

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	15 November 2017
TITLE OF REPORT:	171863 & 171864 - PROPOSED CONVERSION OF EXISTING BARNs AND ANNEX TO PROVIDE 2 ADDITIONAL DWELLINGHOUSES AT OLD COURT, BROBURY, HEREFORD. (PLANNING AND LISTED BUILDING CONSENT) For: Mr Bulmer per Mr Alex Coppock, Studio 1, The Grange, Shelwick, Hereford, Herefordshire HR1 3AW
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171863&search=171863
Reason Application submitted to Committee – Redirected	

Date Received: 19 May 2017
Expiry Date: 2 August 2017

Ward: Castle

Grid Ref: 334585,244286

Local Member: Councillor WC Skelton (Councillor RJ Phillips is fulfilling the role of local ward member for this application.)

1. Site Description and Proposal

- 1.1 Old Court Farm lies approximately 2.3km south west of Staunton on Wye accessed via Scar Lane to the south side of Roman Road. The site comprises six buildings situated around a traditional farm courtyard and accessed from the single width unclassified road, U90002 via a private track serving the farm and a separate Grade II listed building to the south, known as Magdelene. The site is approximately 482m west of the River Wye.
- 1.2 The main house on the proposal site, Old Court Farm, along with adjoining Granary Annexe, is Grade II listed and is situated to the northeast of the corner of the courtyard. It is situated in one corner of a farmstead complex which incorporates a series of ancillary historic farm buildings. Two of the buildings, both large barns, are also separately Grade II listed, referred to as Barn 1 and Barn 2. The remaining buildings are considered to be curtilage listed by virtue of their historical and physical relationship with the listed farmhouse.
- 1.3 Attached to the west elevation of the main house is the two storey 'Granary Annexe' which is currently being used as a mix of additional residential space with the main house and vehicular and equipment storage. To the immediate west of the Annex is a pathway which allows access from the courtyard to the north garden area. To the south east corner of the courtyard is a large Grade II listed Barn (Barn 1) with a further Grade II listed Barn (Barn 2) lying to the southwest of the courtyard.
- 1.4 The proposal seeks planning permission and listed building consent for the conversion of one Grade II listed barn (Barn 1) and the 'Granary Annex' into two residential dwellings.

Further information on the subject of this report is available from Hazel Nash on 01432 261903

1.4.1 **Barn 1:**

Proposed conversion of barn 1 into a 5 bedroomed dwelling with ground floor living accommodation.

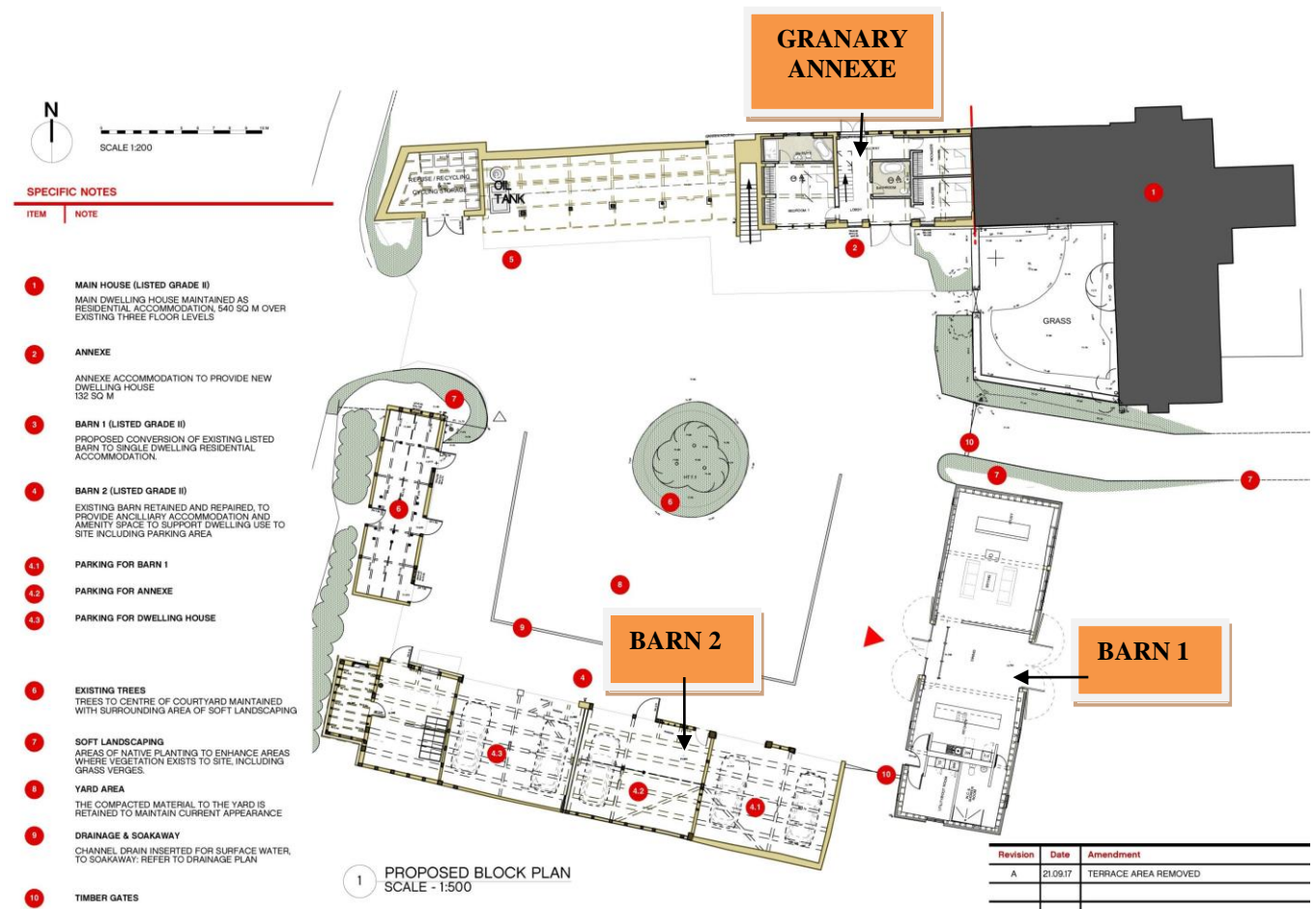
1.4.2 **Barn 2:**

Barn 2 to be retained and repairs undertaken to provide car parking for 5 private vehicles and storage use for dwellings. The existing openings will be utilised.

1.4.3 **Granary Annex:**

Proposed conversion of the Annex into a three bedroomed inverted residential dwelling

1.5 Amended drawings and additional information have been submitted to address various concerns raised. Corrections have also been made to, in particular, the original Justification Statement which accompanied the application.



2. Policies

2.1 Herefordshire Local Plan Core Strategy:-

- SS1 - Presumption inf favour of sustainable development
- SS6 - Environmental Quality and Local Distinctiveness
- RA3 - Herefordshire's Countryside
- RA5 - Re-use of Rural Buildings

- LD1 - Landscape and townscape
- LD2 - Biodiversity and Geodiversity
- LD4 - Historic Environment and Heritage Assets
- MT1 - Traffic Management, Highway Safety and Promoting Active Travel
- SD1 - Sustainable Design and Energy Efficiency
- SD3 - Sustainable water management and water resources
- SD4 - Wastewater treatment and river water quality

2.2 National Planning Policy Framework

- Chapter 6: Delivering a wide choice of High Quality Homes
- Chapter 7: Requiring Good Design
- Chapter 11: Conserving and Enhancing the Natural Environment
- Chapter 12: Conserving and Enhancing the Historic Environment
- Para 14: Presumption in favour of sustainable development

2.3 Neighbourhood Plans

Staunton-on-Wye and District Group Neighbourhood Development Plan was adopted on 13th June 2016. It is a material consideration for the purposes of determining planning applications.

- Policy SOW G1: Sustainable Water Management
- Policy SOW B5: Change of Use of Redundant Agricultural Buildings
- Policy SOW D1: Change of Use

https://myaccount.herefordshire.gov.uk/media/4353697/staunton_on_wye_neighbourhood_plan_jan16.pdf

2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

3. Planning History

- 3.1 P162799/L - Proposed conversion of existing barns to provide 5 dwelling houses - withdrawn
- P162794/F - Proposed conversion of existing barns to provide 5 dwelling houses – withdrawn
- DCH991966/L - Minor alterations to windows in house, addition of glazed panels in barn and granary, replacement of corrugated iron cladding on barns with timber – approved with conditions

4. Consultation Summary

The scheme has been updated and amended during the application process. As a consequence, and where relevant, both the original and updated responses from consultees are reported below.

Statutory Consultations

4.1 Natural England Further Information Required

There is currently insufficient information for you to undertake a Habitats Regulation Assessment of the proposed development. We advise you to obtain the following information:

- Clarification of what the proposed package treatment plant will discharge to.
- We understand that currently it is proposed that the package treatment plant will discharge to a watercourse. We would advise that it should discharge to a soakaway. If it is proposed that the package treatment plant discharges to a watercourse, then information on how much phosphate will be discharged from the proposed package treatment plant should be provided. (This is to enable the Local Planning Authority to assess how this proposal will affect the headroom capacity (calculated in population equivalent) that was set out in the Nutrient Management Plan and was used to calculate development in the Herefordshire Core Strategy.)
- We advise that foul sewage be disposed of in line with Policy SD4 of the adopted Herefordshire Core Strategy. Package Treatment Plants and Septic Tanks will discharge phosphate and we are therefore concerned about the risk to the protected site in receiving this. Where a package treatment plant is used for foul sewage, this should discharge to a soakaway or a suitable alternative if a soakaway is not possible due to soil/geology. We advise that package treatment plants/septic tanks and soakaway should be sited 50m or more from any hydrological source. Natural England research indicates that sufficient distance from watercourses is required to allow soil to remove phosphate before reaching the receiving waterbody. (Development of a Risk Assessment Tool to Evaluate the Significance of Septic Tanks Around Freshwater SSSIs).
- Surface water should be disposed of in line with Policy SD3 of the adopted Herefordshire Core Strategy and the CIRIA SuDS Manual (2015) C753.
- • A Construction Method Statement explaining the measures in place to protect the River Wye SAC and its tributaries from any harmful discharges during construction should be submitted and approved by the LPA before any work takes place.

4.2 Historic England: No Objection

The amended plans represent a significant reduction in the intensity of the proposed conversion scheme and in the level of intervention in the Grade II listed buildings. The concerns we raised in our letter of 26 October 2016 [in relation to the withdrawn scheme] regarding the impact of excessive fenestration, rooflights, the relationship between historic timbers and new window openings and the formalisation of the exterior floor-scape have been addressed. We consider that the level of intervention now constitutes alteration rather than demolition in the planning sense and does not therefore trigger engagement by Historic England.

Recommendation

We recommend that this application be determined in accordance with national and local policy guidance and on the basis of your expert conservation advice.

Internal Council Consultations

4.3 Land Drainage Officer Further Information Required

The following information should be provided prior to the Council granting planning permission:

- The finished floor levels of the north-eastern building should be raised by 350mm to prevent surface water ingress;
- Herefordshire Emergency Planners should be consulted to produce a Flood Evacuation Plan;
- Further information of BRE365 infiltration testing including test pit location and groundwater levels. These results should be used to provide calculations to demonstrate whether soakaways are a viable option. The calculations should demonstrate there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of

development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;

- If infiltration is not viable, the Applicant should provide an alternative drainage strategy that incorporates SuDS. The Applicant should also consider the use of rainwater harvesting and/or water butts if infiltration does not prove viable.

Once the above information has been provided and approved, the following information should be provided within suitably worded planning conditions:

- A detailed foul water drainage strategy showing how foul water from the development will be disposed of;
- Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems;
- Details of proposed outfall structures.

4.4 Service Manager - Built and Natural Environment (Historic Buildings)

Original response:

Further Information Required

Although the application is acceptable in principle, there are some details that should be addressed or clarified before the submitted scheme can be approved. Therefore we would like more information on the following items:

1. In the justification statement, paragraph 3 on page 11 states that barn 2 will be converted to a dwelling. The submitted plans make it clear that it is just barn 1 and the annexe to be converted, but this typo has raised some comment.
2. At the end of the justification statement the listing details for the wrong buildings have been supplied.
3. The north arrows on drawing A.195 13.03 E.10 are incorrect (the north arrow in the key is correct).
4. On the proposed elevations for barn 1 (drawing number 1 A.195 13.03 P.31), item 10 shows ground floor glazing using openings in the frame behind the existing corrugated metal on the east elevation. However, the rest of barn 1 suggests there may be diagonal braces in the frame at this point. The proposed openings would mean removing the diagonal braces. If the braces do exist here, another solution to provide openings should be sought
5. Details of the new stair for accessing first floor storage in barn 2 should be provided.

There has been some concern over the barn floors in the listed buildings, if they are to be removed we would seek a condition that they are recorded beforehand. Alternatively if it is made clear that the floors will be preserved in situ under the new flooring, this should be stated.

6. The double door and window arrangement on the north elevation of the annexe is too domestic for an agricultural building.
7. The ground floor plan for the annexe shows what appears to be a patio outside the double door to the east on the southern elevation. This lends the risk that a domestic style entrance will intrude into the agricultural courtyard.

Service Manager - Built and Natural Environment (Historic Buildings) Response in relation to the updated/amended proposals - Support subject to conditions

The less than substantial harm the proposals would cause to the setting of the nearby listed buildings and character of the conservation area is mitigated by the public benefit of housing provision and as such accord with policies contained within the National Planning Policy Framework (NPPF), para 131, 132, 134 and Herefordshire Council's Core Strategy particularly LD4 and RA5.

The removal of an area of metal cladding to one area of Barn 1 and its proposed larger openings on this elevation are not characteristic of the typology of building and would have an affect its evidential and aesthetic significance due to the solid to void ratio on the Threshing Barn (1) This could be resolved by using louvres for some of the openings.

Impact on setting of the listed buildings

The external changes are all relatively minor, with only the north and south facing elevations of the granary and the west facing elevation of Barn 1 showing any real changes. Two of these elevations face the courtyard which defines much of the character of Old Court and its ancillary buildings, whilst the north elevation of the granary is not visible from nearby listed buildings. As a whole, the proposed changes retain the agricultural feel of the complex and are necessary to allow use of the buildings as dwellings. Any changes visible from Magdalen will be very minor and not affect the setting of this building; which is that it is experienced at the edge of a traditional farmstead complex.

Barn 1

The interior layout retains the full height space through the threshing area which is the defining feature of this building. The glazing treatment of this central bay's openings to the east and west elevations also show this key feature, making it readable from outside as well as respected within. New openings are suitably agricultural, reminiscent of narrow arrow slits typical for ventilation in a threshing barn. The original bays of the barn are respected in the new room divisions. Floors will be removed here, so recording is to be carried out before development begins.

The north and south elevations are left largely unaltered; the use of the apex of the gables to let in light maintains the relatively solid, agricultural appearance of these end elevations. The avoidance of rooflights further maintains much of the solid feel of the building, particularly to the courtyard facing west elevation.

Barn 2

Alterations to the historic fabric here are minimal and the proposed function as a garage is a good viable use which will aid the maintenance and future life of the building. This new use also reflects the historic use of the building as a cart-shed. The existing flooring is to be retained.

All exterior elevation treatments are acceptable as they are limited to like-for-like repairs which will enhance the building and complex as a whole.

Annexe

The main intervention to the north elevation is the insertion of a double door, requiring the loss of some structural timber. This intervention is relatively minor and on the less important north elevation so will be acceptable. The few new window openings use existing spacings between structural timbers so will be permitted.

The major change to the south elevation is the new glass double doors replacing the garage doors. The new doors allow the retention of the original openings so will be permitted.

The interior layout uses the space well by having bedrooms downstairs and living area upstairs. No existing walls will be damaged and new stud partitions are all acceptable.

Details

All provided details show care has been taken that new doors and windows will fit the character of the buildings in materials and flush profiles, and that wall and floor treatments have considered damp, ventilation and insulation.

Gardens

The treatment of the gardens respects the integrity of the courtyard and is not overly domesticated so can be approved.

4.5 Environmental Health Housing Manager – No Objection

The following remarks are made on behalf of Environmental Health Housing in respect of the above app:

- The proposed plans should include for a fire escape windows from all bedrooms, if the only internal escape route in the event of fire is through a risk room. If there is more than a 4.5 metre drop from bedroom windows (e.g. from the third floor), then an alternative layout should be provided so that persons can exit the flat from the bedroom without the need to go through a risk room.
- In addition, an appropriate automatic fire detection system complying with BS5839:2013 should be fitted to cover the whole development including common areas and leisure facilities.
- From looking at the plans, there appears to be reduced head room within the upper floor of Barn 1. Please ensure that the usable floor area is sufficient for the room use.
- I can't seem to see a window in bedroom 2 of the annexe development-all bedrooms need an openable window to provide sufficient lighting and ventilation.

4.6 Service Manager - Built and Natural Environment (Ecology) Original Response: Objection

The site falls within the updated (Nov 2016) River Wye SAC & SSSI Impact Risk Zone that includes "any discharge of water or liquid waste, including to mains sewer" and any planning application...affecting rural properties outside of existing settlements. This requires Natural England to be a statutory consultee and places a legal Duty of Care upon this Authority to ensure all 'Likely Significant Effects' (LSE) are mitigated. The clearly identified LSE are foul water management, surface water management and the construction process.

I note that the application clearly states that final discharge from Package Treatment Plant(s) is to be to a watercourse that leads directly to the River Wye approximately 400m away. This is not acceptable and would be a clearly unmitigated LSE due to the direct discharge of Phosphates (and additional residual nitrogen and suspended particulates) in to the local aquatic environment and as an immediate individual/cumulative effect on the River Wye SAC/SSSI. Core Strategy Policy SD4 and LD2.

This final outfall should either have a full secondary phosphate removal system and then through a natural reed bed filtration process before discharge off site or be managed through appropriate soakaway/spreader field on land under the applicant's control (subject to relevant percolation tests and statutory requirements). Confirmation of this final outfall management

must be supplied prior to determination of this application in order that the required Habitat Regulations Assessment can be completed. Natural England should be consulted once this required detail has been provided.

I note that surface water will all be managed 'on site' through a SuDS/Soakaway system so this LSE can be considered mitigated subject to this being subject to an implementation Condition.

A detailed Construction Environmental Management Plan is requested as a Pre-commencement Condition to ensure that all 'LSE created by the construction process (eg ecological Risk Avoidance Measures, material storage, spills and pollution, light, noise, dust etc) are fully mitigated.

Nature Conservation Protection condition

Before any work begins, equipment or materials moved on to site, a Construction Environmental Management Plan (CEMP) shall be supplied to the planning authority for written approval. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have been finally removed.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006.

I note the results of the bat survey and the proposed mitigation, and compensation plan. This looks relevant and appropriate and I am minded to condition these as they will be subject to final approval through the required European Protected Species Licence process post any planning consent and before ANY work commences on site.

The report includes some suggested Biodiversity enhancements (as per NPPF and Core Strategy guidance) but I note there appears to be no provision for supporting pollinating insect populations and I would request that the plans are updated to include some appropriate insect habitat boxes in addition to the currently proposed enhancements for birds and legally required bat roosting compensation.

Once the required Foul Water outfall has been clarified and supported with relevant percolation tests and the additional biodiversity enhancements have been included and updated information supplied I am happy to review my Objection and finalise and recommend relevant Conditions.

Ecology Re-consultation response Support subject to conditions

The site falls within the updated (Nov 2016) River Wye SAC & SSSI Impact Risk Zone that includes "any discharge of water or liquid waste, including to mains sewer places a legal Duty of Care upon this Authority to ensure all 'Likely Significant Effects' (LSE) are mitigated The clearly identified LSE are foul water management, surface water management and the construction process.

The amended application information (supplied 0/08/2017) confirms that a the final outfall from the proposed new package Treatment Plant cannot be discharged through a soakaway system due to percolation issues and that as previously indicated connection to the mains sewer system is not possible in this location. In line with the Council's Core Strategy SD4 and LD2 the applicant is now indicating that the PTP system proposed will be upgraded with an enhanced Phosphate (P) removal system ('+P') as part of the processing of effluent within the Plant.

As indicated on the supplied internationally recognised PIA test certificate the addition of the '+P' management system reduces P levels in the final outfall to those in line with current best industry practice for large mains sewer treatment plant outfalls. (under 1mg/litre) and so the final outfall will have no different 'likely significant effects' on the River Wye SAC than would connection to mains sewer system. This PTP with '+P' should be subject to an implementation condition and initial 5 year maintenance plan requirement (see below for a suggested non-standard Condition). I note that the existing septic tank from a separate development that outfalls through the adjacent field will be connected to the new PTP +P system and so the new PTP should sized with capacity and headroom as appropriate. As PTPs benefit (average efficiency) from regular flow rates this additional input should help maintain the system and with the +P system in place there will be no negative impacts and potential overall betterment by this joint use.

I note that surface water will all be managed 'on site' through a SuDS/Soakaway system
A detailed Construction Environmental Management Plan is requested as a Pre-commencement Condition to ensure that all 'LSE created by the construction process (eg ecological RAMs, material storage, spills and pollution, light, noise, dust etc) are fully mitigated.

Nature Conservation Protection - condition.

Before any work begins, equipment or materials moved on to site, a Construction Environmental Management Plan (CEMP) shall be supplied to the planning authority for written approval. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have been finally removed.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

Nature Conservation protection (Foul water) - condition

Prior to first occupation of any of the new dwellings the completion/installation certificate for a relevant Package Treatment Plant with additional +P phosphate stripping system Certificated to a Phosphate (P) outfall level less than 1mg/litre; along with a signed copy of a 5 year maintenance agreement for the installed PTP with +P system shall be supplied to the Planning Authority for approval.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended); the Conservation (Natural Habitats, &c) Regulations 1994 (as amended); Policies LD2 and SD4 of the Herefordshire Core Strategy; National Planning Policy Framework (as amended) and NERC Act 2006

I note the ecological survey and with Bats confirmed as being present a European Protected Species Licence will be required (depending upon timing of EPSL application updated ecological surveys may be required by natural England). The following Condition should be included:

Nature Conservation – Ecology Protection and Mitigation - condition

The ecological protection, mitigation and working methods scheme and European Protected Species Licence (Bats) as recommended in the Ecological Report by Star Ecology dated October 2015 shall be implemented in full as stated unless otherwise approved in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

In addition to the required mitigation and compensation under an EPSL and as per NPPF and Core Strategy developments should show how they will offer wider biodiversity enhancements – to ensure these I would request the following condition is included: Planning Services, PO Box 230, Hereford. HR1 2ZB Herefordshire Council Main Switchboard (01432) 260000 www.herefordshire.gov.uk PAX

Nature Conservation – Enhancement - condition

Prior to commencement of the development, and in addition to any mitigation or compensation required for a European Protected Species Licence, a detailed habitat enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

Informative:

The enhancement plan should include details and locations of any proposed Biodiversity/Habitat enhancements as referred to in NPPF and HC Core Strategy. At a minimum we would be looking for proposals to enhance bird nesting and invertebrate/pollinator/solitary bee homes to be incorporated in to the converted buildings as well as consideration for a hedgehog house within the landscaping/boundary features. No external lighting should illuminate any of the enhancements or boundary features beyond any existing illumination levels and all lighting on the development should support the Dark Skies Initiative (DEFRA/NPPF Guidance 2013).

In summary;

With the relevant Conditions suggested above in place I am happy to conclude through a Habitat Regulations Assessment that this proposed development should have NO unmitigated ‘Likely Significant Effects’ on the River Wye SAC/SSSI or Protected Species; and should offer enhancements to support the local biodiversity.

4.7 Arboricultural Officer Further Information Required

I have reviewed the submitted information and have the following comments in relation to the existing arboricultural resource. The site has good tree cover which is in reasonably close proximity with existing barns which are proposed to be developed/converted.

To enable an assessment of how the development would affect the existing trees on site, I consider that the applicant should undertake a full BS5837:2012 tree survey. This will identify all trees on and adjacent to the site which could be adversely impacted by the development proposals. This will identify above and below ground arboricultural constraints the trees present to the proposed to the development.

To accompany the tree survey, the applicant should then produce a detailed arboricultural impact assessment (AIA) which will assess the impacts to existing trees, highlight tree loss and set out clear recommendations to reduce or mitigate these impacts. This should include a tree protection plan showing all tree protection measures, such as tree protection fencing (and specification) and ground protection (if required).

4.8 Transportation Manager No Objection

This application is for 2 additional barn conversions on top of its current usage. Access is existing. Whilst Highways would have a concern if the site were to be significantly intensified we

feel that two homes would not qualify this and as such we offer no formal objections to this application.

In light that there are no real highway implications and the site is not intensified above the level of this application please find our approval

Proposal acceptable, subject to the following conditions and / or informatives:-

No further intensification without a new application
CB2 - H29 Secure covered cycle parking provision

5. Representations

5.1 Staunton-On-Wye Parish Council Qualified Comment

The Parish Council notes the changes and variations that have been made to the previous application. We believe that the plan in its proposed form is a significant improvement to that which was proposed before and is more in keeping with the Neighbourhood Plan. However we would make the following points and ask for the conditions listed below to be placed on any development:

1. The Parish Council remains concerned about the foul water drainage from the new properties and is seeking to ensure that any drainage system installed will contain safeguards to ensure that foul water cannot flow into the pond or stream leading to the river at any time including when there is flooding. We recommend that Herefordshire Council makes specific reference to the foul water drainage system if consent is granted. We also recommend that it is a condition that the existing drainage to Old Court is upgraded as part of the consent given that there have been reports of foul water reaching the stream.
2. The Parish Council is particularly concerned to ensure that the barn (barn 2) which has been designated for car parking is preserved for future generations. We recommend that the developer is required to carry out repairs and renovation work on the barn before the commencement of the other development and for legal restrictions on future development of this building.
3. The Listed Buildings and Conservation Areas Act 1990 (sections 16 and 66) requires that listed buildings and their settings are protected and preserved. Clearly any development must ensure this. We would therefore expect to see a clear independent analysis of the historic value of each building and the group and proposals that ensure the protection of the important features – in particular the ancient and rare timber frame and floor structures of barn 2 designated for parking.
4. The Parish Council has noted the significant number of bats at Old Court and would expect that in accordance with the Bat Survey it is a condition that bat lofts and boxes are installed within the barns. These bat lofts and boxes should be installed and be in use before any development of the residential units commences.
5. The road running alongside Old Court provides access to the neighbouring farm land. The Parish Council requests that as a condition of the development parking in the road is restricted during construction to prevent access for farm vehicles being blocked.
6. It has been brought to the attention of the Parish Council that there used to be a sheep dip between the barn, which is to be converted into a house, and the pond. The soil in this area

may therefore be contaminated. We recommend that tests are carried out on the soil before commencing work.

7. The survey of newts identifies the presence of great crested newts as well as other species. The plans do not identify how the newts will be accommodated after the development is completed or how the newts will be prevented from entering the surface water drains. Detailed plans for the newts, as recommended in the survey, should be approved prior to any work being carried out and made a condition of the development.
8. The ground floor window of the proposed utility room in barn 1 faces south and overlooks the garden to the neighbouring property Magdalen. We recommend that the glass in this window should be opaque to protect the privacy of the neighbouring property.
9. The flood risk assessment identifies the possibility of flooding around the property resulting in the access road becoming impassable. The applicant proposes an emergency access across the adjoining apple orchard noting that the orchard is currently in the same ownership as the property. As the ownership of the orchard cannot be guaranteed after the development of the property the Parish Council recommends that a right of way for a footpath is granted over the apple orchard as a way of ensuring that the emergency access is maintained. The granting of the right of way should be a condition of development.

5.2 CPRE Objection

It is noted that this proposal is significantly less damaging than the applications submitted in September 2016 (P162794/F and P167799/L) and subsequently withdrawn. We objected to the original proposal on a number of grounds and the current applications go some way to reducing any harmful impacts which is to be welcomed. Nevertheless, there are still some issues of concern:

1. Conflict with Staunton on Wye District NDP and Herefordshire Local Plan.

Brobury is a tiny dispersed hamlet and Old Court Brobury is adjacent to a single dwelling, with 1 other dwelling nearby. The proposal seeks to develop a further 2 dwellings, in an area which is classified in the Staunton on Wye District Group NDP as open countryside.

It is of note that the NDP has limited development to groups of no more than 3 dwellings in the single area where development is permitted (Staunton on Wye village). Thus, any residential development outside this area would be in conflict with the NDP. Page 5 of the NDP states: "The challenge for the future is to ensure that overdevelopment is guarded against whilst allowing for an appropriate level of growth over the plan period in locations which satisfy the Neighbourhood Plan policies". This is further emphasized in the Community Vision Statement and Objectives, which clearly express the desire of the community to focus development on Staunton on Wye village and "to ensure oil development is sensitive to residential amenity and to the local environment". These aspirations are enshrined in NDP policy SOWH1.

It is recognized that there may be a case for developing these agricultural buildings under Policy SOWB5 for change of use of agricultural buildings. However, the proposed development would not fulfil the necessary conditions, given that the agricultural buildings are in use for the management of the adjacent traditional orchard. There are concerns that there may follow proposals for new agricultural buildings should these historic buildings be converted into dwellings.

There is also conflict with Herefordshire Local Plan Policies. Policy RA3 allows development outside settlements defined in Neighbourhood Plans only if they satisfy a list of criteria. This proposal satisfies none of them. Paragraph RA5 refers to development of disused or redundant buildings, and as stated above the buildings are in use.

2. Adverse effect on the setting and character of the listed buildings

Old Court Brobury and its outbuildings are grade 2 listed and enjoy a beautiful courtyard setting. Such clusters of historic buildings and their settings are becoming increasingly rare.

The importance of this group of historic buildings has been greatly underestimated, especially the effect of the proposal on the historic setting of the main building, Old Court Brobury. Whilst the applicant has submitted a Heritage Appraisal, there is no statement of the qualifications of the appraiser. Furthermore, the Heritage Appraisal does not fully and accurately identify and describe the assets and their setting which is the essential first step to ensure their protection.

Historic England's Good Practice Advice in relation to the setting of historic buildings (The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning:3 March 2015 is echoed by NPPF paragraph 128 which requires an applicant "to describe the significance of any heritage assets affected, including any contribution made by their setting o minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise ." It should be expected of the applicant to provide a detailed professional report from a qualified expert.

It is also of concern that there is no indication of the sequence of steps in the development. This may result in the development of the dwellings initially with enthusiasm waning for the restoration work on the other listed buildings, notably barn 2.

3. Wye Valley SAC

The proposed site is very close to the Wye Valley SAC and all drainage will flow via the immediately adjacent pond and stream into the River Wye. The effluent from the properties would therefore flow into the river exacerbating existing high phosphate levels. This conflicts with NDP policy SOWG1 which clearly states: "Development within 100 metres of the boundary of the River Wye SAC will not be supported".

There is also conflict with Herefordshire Local Plan Policies SD3 and SD4. In particular, SD4 states: "Planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC..."

Furthermore, there is conflict with NPPF paragraph 109: "The planning system should contribute to and enhance the natural and local environment by...preventing both new and existing development from contributing to or being put at unacceptable risk from...unacceptable levels of soil, air water or noise pollution", paragraph 110: "In preparing plans to meet development needs the aim should be to minimize pollution and other adverse effects on the local and natural environment", and paragraph 113 which requires policies against proposals affecting protected wildlife sites and requires: "...Distinctions to be made between the hierarchy of international, notional and locally designated sites". Clearly the NDP and the Herefordshire Local Plan have sought to comply with the NPPF in recognising these requirements and in particular the international designation of the Wye Valley SAC.

Should the above obstacles to the development be overcome, and planning permission granted, we would ask you to consider the following conditions:

- I. Construction of new barns in or around the property and orchard should be prohibited (if the buildings are truly redundant then there should be no need for any).
- II. No further residential development should be permitted on or adjacent to the site.
- III. The necessary works to preserve and protect barn 2 should be completed before other development on the site.

5.3 Public Objections:

A total of 36 Objections were received.

The issues of concern raised centre around the following issues:

- 1- The change to the character of the farm complex at Old Court
- 2- The impact of the proposal on the historical and architectural features of the heritage assets, namely Barn 1 and Barn 2, the Farmhouse by virtue of its proximity to the listed barns and the historic importance of the Granary Annex which is considered to have been overlooked in the application;
- 3- Intensification of use of the lane to the west of Old Court Brobury and the capability of the unclassified road to absorb the additional vehicular movements related to the proposed residential use;
- 4- Flood risk associated with the access to the site;
- 5- Impact on wildlife and protected species, particularly bats and owls;
- 6- Foul and surface water drainage and the practicalities of the proposed management plans;
- 7- Impact of the development on the Brobury Farm which uses the access to reach land behind;
- 8- Concern over the term “ancillary uses” to Barn 2;
- 9- Many comments considered the proposal to be unsustainable and argued it is contrary to policy, citing the NDP and HCS, particularly LD4.

5.4 The consultation responses can be viewed on the Council’s website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

Internet access is available at the Council’s Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer’s Appraisal

6.1 S38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

6.2 The Herefordshire Local Plan (‘HLP’) is the development plan and is comprised of the Core Strategy (CS) and the Staunton-on-Wye and District Group Neighbourhood Development Plan (the NDP). The CS sets the overall strategic planning framework for the county, shaping future development, whilst the NDP provides more detailed local policies for the neighbourhood area.

6.3 CS strategic Policy SS1 sets out a presumption in favour of sustainable development as required by the NPPF and directs that proposals which accord with the policies of the CS shall be approved, unless material considerations indicate otherwise. One such consideration is the NPPF which advises at paragraph 47 that Local Authorities maintain a robust five year supply of housing land. At present, the Council cannot demonstrate a 5-year supply of housing land and as such the policies of the CS cannot be inherently relied upon, although still retain weight dependent upon their consistency with the NPPF.

6.4 The delivery of sustainable housing development to meet objectively assessed needs is a central CS theme, reflecting the objectives of the NPPF. Policy SS2 ‘Delivering new homes’ directs that Hereford and the market towns shall be the main focus for new housing development with proportionate growth of sustainable rural settlements, which are listed at figures 4.14 and 4.15, also supported. Brobury is not identified as one of those settlements. Therefore the site lies in open countryside.

6.5 Policy RA3 sets out the circumstances in which houses may be supported outside of identified settlements. This includes, amongst other things, bullet point 4 which provides for development

Further information on the subject of this report is available from Hazel Nash on 01432 261903

to be supported where the proposal “would result in the sustainable re-use of a redundant or disused building(s) where it complies with policy RA5 and leads to enhancement of its immediate setting”.

6.6 Policy RA5 sets out criteria which a proposal for the sustainable reuse of an individual or group of redundant or disused buildings, including farmsteads in rural areas, should satisfy in order to be capable of being permitted:

1. Design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its listing;
2. Design proposals make adequate provisions for protected and priority species and associated habitats;
3. The proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause any undue environmental impacts;
4. The buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
5. The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hardstanding or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

6.7 Similarly, Policy SOW B5 of the NDP seeks to support proposals or change of use of redundant agricultural buildings to residential and holiday accommodation where:

- (a) the use proposed will not give rise to unacceptable highway, amenity, landscape or other environmental impacts;
- (b) the change of use can be achieved in compliance with policies SOWD1 and 2.

6.8 Policy SOW D1 of the NDP sets out the design principles for the area where there is a change of use:

- (a) In the case of traditional buildings proposals for change of use will be supported where it can be demonstrated that the new use can be accommodated without substantial extension and that existing materials and features have been retained and enhanced.
- (b) In the case of modern building, if alterations to features and materials are proposed, their types and colour must ensure that there is no additional visual impact over and above that which exists.

6.9 Provided that the application demonstrates that the proposal addresses these points set out in RA5 of the CS, SOW B5 and SOW D1 of the NDP there is a presumption in favour of development. The report will consider each of the RA5 criteria in turn; this on the basis that these criteria encompass the main relevant issues – commencing with the impact of the proposals upon the heritage assets.

Conservation and Enhancement of Heritage Assets

6.10 The Planning (Listed Building and Conservation Areas) Act 1990 under s.66(2) provides that “the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. This is reflected in Policy LD4 of the CS which provides that development proposals should “protect, conserve, and where possible enhance heritage assets and their setting in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible”.

- 6.11 Historic England is content that the proposal constitutes alteration to the listed buildings and accordingly defers to the Local Authority's Building Conservation Officer for the specific advice and comments on acceptability of the proposals.
- 6.12 Barn 1 is an independently listed Grade II listed building, originally a threshing barn. Comments from the Building Conservation Officer following re-consultation on amended plans are supportive of the conversion, highlighting the sympathetic glazing treatment and suitable new openings which reflect the original form and functionality of the barn and conserve and enhance the architectural features of the heritage asset in accordance with Policies LD4, CS and SOW D1 of the NDP.
- 6.13 The Granary Annexe forms part of the former Old Court farmhouse, which is Grade II listed. Again, comments from the Building Conservation Officer, re-consulted after the provision of amended plans and additional information, clearly concludes that the proposal to convert the annexe into a three bedroomed residential unit complies with Policy LD4 of the CS and SOW D1 NDP on the basis that the new openings are sensitive to the timber frame structure and the main opening to the south elevation retains the original openings. Furthermore, the inverted layout, with the living space on the first floor was considered by the Building Conservation Officer to utilise the internal space efficiently and sensitively.
- 6.14 The proposed renovations and repairs to Barn 2, separately Grade II Listed, are supported by the Building Conservation Officer. The works, which enable Barn 2 to be used for garaging and storage, reflect the original use of the building and are considered to be necessary for the proposed function. Furthermore, the works are considered to be a benefit for the long term conservation of the building and the wider enhancement of the setting, complying with LD4, CS.
- 6.15 The setting of the listed buildings around the old farmyard are considered to be enhanced by the proposed scheme, the light touch to the conversion of Barn 1 and the Granary Annexe conserves and protects the listed building themselves and the wider rural character of the site. This is further discussed under section 6.20-6.23 below. This is achieved through minimal additional openings, sympathetically introduced to reflect the original functions and architectural style of the buildings and suitable materials for the external finish.
- 6.16 The neighbouring Grade II listed building, Magdalen, is situated to the south of the site some 15m from the rear elevation of Barn 2. The setting of Magdalen is not considered to be detrimentally affected by the proposed changes at Old Court, on the basis of (i) the degree of separation between the plots; (ii) the screening between Magdalen and Old Court farm yard (iii) the orientation of the buildings proposed for conversion and renovation, which face into the central court yard and (iv) the extent and type of proposed works, which as set out above, are considered to conserve and enhance the building at Old Court, Brobury.
- 6.17 In conclusion on the first main issue, the Building Conservation Officer is content that the scheme would result in less than substantial harm to the significance of the identified heritage assets that would be affected. In accordance with paragraph 134 of the NPPF the harm goes into the overall planning balance, which is returned to below.

Protected and Priority Species and Associated Habitats

- 6.18 The site is located within the updated (Nov 2016) River Wye SAC & SSSI Impact Risk Zone. Whilst the Ecologist initially objected on the basis of the direct discharge of phosphates from the proposed package treatment plant to the watercourse, leading to the River Wye SAC/SSSI, further information was subsequently submitted including the Percolation Test results, soakaway markup and information on the Biodisc unit (BioDisc +P) to be installed. Following the additional information, the Ecologist was re-consulted and now raises no objection to the proposal stating: "In line with the Council's Core Strategy SD4 and LD2 the applicant is now indicating that the PTP system proposed will be upgraded with an enhanced Phosphate (P)

removal system ('+P') as part of the processing of effluent within the Plant...the addition of the '+P' management system reduces P levels in the final outfall to those in line with current best industry practice for large mains sewer treatment plant outfalls". The Ecologist raises no objection suggesting a number of conditions to be attached to any planning approval; namely relating to the maintenance and certification of the Package treatment plant and BioDisc +P, a Construction Environmental Management Plan and biodiversity enhancement.

- 6.19 The Ecology Report, undertaken by Star Ecology and submitted with the application identified bat roosts in a number of the buildings on site including Barn 1. Drawing No. P05 A, entitled "Proposed Ecology Plan" reflects these findings, proposing mitigation including bat boxes. Comments received through public consultation raised concern in relation to bats and owls on site. There does not appear to be any owls utilising the buildings and conditions attached to an approval are considered capable of addressing these concerns, as highlighted in the consultation response form the Ecologist.

Compatibility with neighbouring uses and environment impacts

- 6.20 The existing farmhouse is currently lived in and this current residential use extends into the granary area of the listed building. The nearest neighbour beyond the site boundary is the property known as Magdalen, to the south. The degree of separation between the Magdalen and the buildings proposed for conversion is sufficiently distanced to be considered to have negligible impact on the residential amenity of those residing at the properties, complying with Policy SD1, CS and SOW B5, NDP. In drawing this conclusion officers have had regard to the Parish Council comments requiring the installation of an obscure glazed window to the utility room of Barn 1; citing overlooking of the garden associated with Magdalene. Officers conclude that a condition requiring this is not warranted.
- 6.21 There will be an increase in use of the access road, but not of such significance to lead to a conclusion that the proposal should be refused on this basis. Policy MT1, CS and SOW B5 refers to the acceptability of highway impacts of the proposal. The intensification of use is a modest increase which is considered by the Transport Engineer to be within the limits of acceptability. Furthermore the onsite parking provision and manoeuvring is sufficient and enables all forms of transport to leave the site in a forward gear. Accordingly, the proposal complies with Policy MT1 and SOW B5 in terms of traffic management and highways safety.

Existing buildings of permanent and substantial construction and capable of conversion without major or complete reconstruction

- 6.22 The application was accompanied by a Structural Report, undertaken by Sinclair Johnston. This report provides a commentary on the structure and structural proposals. Whilst some work of rebuild and repair is required Barn 1, the Granary Annexe and Barn 2 are all considered to be of permanent and substantial construction capable of conversion without major reconstruction. This is borne out in the Structural Report and also within the Amended Justification Statement. Comments from the Building Conservation Officer support the proposals on the basis of representing a suitable long term conservation and enhancement proposal for the heritage assets.

Sustainable Design

- 6.23 The conversion of the Barn 1 and the Granary Annexe maintain the existing character of the site and buildings whilst incorporating the architectural details and features into the conversions, respecting the heritage assets of the buildings and safeguarding the distinctive features of the buildings in a way that protects and enhances their setting. In these ways, the proposal is

considered to comply with Policy SD1 and LD4 of the HCS and Policy SOWD1 of the SOW NDP.

Site and Landscape Character

- 6.24 A number of objections raised concern relating to the change of character of the farm complex. Whilst the use of the buildings would be altered by the proposal, providing greater residential use than is currently on the site, the character of the site and the wider environment is rural and agricultural. The external appearance of the buildings will largely be preserved and enhanced in a manner considered by the Building Conservation Officer to be appropriate to the heritage assets and setting of the listed buildings and evidence of domestication is minimal.
- 6.25 The designs for the conversions of Barn 1 and the Granary Annexe, as well as the proposed use of Barn 2 are suitable in extent, style and finish, resulting in a proportionate, sympathetic and appropriate proposal capable of integrating into the site and the wider environment in a way which preserves the character of the farm and farm yard area, reflecting Policy LD1 and SOW B5 of the NDP.

Land Drainage and Flood Risk

- 6.26 Concerns have been raised that the land is prone to flooding. Whilst the site itself sits outside of Flood Zone 2 and 3, it is located adjacent, lying within 500m of the River Wye. This proposal adheres to SOW G1 of the NDP being located in Flood Zone 1 and more than 100m from the River Wye Special Area of Conservation, capable of being supported on this basis. The Amended Justification Statement provides a proposed Evacuation Scheme and further detail on this can be addressed through a condition.
- 6.27 The Land Drainage Officer raises concern over the viability of soakaways and therefore a pre-commencement condition requiring the submission of a detailed surface water drainage management plan for the approval of the Local Planning Authority is appropriate to address this issue.

Conclusion and Planning Balance

- 7.1 The proposal is considered to lead to less than substantial harm to the Grade II Barn 1 and Granary Annexe, as assessed by the Building Conservation Officer. However, LD4 of the CS does not provide guidance on the balancing of harm to a heritage asset against other material considerations and any benefits of the proposal. Consequently, paragraph 134 of the National Planning Policy Framework (NPPF) provides assistance. It states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".
- 7.2 For the purpose of reaching a decision on the planning application, regard must be had to the unweighted balance as per the second bullet point of Limb 2 to Paragraph 14 of the NPPF. If harm outweighs the public benefits (including securing its optimum viable use) planning permission should be refused. This is a straight forward balancing exercise i.e. it is not necessary that the harm *significantly and demonstrably* outweighs the public benefits for refusal to ensue.
- 7.3 In this case the proposals are sympathetic to the listed buildings and their setting; being considered as a viable method of long term protection and conservation of the Grade II Barns

and Granary Annexe, as comments from the Building Conservation Officer emphasise. This in itself is a sustainable re-use to which weight may be attached. Public benefits also arise from the re-use of the buildings as residential accommodation; particularly in the context of absence of housing land supply. Unlike some correspondents, officers do not detect conflict with the made NDP in this regard. Overall, therefore, officers consider that the proposals 'pass' the test set by NPPF 134.

- 7.4 It then falls to consider the proposals in the 'normal' planning balance, by factoring in any non-heritage impacts. This is the Paragraph 14 Limb 1 test. As set out above, ecological considerations and impacts have been examined by the Ecologist and are considered capable of being mitigated through conditions, thereby concluding that the proposal complies with Policy LD2 of the CS. Equally, the Transportation Manager is satisfied that the modest increase in use associated with the proposal will not result in substantial harm to highway safety, thereby complying with policy MT1 of the CS. Likewise, the proposal satisfies all aspects of SOWB5 and SOW D1 of the SOW NDP.
- 7.5 Consequently, there are no other adverse impacts to weigh in the balance and thus considered to significantly or demonstrably outweigh the benefits associated with securing the long term protection and conservation of the Grade II heritage assets and the wider setting of Old Court, Brobury. Therefore, the proposal satisfies paragraph 14 of the NPPF and results in a conclusion that the proposal complies with all relevant planning policy and all other material considerations.
- 7.6 Accordingly, the proposal complies with all relevant planning policies particularly Policies SOW B5, SOW D1 and SOW G1 of the SOW NDP and policies RA3, RA5, LD4, LD1, LD2, SD1 and MT1 of the CS. The proposal is recommended for approval with conditions.

RECOMMENDATION

171863

That planning permission be granted subject to the following conditions and any further conditions considered necessary by officers named in the scheme of delegation to officers:

- 1. A01 Time limit for commencement**
- 2. B01 Development in accordance with the approved plans**
- 3. C01 Samples of external materials**
- 4. F14 Removal of permitted development rights**
- 5. G03 Retention of existing trees/hedgerows**
- 6. H29 Secure covered cycle parking provision**
- 7. I16 Restriction of hours during construction**
- 8. I20 Scheme of surface water drainage**
- 9. I33 External lighting**

10. **K4 Nature Conservation – Implementation**
11. **K5 Habitat Enhancement Scheme**
12. **M01 Surface water drainage works to be agreed**
13. **M07 Evacuation management plan**
14. **M17 Efficient use of water**
15. **Before any work begins, equipment or materials moved on to site, a Construction Environmental Management Plan (CEMP) shall be supplied to the planning authority for written approval. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have been finally removed.**

INFORMATIVES

- 1 **N06 Listed Building Consent**
- 2 **N11C General**
3. **N11B Wildlife & Countryside Act 1981 (amended) Cons hab/spec 2010 Bats**
4. **HN16 Sky glow**
5. **N03C Adjoining Property Rights**
6. **The enhancement plan should include details and locations of any proposed Biodiversity/Habitat enhancements as referred to in NPPF and HC Core Strategy. At a minimum we would be looking for proposals to enhance bird nesting and invertebrate/pollinator/solitary bee homes to be incorporated in to the converted buildings as well as consideration for a hedgehog house within the landscaping/boundary features. No external lighting should illuminate any of the enhancements or boundary features beyond any existing illumination levels and all lighting on the development should support the Dark Skies Initiative (DEFRA/NPPF Guidance 2013).**
7. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

That listed building consent is granted subject to the following conditions and any further conditions considered necessary by officers named in the scheme of delegation to officers:

- 1. D01 Time limit for commencement (Listed Building Consent)
- 2. With the exception of further conditions listed below, the scheme is carried out exactly in accordance with the supplied justification statement and drawings:

- A.195 13.03 P.13 A Proposed Floor Plans Annexe dated 14 August 2017
- A.195 13.03 P.21 A Proposed Floor plans – Barn 1 Dated 14 August 2017
- A.195 13.03 P.22 A Proposed GF – Barn 2 dated 14 August 2017
- A.195 13.03 P.23 Proposed floor plans annexe dated 15 May 2017
- A.195 13.03 P.31 Proposed elevations - Barn 1 dated 15 May 2017
- A.195 13.03 P.32 Proposed elevations - Barn 2 dated 15 May 2017
- A.195 13.03 P.33 Proposed side elevations Barn 2 dated 15 May 2017
- A.195 13.03 P.55 A Granary Annexe Proposed Elevations dated 14 August

The scheme is carried out exactly in accordance with the drawing A.195 13.03 P.13 except for items labelled 5 ‘Hereford Stone paving slabs’. This material should not be used within the courtyard as shown here on the south elevation of the annexe and west elevation of barn 1. It may be used on the rear north elevation of the annexe and east elevation of barn 1.

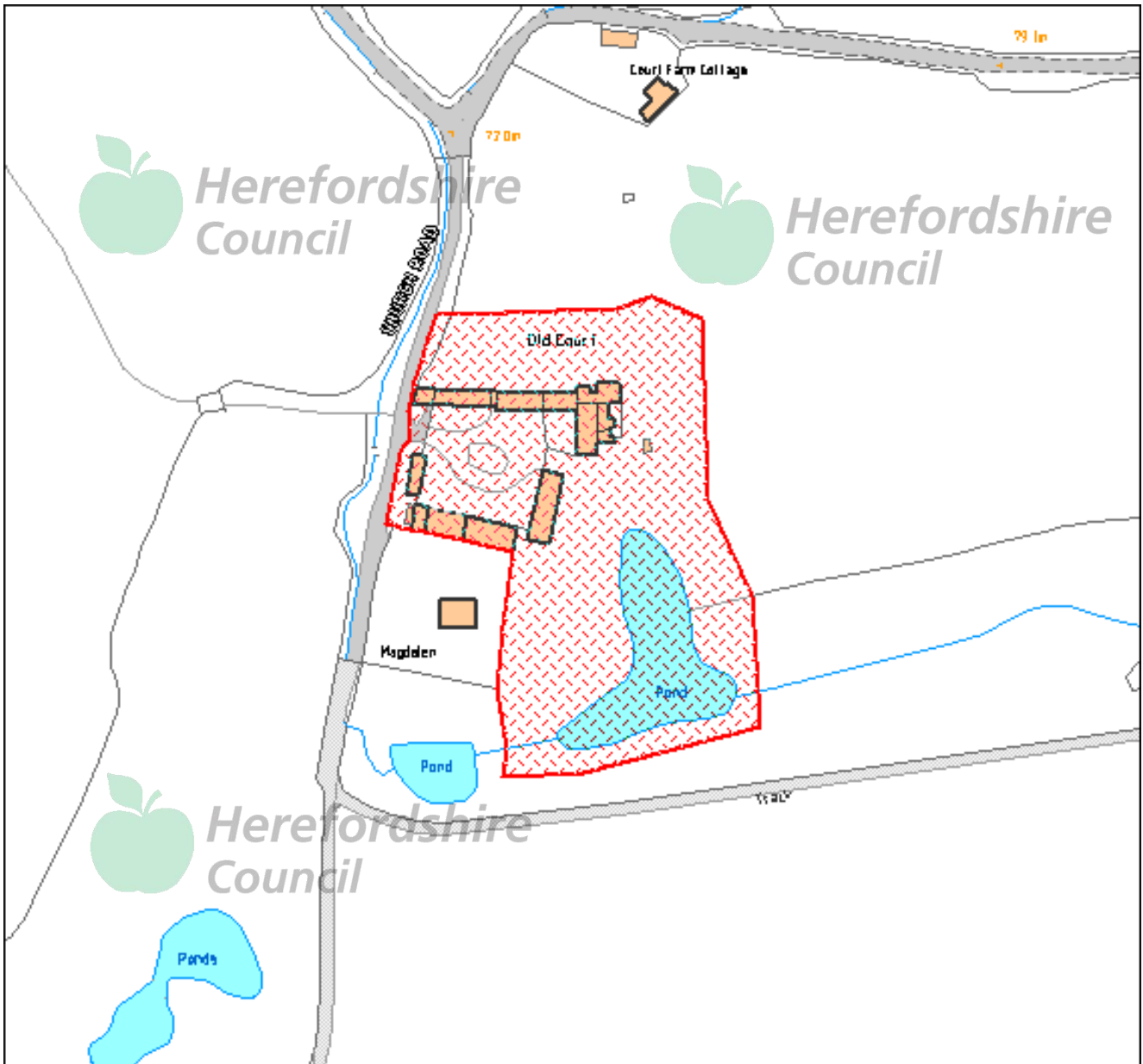
- 3. No development approved by this permission shall commence until a Level 1 Survey, as defined in English Heritage's guidance 'Understanding Historic Buildings: A Guide to Good Recording Practice' of the floors of Barn 1 has been submitted to and approved in writing by the Local Planning Authority.
- 4. Prior to first occupation of any of the new dwellings the completion/installation certificate for a relevant Package Treatment Plant with additional +P phosphate stripping system Certificated to a Phosphate (P) outfall level less than 1mg/litre; along with a signed copy of a 5 year maintenance agreement for the installed PTP with +P system shall be supplied to the Planning Authority for approval.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 171863

SITE ADDRESS : OLD COURT, BROBURY, HEREFORD

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