secure an area of amenity which is afforded privacy and on balance this compromise can be accepted. Unit 3 is presented with a much larger area of outdoor amenity space which appears as a rear garden and incorporates their own secure parking through a gated access which is acceptable.
- 5.3.5 Unit 4 establishes its own curtilage within the development site, fronting onto the shared driveway and turning area to the barn conversion and Units 1, 2 and 3. The level of outdoor amenity space afforded to this unit is acceptable albeit predominantly north facing. As a single storey bungalow the development will not adversely impact upon adjoining or adjacent neighbouring properties and adequate separation distances are secured between the development and all neighbours. The bungalow itself is utilitarian and simple in design, which is not considered inappropriate in the setting of the adjacent listed building. The proposed finishes (stone, slate and timber cladding) to the new build unit are also appropriate in the context of the character and appearance of the surrounding area.
- 5.3.6 Having regard to the conversion of the barn into residential use, the use will introduce a domestic use into a building which already has upper floor windows / openings but an occupation which differs from the relationship the building currently has with the adjoining and adjacent neighbours. Notwithstanding this however, given that opportunities for inter-visibility between existing openings in the barn and the neighbours own windows already exist it is not considered that a justification to refuse planning permission on the

grounds of overlooking could be sustained. Separation distances between the openings and neighbours windows at their least 20m and therefore this would almost comply with the 21m separation distance recommendation of the adopted SPD.

- 5.3.7 In the context of the provisions of Policies CS2 and CS18 of the Core Strategy and the material planning considerations in relation to neighbour impact, it is concluded the proposals will not impact upon the privacy and/or outlook of the adjoining and/or adjacent neighbours and are acceptable in terms of these policies. Notwithstanding this however, it is noted that due to the proximity of some of the adjoining and adjacent neighbouring properties it could be possible that permitted development extensions may pose a threat to privacy and amenity and therefore it is considered necessary to impose a condition removing these rights to maintain control over the future relationship any such extensions or alterations would have upon the neighbours.
- 5.3.8 Given that the site the subject of the application is entirely adjoined by neighbouring residential properties it would be necessary to control any hours of construction works associated with the development proposals in the interests of neighbouring amenity.

5.4 **Heritage and Archaeology**

- 5.4.1 Given that a component part of the full planning application affects a grade II listed building, and the accompanying listed building consent application seeks to agree changes to the building to facilitate its change of use both the Council's **Conservation Officer** (CO) and the **DCC Archaeologist** (DCC Arch) have been consulted on both applications. The following comments were received respectively:

Conservation Officer

No objections.

I met with the applicant and the agent (John Botham Architects) on site in 2015 to discuss proposals for a residential conversion of the grade II listed barn and to provide clarity as to what would be acceptable from a conservation perspective should a listed building consent application be submitted. It was clear to me that the proposals then being put forward were sound and the approach was very much one which would protect as much of the character

and appearance of the barn as possible (albeit within the acknowledgement that this would be a contemporary residential conversion). It should be noted that externally the barn is in something of a dilapidated state (although internally any damage has been kept to a minimum given the soundness of the existing roof).

The focus of the discussion on site in 2015 included the need to protect and repair where necessary the following:

- The original natural stone elevations.*
- The stone slate roof.*
- Existing window and ventilation openings.*
- The internal roof timbers (much of which, including the larger purlins, looks to be original and add a great deal of character to the building).*

There was an emphasis on avoiding internal over-compartmentalisation with the aim of retaining a sense of openness and exposing the existing roof timbers. There was also a consensus that any proposed separate new build (to replace the existing modern open barn structure to the north) should respect the character and setting of the listed building in its massing, scale and materials.

I have read the applicant's Design & Access Statement (which is supported by an accompanying structural survey of the barn) and I feel it is robust and contains enough detail and information to make a proper assessment of what is being proposed. It is also consistent with discussions in 2015, namely the requirement to put forward a design philosophy which focuses on retaining the barn's historic fabric and character. It also clearly highlights proposed changes and any new materials. It confirms the following:

- The separation of the barn into two separate residential units.*
- Retention and repair of existing elevations (including rebuilding a part of the western elevation (which is bulging) and the northern lean-to (the latter has collapsed)).*
- Retention of existing stone slates (with introduction of breathable membrane when re-laid).*
- Retention of existing windows and ventilation openings with introduction of new timber casement windows.*
- New timber and cast iron guttering/downpipes.*
- New timber doors (heavily glazed for introduction of light).*
- Conservation roof lights (laid flush with the roof slates).*

- Internal oak joinery where appropriate.
- Lime based mortar for repointing.

I note there has been a focus on reducing compartmentalisation on the upper storey (bedrooms are on the ground floor) to retain some openness and expose the existing timber trusses, including purlins. This is a sound approach and one I would support. The applicant is proposing to remove the existing upper storey floor (timber floorboards and joists) on the basis that there is rot, it is uneven and was introduced in the 1960s (and replace presumably with a new timber floor). I would normally encourage the retention of original timber floors in listed buildings, but in this case it is a later addition and sections are in poor condition, so I would not object. The existing ground floor is to be excavated and re-laid, again this would not involve the loss of any character or significance (the existing ground floor is largely concrete).

The only regrettable part of the conversion in my view is the introduction of internal timber stud walls on the interior skin. These attractive internal natural stone walls could be left exposed and repointed in lime mortar or lime plastered which would retain authenticity and add character to the building. It would also allow the solid walls to breath effectively and there would be no requirement for the proposed 'electro-osmotic damp proof course' (which in any case have largely been discredited and should be avoided in my view). However timber stud walls are easily removed so this would not result in a loss of historic fabric.

I have read the accompanying Structural Investigation report (by Gary Pagdin B.Eng Hons) and note that it estimates that 10-20 percent of the roof timbers have been lost to decay and woodworm which means that the roof can be salvaged and strengthened, hence the report recommends repair and strengthening of the existing roof timbers rather than wholesale introduction of new timbers (this approach is as confirmed and reflected in the Design & Access Statement). There will inevitably be some uncertainty as to the exact condition of the timber roof until it is more closely inspected as the proposed works progress, hence the applicant should be reminded that if there is a requirement to begin to comprehensively replace the roof then it is likely a new listed building consent would be required. I would be happy to provide any further advice or guidance to the agent or applicant as work progressed.

Regarding the proposed separate dwelling, I have no objections. In terms of scale, design and materials it is appropriate in my view and will enhance the setting of the barn (given that the existing structure on the site is a functional corrugated agricultural building with no character or significance).

DCC Archaeologist

Park Hall Farm contains two Grade II Listed Buildings, the 17th century house at Park Hall itself, dating from 1661 (Derbyshire HER 3957 and an associated barn thought to date between the 17th and early 18th century, with a cottage 'contrived in the south end of the barn probably during the earlier 19th century'. The north end of the barn forms the subject of the current applications. The ensemble represents an early focus of activity within the former medieval deer park at Walton (HER 14619).

Because the building is Grade II Listed, the local planning authority should be advised by its conservation officer in relation to the sufficiency of heritage information submitted to establish its significance against NPPF para 189, and in terms of the planning balance to be applied against NPPF paras 194-196.

Should the local planning authority be minded to grant consent against these policies, I submit that there will be a loss of historic fabric, legibility and authenticity to the historic building, meriting production of a pre-conversion historic building record as indicated at NPPF para 199. There will also be impacts to below-ground archaeology associated with the early post-medieval activity on and around the site, occasioned by the lowering of ground levels within the barn and other external groundworks to create access, landscaping and the new build dwelling. These should also be addressed by archaeological recording (monitoring during groundworks) in line with NPPF para 199.

The following condition should therefore be attached to any planning consent:

"No development shall take place until a written scheme of investigation (WSI), for archaeological monitoring and historic building recording, has been submitted to and approved by the local planning authority in writing. For land that is included within

the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.”*

5.4.2 Having regard to the comments received above, it is clear that the Conservation Officer is accepting of the proposed changes to the listed building to facilitate the conversion and he is satisfied that where compromises exist they are acceptable in the interests of securing a viable and future use to a building which is falling into disrepair. With this in mind the comments of the DCC Archaeologist are noted and the need to record the building is supported alongside the imposition of the condition he recommends.

5.4.3 In respect of the full planning application, the condition sought by the DCC Archaeologist would need to be imposed on any respective permission of that application; whereas the specific details and finishes to the listed building which the Conservation Officer has suggested will need further detail / approval these will need to be conditions of the accompanying listed building consent.

5.5 **Highways Issues**

5.5.1 The application proposals were reviewed by the **Local Highways Authority** (LHA) who provided the following comments:

The submitted details demonstrate conversion of an existing outbuilding into 2no. 4 bedroom units with a further 3 bedroom new build all served via the existing access to the site.

The footway fronting the access is of considerable width offering adequate exit visibility over land within the existing highway. Whilst the Highway Authority recommends that areas for standing of waste bins on refuse collection days are provided clear of the highway, given the footway width, it's suggested that placement of

bins at the rear of footway on collection days would be unlikely to cause obstruction to sightlines or passage of other users.

Whilst the driveway is of substandard width to meet current recommendations for the scale of development served, widened areas at each end are intervisible and it's considered that any objection on such grounds would be likely to prove unsustainable.

The turning facility demonstrated on the Site and Block Plan is considered to be suitable for use by service and delivery vehicles and the proposed level of off-street parking clear of this is considered to be acceptable. All off-street parking spaces appear to be of 2.4m x 5.5m dimension although it should be noted that, whilst this meets current guidance for general space dimensions, spaces in front of garage doors should be 2.4m x 6.5m minimum dimension; internal single garage dimensions should be 3.0m x 6.0m minimum; and 0.5m of additional width should be provided to any side adjacent to a physical barrier e.g. wall, fence, hedge, etc.

It would appear that the proposals will be likely to result in a greater area of impermeable surfacing within the site. Should this be the case, the applicant should be requested to submit details of how the additional surface water run-off will be prevented from entering the highway e.g. dished channel with gully, or levels falling away from the highway, etc.

Therefore, if you are minded to approve the proposals, it's recommended that the following Conditions are included within the Consent:-

- 1. Space shall be provided within the site throughout the entire construction period for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.*
- 2. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for*

the parking/ loading and unloading/ manoeuvring of residents/ visitors/ service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

3. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging/parking of private motor vehicles associated with the residential occupation of the property without the grant of further specific planning permission from the Local Planning Authority.*
4. *There shall be no gates or other barriers within 6.0m of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.*
5. *No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.*
6. *Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.*

5.5.2 Having regard to the comments received from the LHA above the conditions recommended can be imposed in the interests of highway safety. It is concluded that the site can be appropriately developed with an acceptable driveway layout and connection to the shared driveway leading from / to Walton Back Lane with more than sufficient visibility in both directions being provided without detriment to highway safety and in compliance with policies CS18 and CS20 of the Core Strategy.

5.6 **Flood Risk and Drainage**

- 5.6.1 In respect of matters of drainage and potential flood risk (having regard to policy CS7 of the Core Strategy), it is noted that the application site lies within flood risk zone 1 and therefore is unlikely to be at risk from flooding. In respect of drainage, the application details that the development is to be connected to existing mains drains and SuDS for surface and foul water.
- 5.6.2 The Councils **Design Services** (DS) team and **Yorkshire Water Services** (YWS) were both consulted on the application and no objections were received. Details of the proposed site drainage strategy will need to be submitted for approval in accordance with the Council 'Minimum Standards for Drainage' and infiltration tests should be carried out and calculations provided in accordance with BRE Digest 365 to a 1 in 30 year standard to demonstrate suitability of SuDS proposals.
- 5.6.3 Full drainage details have not been submitted for consideration as part of the planning application submission however these matters are ordinarily dealt with by appropriate planning condition (which in this case would be pre-commencement requirement – as agreed with the applicant).

5.7 **Land Condition and Contamination / Noise**

- 5.7.1 In respect of land condition the site the subject of the application lies within a defined 'standing advice' area of the **Coal Authority** which means there is a lower risk of the site being affected by the presence of unrecorded coal mining legacy. In such areas the Coal Authority does not require a Coal Mining Risk Assessment and they simply ask that if permission is granted an advisory note be appended to any planning decision notice as follows:

'The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority'

5.7.2 In respect of potential land contamination the Council's **Environmental Health Officer** reviewed the application proposals and confirmed that they had no objections to the application proposals.

5.8 **Ecology and Trees**

5.8.1 Under the provisions of policy CS9 of the Core Strategy and the wider NPPF the site characteristics were considered to have potential ecological value and therefore the application submission was referred to **Derbyshire Wildlife Trust** (DWT) for their comments.

5.8.2 In their initial response DWT advised (29/11/2108) that a Bat and Bird Survey was required to be undertaken and submitted for further consideration before the application could be determined and this led to a delay in the determination of the application as the Bat Survey window generally runs from May – August.

5.8.3 On the 23/05/2019 a Bat Activity Survey Report was submitted which was subsequently reviewed by DWT who provide the following comments:

A bat report (ML-Ecology, May 2019) has now been submitted for the above site, detailing the results of a building inspection and subsequent nocturnal bat survey. No evidence of roosting bats was recorded during either visit. Sufficient information has been provided to determine the planning application, however the applicant should be advised to proceed with caution given the size and age of the building. This is particularly important when re-pointing and undertaking any works to the roof and eaves. If roosting bats are found at any time during works, works must stop and the project ecologist called for advice.

To secure a net biodiversity gain, we advise that the following conditions are attached to any permission:

Nesting Birds

No works to the barn shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored

until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Enhancements

Prior to the completion of works to the barn, two bat boxes e.g. Vivara Pro WoodStone Bat Box or Beaumaris Woodstone Maxi, shall be attached to the barn. Southerly aspects shall be favoured, if possible, and the boxes attached at eaves level. In addition, a sparrow terrace shall also be attached at eaves level, avoiding southerly aspects. The type and location of boxes shall be approved by the LPA and a photograph of the boxes in situ shall be submitted to fully discharge the condition.

- 5.8.4 Having regard to the comments received from DWT above it is noted that they are now satisfied sufficient information has been provided to enable the application to be progressed to determination.
- 5.8.5 Under the provisions of policy CS9 of the Core Strategy and wider NPPF a net gain in biodiversity enhancement measures should be secured is the development proposals are to be accepted. These enhancements would come in the form of tree planting and bird / bat boxes, whose detail could be reserved for approval by appropriate planning conditions. Nesting birds are afforded statutory protection therefore in addition to these measures a condition (as recommended by DWT) to limit works in the nesting season can also be imposed.
- 5.8.6 Moving on to the matter of trees the **Tree Officer** at DCC (Ruth Baker) was consulted on the application on 20/11/2018 however she did not reply or offer any comments on the application proposals. Notwithstanding the absence of any specialist comments the potential impact of the development upon the protected trees was considered by the case officer. In this regard the only trees in proximity which has the potential to be affected by the development proposals are those which stand in the rear garden of No 209 Walton Back Lane and those which are positioned in front gardens of No 209 Walton Back Lane and Park Hall Farm, 205 Walton Back Lane either side of access driveway.
- 5.8.7 Looking at each of these trees in turn the single tree standing in the rear garden of 209 Walton Back Lane which appears to be a sycamore will potentially be impacted upon by the foundations of

the single garage. On the site layout plan the garage structure is shown to be within the canopy of the neighbouring tree which means it is likely that the foundations of the garage will encroach into the root protection area of this tree. This does not automatically mean that the garage is unacceptable, but it will be necessary to determine and calculate the exact root protection area of the tree and then explore whether the garage foundations can be designed so as not to sever any roots of this tree and thus jeopardise its stability and health. Clearly the development is not solely dependent upon the garage and therefore it is considered that the information deemed necessary can be required by the imposition of an appropriate planning condition.

5.8.8 The two trees located either side of the driveway in the front gardens of No's 205 and 209 will not be directly impacted upon by any of the development proposals, however they could be impacted by construction traffic / deliveries to the site. From the case officers site visit the crown of both trees were relatively high but it will be prudent to advise the applicant that any such deliveries to the site should be observed by a banksman to ensure the tree canopies are not clipped by higher vehicles. Works to crown lift the trees would need to be the subject of a separate application to the Tree Officer at DCC.

5.8.9 Overall however on the basis of the above observations it can be concluded that the development proposals and their impacts upon the adjacent protected trees are acceptable.

5.9 **Community Infrastructure Levy (CIL)**

5.9.1 Having regard to the nature of the application proposals the development comprises the creation of 3 no. new dwellings and the development is therefore CIL Liable.

5.9.2 The site the subject of the application lies within the high CIL zone and therefore the CIL Liability has been calculated (using calculations of gross internal floor space [GIF]) as follows:

		A	B	C	D	E
Proposed Floorspace (GIA in	Less Existing (Demolition or	Net Area (GIA in Sq.m)	CIL Rate	Index (permission)	Index (charging schedule)	CIL Charge

Sq.m)	change of use) (GIA in Sq.m)					
Unit 2 & Unit 3 – 343sqm Unit 4 – 107sqm		450	£80 (High Zone)	307	288	£38,375

Net Area (A) x CIL Rate (B) x BCIS Tender Price Index (at date of permission) (C) / BCIS Tender Price Index (at date of Charging Schedule) (D) = CIL Charge (E).

6.0 **REPRESENTATIONS**

6.1 Both applications have been publicised by site notice posted on 31/10/2018; by advertisement placed in the local press on 08/11/2018; and by neighbours notification letters sent on 07/11/2018.

6.2 As a result of the applications publicity there have representations received from six neighbouring properties as follows:

1. A Local Resident

I agree with the Design & Access Statement and support the proposed renovation & conversion of these derelict listed farm buildings; and

I feel it is important that Listed Buildings are used & maintained to stop them becoming derelict.

2. 26 Park Hall Gardens

Our main concerns are whether any windows will overlook us and noise issues during the work inc. music and radios being played by the builder while working.

Having studied the proposed development at Park Hall Farm, we are of the opinion that the proposed conversion of the barn is of a density that is not in keeping with the surrounding buildings in the

immediate locality and that a single larger unit will be more appropriate than the two units proposed for the barn conversion under the planning application.

3. Park Hall, Walton Back Lane

There are two points which we would like to draw to your attention:

- On the existing barn plans there are marked four ventilation holes. I can see no evidence of these holes and therefore if they are opened up as shown on the proposed elevations these should be no larger than 8ins by 12ins and one no larger than 16ins by 20ins as drawn.
- The site and block plan shows a new prunus shirofugen tree against the Park Hall wall. This is large tree 20ft wide with a 30ft spread. Its roots could damage our wall and there are a number of trees already in the surrounding area so there is no need for any more trees.

4. 209 Walton Back Lane

The proposed development has, in part, to be commended as the area for development is currently unsightly and has an air of dereliction;

However access to our property is via the private driveway leading to the development and there will be a significant increase in the passage of vehicles down a relatively narrow driveway (potentially 11 vehicles associated with the development);

Traffic turning left out of Park Hall Ave does so at speed so we and our neighbours are already at risk in spite of exercising caution; We therefore object to the magnitude of development because of the consequential increase in traffic;

The existing sycamore tree behind the garage at No 209 has a girth of 2.4m and canopy diameter of approx. 11m and has a preservation order. The garage will overlay its root system; and The proposed units 2 and 3 have roof windows which appear intrusive as they directly overlook No 205.

This resident also provided details of their deeds showing that they have a right of access over the driveway leading to the development site. They believe their deeds show that the driveway is owned by the applicant, but they are the second owner.

5. Park Hall Farm, 205 Walton Back Lane

Our first concern about the above planning application is the fact that we live at and own Park Hall Farm. Land registry will confirm this for you. The barn and surrounding area is not Park Hall Farm. The existing cottage normally carry's the name Gardeners Cottage. If this is to become four separate dwellings they will need correct addresses- If the cottage is rented out I often end up being their postman due to badly addressed mail or tired postman, I certainly don't want to become postman for four properties if this area is not given a correct name and address for each dwelling and it is not Park Hall farm.

We do carry a major concern about the windows of dwellings of unit 2 and 3 these windows which at the moment are hay barn doors will look directly into our living room and kitchen and upstairs bedrooms. This will completely invade our personal space and privacy. Bearing in mind the eyes of straw and hay don't cause offence normally and even the family of bats that inhabit the barns don't normally cause us offence, but the eyes of Mr and Mrs interested and all their family will totally invade on our privacy. To say nothing of the whole unit full of eyes and noses taking up the other property.

We have sent you two photos one from upstairs and one from the living room window just to show you how close the windows would be to us. It would totally overlook our property.

We also carry a concern about the number of vehicles using the drive and the danger of the exit onto Walton back Lane as this is a busy and fast road and vehicles also turning and leaving Park Hall Avenue so close to this exit.

The barn and the surrounding yard area has been in a very bad state of repair and an eyesore with old vehicles rubbish etc. it has been more like a dumping ground for Michael Taylor for some time a haven for rats and other not so pleasant creatures which pay us a visit from time to time. We would carry concern that lives of the bats and owls that we have seen in the barn are properly rehoused.

We are not against the idea of upgrading this area as it has been a most unpleasant view for a long time with no consideration to what has been dumped there but we do want the above issues to be addressed as we cannot agree to this application otherwise.

Stance: Customer objects to the Planning Application

Comment Reasons:

- Visual

Comment: Proposed elevation, the windows will look straight in to our property invading our privacy!

6. 9 Park Hall Avenue

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Visual

Comment: I feel replacing breeze block barn & caravan storage with bungalow will be a big improvement.

6.3 Officer Response: See section 5.0 above.

7.0 HUMAN RIGHTS ACT 1998

7.1 Under the Human Rights Act 1998, which came into force on 2nd October 2000, an authority must be in a position to show:

- Its action is in accordance with clearly established law
- The objective is sufficiently important to justify the action taken
- The decisions taken are objective and not irrational or arbitrary
- The methods used are no more than are necessary to accomplish the legitimate objective
- The interference impairs as little as possible the right or freedom

7.2 It is considered that the recommendation is objective and in accordance with clearly established law.

7.3 The recommended conditions are considered to be no more than necessary to control details of the development in the interests of amenity and public safety and which interfere as little as possible with the rights of the applicant.

7.4 Whilst, in the opinion of the objector, the development affects their amenities, it is not considered that this is harmful in planning terms, such that any additional control to satisfy those concerns would go beyond that necessary to accomplish satisfactory planning control.

8.0 **STATEMENT OF POSITIVE AND PROACTIVE WORKING WITH APPLICANT**

8.1 The following is a statement on how the Local Planning Authority (LPA) has adhered to the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 in respect of decision making in line with paragraph 38 of the National Planning Policy Framework (NPPF).

8.2 Given that the proposed development does not conflict with the NPPF or with 'up-to-date' Development Plan policies, it is considered to be 'sustainable development' and there is a presumption on the LPA to seek to approve the application. The LPA has used conditions to deal with outstanding issues with the development and has been sufficiently proactive and positive in proportion to the nature and scale of the development applied for.

8.3 The applicant / agent and any objector will be provided with copy of this report informing them of the application considerations and recommendation / conclusion.

9.0 **CONCLUSION**

9.1 **CHE/18/00691/FUL**

9.1.1 The proposed conversion of the building to residential use is supported by the principles of policies CS1, CS2, CS15, CS18, CS19 and CS20 of Core Strategy and the wider National Planning Policy Framework (NPPF) without giving rise to any adverse design and appearance, neighbouring amenity or highway safety concerns. Appropriate conditions can be imposed on any consent to address any outstanding matters to secure further compliance with the development plan requirements.

9.1.2 The proposals are considered to be appropriately designed such that they are considered in keeping with the character of the surrounding area and would not have an unacceptable detrimental impact on the amenities of neighbouring residents or highway safety. As such, the proposal accords with the requirements of policies CS2, CS10, CS18 and CS20 of the Core Strategy and the wider National Planning Policy Framework.

9.1.3 Furthermore subject to the imposition of appropriate planning conditions the proposals are considered to demonstrate wider compliance with policies CS7, CS8, CS9 and CS10 of the Core Strategy and the wider NPPF in respect of drainage, flood risk, land condition and contamination.

9.2 CHE/18/00692/LBC

9.2.1 The proposed conversion of the building to residential use is supported by the principles of policies CS2, CS18 and CS19 of Core Strategy and the wider National Planning Policy Framework (NPPF) in respect of the historic environment and heritage assets. Works to facilitate the conversion of the building are limited to minimal intervention and where it is necessary it is considered that appropriate conditions can be imposed to secure the provision of further information / details to address any outstanding matters.

10.0 **RECOMMENDATION**

10.1 That a CIL Liability notice be issued as per section 5.9 above; and

10.2 That both the full planning application and application for listed building consent be approved subject to the following conditions respectively:

CHE/18/00691/FUL

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - The condition is imposed in accordance with section 51 of the Planning and Compensation Act 2004.

02. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception of any approved non material amendment.

138 P-01 – Site and Block Plan (inc. Location Plan)

138 P-02 – Existing Barn Plans

138 P-03 – Existing Barn Elevations

138 P-04 – Proposed Barn Plans

138 P-05 – Proposed Barn Elevations

138 P-06 – New Build Unit 4

Heritage, Design and Access Statement – John Botham
Architect

Structural Investigation – Gary Pagdin 10th November 2017
Bat Activity Survey Report by ML – Ecology 20th May 2019

Reason - In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009.

Drainage

03. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason - In the interest of satisfactory and sustainable drainage.

04. No development shall take place until details of the proposed means of disposal of foul and surface water drainage (including details of any balancing works and off-site works) have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reason - To ensure that the development is appropriately drained and no surface water discharges take place until proper provision has been made for its disposal.

Archaeology

05. No development shall take place until a written scheme of investigation (WSI), for archaeological monitoring and historic building recording, has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason - This requirement is in line with NPPF para 199 which requires developers to record and advance understanding of the significance of any heritage assets which are to be lost.

Ecology

06. Prior to the commencement of development a detailed enhancement strategy that provides details of enhancement measures for roosting bats and nesting birds shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter.

Please note that it is expected that provision is made within the new dwellings (as integral boxes) rather than in retained trees to ensure that the roost and nest boxes cannot be tampered with and are secure in the long-term.

Reason – To ensure that any ecological interest on site is appropriately addressed and can be mitigated against, prior to any development taking place, in accordance with policy CS9 and the wider NPPF.

07. No removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason – In the interests of biodiversity and to accord with policy CS9 of the Local Plan: Core Strategy 2011-2031 and the National Planning Policy Framework.

Highways

- 08 Space shall be provided within the site throughout the entire construction period for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

Reason – In the interests of highway safety.

09. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for the parking/ loading and unloading/ manoeuvring of residents/ visitors/ service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Reason – In the interests of highway safety.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging/parking of private motor vehicles associated with the residential occupation of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason – In the interests of highway safety.

11. There shall be no gates or other barriers within 6.0m of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.

Reason – In the interests of highway safety.

12. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.

Reason – In the interests of highway safety.

13. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

Reason – In the interests of highway safety.

Trees

14. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a detailed tree survey, tree constraints plan, and a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification.

Details shall include relevant sections through them.

f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

h) a specification for scaffolding and ground protection within tree protection zones.

i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.

j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

k) Boundary treatments within the RPA

l) Methodology and detailed assessment of root pruning

m) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details.

Reason - To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance to section 197 of the Town and Country Planning Act 1990

15. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:
- 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;

- 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) use within tree Root Protection Areas (RPAs);
- 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 5) types and dimensions of all boundary treatments

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason - To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.

16. Prior to the commencement of the development hereby approved (including all preparatory work), details of all proposed Access Facilitation Pruning (see BS5837:2012 for definition) shall be submitted to and approved in writing by the Local Planning Authority.
The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

Reason - To avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning

Act 1990 and to protect and enhance the appearance and character of the site and locality.

Others

17. Construction work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

Reason - In the interests of residential amenities.

18. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development.

Reason - The condition is imposed in order to ensure that the proposed materials of construction are appropriate for use on the particular development and in the particular locality.

19. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

Reason - In the interests of the amenities of occupants of adjoining dwellings.

20. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the local

planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

Reason - In the interests of reducing emissions in line with policies CS20 and CS8 of the Core Strategy.

Notes

01. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.
02. This approval contains condition/s which make requirements prior to development commencing. Failure to comply with such conditions will render the development unauthorised in its entirety, liable to enforcement action and will require the submission of a further application for planning permission in full.
03. You are notified that you will be liable to pay the Community Infrastructure Levy (CIL) to Chesterfield Borough Council as CIL collecting authority on commencement of development. This charge will be levied under the Chesterfield Borough Council CIL charging schedule and s211 of the Planning Act 2008. A CIL Liability Notice will be issued at the time of a detailed planning permission which first permits development, in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). The extent of liability will be dependent on the permitted Gross Internal Area. This will be calculated on the basis of information contained within a subsequent detailed planning permission. Certain types of development may eligible for relief from CIL, such as self-build or social housing, or development by charities. Further information on the CIL is available on the Borough Council's website.

04. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority
05. The Highway Authority recommends that the first 6m of the access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the landowner.
06. Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gully laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
07. The application site is adjacent to a Public Right of Way (Footpath number 157 Chesterfield on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Advice regarding the temporary (or permanent) diversion of such routes may be obtained from the Strategic Director of Economy Transport and Environment at County Hall, Matlock (tel: 01529 580000 and ask for the Rights of Way Officer).
08. Car parking spaces should measure 2.4m x 5.5m (2.4m x 6.5m where in front of garage doors) with an additional 0.5m of width to any side adjacent to a physical barrier e.g. fence, hedge, wall, etc. Single garages should be of 3.0m x 6.0m minimum dimension to be included as a part of off-street parking provision.

CHE/18/00692/LBC

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - The condition is imposed in accordance with section 51 of the Planning and Compensation Act 2004.

02. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception of any approved non material amendment.

138 P-01 – Site and Block Plan (inc. Location Plan)

138 P-02 – Existing Barn Plans

138 P-03 – Existing Barn Elevations

138 P-04 – Proposed Barn Plans

138 P-05 – Proposed Barn Elevations

138 P-06 – New Build Unit 4

Heritage, Design and Access Statement – John Botham
Architect

Structural Investigation – Gary Pagdin 10th November 2017

Bat Activity Survey Report by ML – Ecology 20th May 2019

Reason - In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009.

- 03 There shall be no works undertaken to any existing external windows or doors until a windows and doors schedule of works has been submitted to the Local Planning Authority for consideration and written approval. This schedule shall include any proposed changes to existing windows and doors throughout the building and include the proposed design and materials for any new windows and doors. Robust justification to the satisfaction of the Local Planning Authority will be required to justify the replacement of any windows and doors with historic and architectural value. Only those details approved in writing by the Local Planning Authority shall be implemented on site in strict accordance with the approved schedule.

Reason – In the interests of preserving and protecting the special character and appearance of the listed building, in

accordance with policy CS19 of the Core Strategy and wider NPPF.

- 04 There shall be no works undertaken concerning the renovation, reinstatement or repair of features or fabric of the listed building without prior approval by the Local Planning Authority. Prior to any such works being undertaken a Schedule of Works / Methodology shall be prepared and submitted (the submission of which can be phased) to detail:
- a) any roofing repair
 - b) any repair / replacement rainwater goods
 - c) any repair / repointing to external stonework
 - d) punctuation of the external stonework for any extraction flues or fans
 - e) installation of any boiler / heating system (inc. radiators and pipework)
 - f) location and details of any new services which may require removal / punctuation of floors or wall internally or externally
- Only those details approved in writing by the Local Planning Authority shall be implemented on site in strict accordance with the approved schedule.

Reason – In the interests of preserving and protecting the special character and appearance of the listed building, in accordance with policy CS19 of the Core Strategy and wider NPPF.

Notes

01. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.
02. This approval contains condition/s which make requirements prior to development commencing. Failure to comply with such conditions will render the development unauthorised in its entirety, liable to enforcement action and will require the submission of a further application for planning permission in full.