

12 DCSE2003/1460/F - CONVERSION OF 2 REDUNDANT BARNs INTO TWO DWELLINGS WITH SEPARATE GARAGES AT UPPER BUCKENHILL, FOWNHOPE, HEREFORDSHIRE, HR1 4PU

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For: Mr P.R. Clay per Hook Mason, 11 Castle Street, Hereford HR1 2NL

Date Received: 15th May 2003

Ward: Old Gore

Grid Ref: 6005 3310

Expiry Date: 10th July 2003

Local Member: Councillor J W Edwards

1. Site Description and Proposal

- 1.1 The application site consists of a courtyard of farm buildings that lies to the south of the B4224 in a roadside location. The buildings were previously associated with Upper Buckenhill Farm, a grade II farmhouse situated immediately north-east and on the other side of the road from the application site. The main barn, which faces north-west and can be clearly seen when approaching from Fownhope, is an independently listed grade II timber framed threshing barn. It has also been established that the remaining buildings are curtilage listed. The buildings that are the subject of this conversion scheme lie to the north of the 2.3 hectare field that is currently lying fallow. The site has an existing access from the B4224 into the courtyard of buildings and a separate access to the south west of the buildings.
- 1.2 The proposal is to convert the Listed barn and remaining barn into 2 units of accommodation. The proposal also includes the erection of a detached garage for each unit. A scheme was initially submitted and concerns were relayed to the applicant, and as a result the scheme has been amended to provide a more sympathetic approach. It is these revised plans which are now being considered.
- 1.3 It is proposed that the Listed Barn would undergo conversion to become a three bed dwelling with associated detached garage and access from the adjoining lane. The bedroom accommodation will be accommodated within the upper floor of the timber framed barn, also incorporating a bathroom and one en-suite. A void has been created with the central 'threshing' section of the barn, with free-standing stairs leading to the upper floor. The ground floor of the barn has been designed to be open through the three areas of living room, dining hall and kitchen, leaving the existing timber frames and plinths intact to provide the distinction between the rooms. A glass walled study is also proposed on the ground floor. A playroom, utility and shower room would be provided in the single storey section of the listed barn which extends to the rear along

the roadside. Entrance to the barn can be gained via the courtyard area into a lobby and cloak area.

- 1.4 The non listed barn and stables would provide a further residential unit comprising four bedrooms, 2 bathrooms, living room, dining room, kitchen, hall. A playroom, shower room, and utility would also be provided within the one storey stable section to the North. An open porch has been proposed to the courtyard frontage of the two-storey part of the barn. A detached garage with turning area and access from the B4224 has been proposed to the east of the site. An open access and pathway from the parking area to the courtyard is shown. Within this building the existing stalls are to be retained in situ and a character feature.

2. Policies

2.1 Planning Policy Guidance

PPG1	General Policy and Principles
PPG3	Housing
PPG7	The Countryside – Environmental Quality and Economic and Social Development
PPG13	Transport
PPG15	Planning and the Historic Environment

2.2 Hereford and Worcester Structure Plan

Policy CTC1	Development in AONB's
Policy CTC2	Development in AGLV'
Policy CTC7	Development and features of Historic and Architectural Importance
Policy CTC9	Development Criteria
Policy CTC13	Buildings of Special Architectural or Historic Interest.

2.3 South Herefordshire District Local Plan:

Policy GD1	General Design Principles
Policy C1	Development within open Countryside
Policy C4	AONB landscape protection
Policy C5	Development within AONB
Policy C8	Development within AGLV
Policy C16	Protection of species
Policy C27a	Change of use of a Listed Building
Policy C27b	Alteration or additions to a Listed Building
Policy C29	Setting of a Listed Building
Policy C36	Reuse and adaptation of rural buildings
Policy C37	Conversion of Rural Buildings to Residential Use
Policy C43	Foul sewerage
Policy T3	Highway Safety Requirements

2.4 Unitary Development Plan – Deposit Draft

Policy DR1	Design
Policy NG1	Nature Conservation and Development
Policy LA1	Areas of Outstanding Natural Beauty
Policy H7	Housing in the Countryside Outside Settlements
Policy H14	Reusing Previously Developed Land and Buildings

Policy HBA1	Alterations and Extensions to Listed Buildings
Policy HBA3	Change of use of Listed Building
Policy HBA4	Setting of a Listed Building
Policy HBA12	Re-use of traditional rural buildings
Policy HBA13	Re-use of traditional rural buildings for residential purposes

3. Planning History

3.1 None relevant to this application site.

4. Consultation Summary

4.1 Environment Agency: The Environment Agency has no objections in principle to the proposed development but would request that conditions referring to foul drainage works are imposed on any permission granted.

4.2 Hyder Consulting: recommends conditions relating to sewerage and surface water drainage are attached to any permission granted.

4.3 English Heritage note that this does not appear to be a case on which they need to be consulted, but advise that before determining the application you should give particular attention to the following.

1. We are concerned to note the extent of change to the timber framed barn
2. We trust you will rigorously apply your policies on residential conversion of historic farm buildings.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

5.1 A covering letter was submitted as part of the application and can be summarised as follows:

Access:

- The present access from the B4224 is split into two. There is one access immediately to the east of the farm buildings and another one which enters directly into the farmyard. It is proposed to seal the farmyard access entirely in order that each of the two dwellings will have just one individual access. The one to the east will remain where it is and the other access off the adjoining lane will also remain in its present position.
- Since agricultural processes will now cease the majority of slow moving traffic will be eliminated making access to the site so much safer.

Services:

- Drainage will be by two separate conventional septic tanks. Percolation tests have been obtained and they are satisfactory.

The Site:

- The present site is clearly very untidy. It is proposed to remove all of the existing modern steel-framed buildings. In all there are four; one to the south of the Listed barn has all but collapsed and the three others are all attached to the second barn and are clearly extremely unsightly.

- Within the courtyard only natural materials will be used in respect of hard landscaping and it is here where washing lines and distbins will be positioned for both buildings.
- As you will see from the drawings any major trees and hedgerows within the curtilage of the site will be retained in their entirety. It is not proposed to provide any new boundaries around the site, with the exception of the sub-division within the courtyard and the new hedges where shown.

Design Issues:

Threshing Barn:

- We have very carefully considered your Planning Policy C.36 and believe that the Guidelines given have been complied with. We have also taken into account your Supplementary Planning Guidance for Re-use and Adaptation of Rural Buildings.
- Perhaps one of the most interesting features is the fact that two original scissor braced trusses exist in this barn. Unfortunately these scissor braced trusses have not been structurally satisfactory which has resulted in much of the distortion we see today. We confirm that the frame will be retained and the collars will be removed and more discreet strengthening will be provided in the form of ceiling joists above the rooms immediately below the trusses.
- The south gable wall which is leaning in towards the building by approximately 600mm will be largely retained and underpinned and only the outer upper sections rebuilding and repointed in lime mortar.
- Externally the building will be clad with stained large section feather edged boarding and all windows and joinery will be formed 'chunky' sections in accordance with your Council's Guidelines. You will see that the main screens within the threshing bay have been set back in order that the framework and original opening can be expressed.
- An open feel to the whole of the interior has been respected with the building services through the former extension which is situated on the east side of the living area.
- In the main barn and at ground floor level the staircase is free standing and carefully designed so that there is minimal intervention within the space as a whole. At landing level a 'bridge' has been provided only sufficiently large enough to gain access to the individual rooms. At the threshing bay positions the first floor partitions are set back behind the timber framework and not taken up to roof level in this position. Instead flat ceilings are provided in the rooms on either side of the threshing bay which means that from the threshing bay itself the roof will be completely visible internally. Effectively the main visible accommodation will be in the form of two 'pods' provided at first floor level to either side of the threshing bay. The exception to this is the small study enclosure. This has been glazed where adjoining the threshing bay and set back from the central timber framework.

Second Barn and Stables:

- Its structure is generally good and in addition to the barn itself there is a stable building which was provided around the turn of the century when the small cottage at the east end of the main building was also formed.
- Here, with careful lowering of the floors in the centre of the building, it is possible to provide good residential accommodation without destroying any of the principal fabric.
- The whole of the exterior will be completely refurbished to its original condition.
- There are some fine 19th Century cast iron stalls within the stable building. It is proposed to retain these in their entirety.

- Again we believe that this building is being converted with minimum intervention in respect of the existing fabric.

5.2 On receipt of the amended plans an additional supporting statement was submitted and can be summarised as follows:

In respect of the non-listed barn:

- As requested the bay window on the south elevation has been entirely eliminated and a conventional purpose-made window provided in its place.
- As requested the number of openings in the existing walling have been considerably reduced.
- There are now no new openings on the south wall at first floor level as the existing bathroom has been relocated and a window provided in an existing opening in the west gable.
- At ground floor level there are only two new windows in the existing structure both designed to take advantage of the sunlight on this side of the building.
- Internally we have made a minor amendment within the hallway in order to change the location of the staircase and reinstate the old fireplace opening as a feature so far as possible. The existing timber frame in this area already has one of its cross rails taken out. We have therefore repositioned the door into the living room to this location so that there will be minimal intervention.
- The floor levels of the existing stable block, link passage and kitchen will remain as existing so will be floor level at the western end of the living room.
- At first floor level both floors in the eastern and western most parts of the building remain as existing but lowering of the central floors will be required in order to ensure that there is adequate headroom beneath the existing roof trusses.

Turning to the listed Threshing barn:

- We have shown the whole of the ground floor is kept open with a reduced link in the central bay. The staircase has been separated from the existing structure. The roof void is also completely open and it will be possible to look through the barn from end to end at both levels. You will see that this scheme can now be carried out with minimal intervention of the existing fabric.
- We believe that the floor in the Threshing bay still remains. We expect to have to lower the ground floor by 125 mm in order to avoid altering the timber frame at the ground floor window head positions.
- You will recollect from the County Surveyor's letter dated 22 May 2003 that the opening from the road is to be sealed for safety reasons. Therefore it is not possible to locate garages in this area. Bearing in mind how many existing buildings have been removed we consider it entirely reasonable to provide new garages which will be in keeping with the scheme.
- We are aware that there has been an objection in respect of this garage. We consider this to be unreasonable as the object's house is set well above the road and the garage will not obscure their view.
- There has also been a considerable discussion in respect of the mitigation process for great crested newts. English Nature have advised that they would very much like to see the pond reinstated and we have agreed to this.

5.3 Two structural surveys have been submitted and can be summarised as follows:

Structural Survey of non-listed barn and adjoining stable:

- This building appears to have been altered substantially throughout its lifespan. Despite this and the lack of maintenance in recent years, the overall condition of the building is generally sound.

- Careful repairs are required to this building, ;in order that it can be converted to residential use. During the scheme, it would be required to raise the external roof line as it is clear that this is all in a satisfactory condition and in any event the structure can be accommodated within it. There is nothing to suggest that sections of the building require major reconstruction.

Timber framed listed barn

- I have made inspections of the building on six occasions in the period between September 2002 and May 2003.
- In summary, my advice is that in my opinion this building can be converted within the terms of the policy of Herefordshire Council, which is that the building should be converted without major structural alteration or repair.
- The timber frame walls, roof structure and single storey building can all be converted without major structural alteration or repair. The masonry plinth walls to the timber frame are in a variable condition but some lengths can be retained with others re-built. Several options have been considered for the existing stone south gable wall and we have decided, in consultation with the planning authority, that it can be partly retained if it is supported on a buttressing chimney breast within the building. Underpinning will be required to the masonry plinth walls retained and to the retained section of the south gable wall.

Conclusion

- It is my view that the building is in a reasonably stable structural condition and can be converted without major structural alteration and repair as required by the policy of Herefordshire Council.

- 5.4 Brockhampton Parish Council supports this application but would mention concerns regarding access to the development; also that the site is close to the brow of a hill and the B4224 is not level in that area.
- 5.5 Woolhope Parish Council has no objection to this application. They consider the plans to show a sympathetic conversion of the redundant buildings.
- 5.6 Fownhope Residents association support these applications
- 5.7 There have been letters of representation to this scheme from;

Mr T and Mrs B Drakeford of Upper Buckenhill Farmhouse and who make the following observations regarding the proposal:

They do not object in principle to the development of the barns as two dwelling houses
They object to the new three bay garage sited opposite our house because:

- (a) it represents a considerable visual intrusion
- (b) It is contrary to Herefordshire Councils policy (SPG0 to erect an entirely new building when developing an existing site
- (c) the separate garage is unnecessary, as the existing buildings are extensive
- (d) the new building is sited outside the existing developed site

Mr M.D.J Morris and Mrs W.E Morris of Ivy House, Upper Buckenhill also made representations making the following points:

- (a) Proposed development is very closely situated to our property and land, and we strongly feel if the development goes ahead, our enjoyment and privacy of our property and land will be considerably reduced.
- (b) These barns are in proximity to the very busy B4224, on which many accidents have occurred in recent years, some of these being outside this proposed development.
- (c) Having lived alongside the B4224 for 16 years, the volume of traffic has vastly increased in this time, and we are gravely concerned about the added danger and hazards to all road users and neighbouring properties with vehicles exiting and entering onto this road if these barns are converted into dwellings.
- (d) There is also added further danger of a very bad blind spot approaching these barns (from the direction of Ross), resulting in very poor visibility which can only contribute to an already dangerous situation.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The proposed scheme to convert the underused barns has been the subject of substantial and in depth pre-application discussions over the period of the last year. As a result of this an application was submitted, some further design and ecological issues were raised as part of the appraisal of this application and revised scheme submitted. The main issues that are the subject of this application are:

- The principle of conversion to residential in relation to market testing for alternative uses and structural capability;
- The sympathy of the design and layout in relation to the existing rural agricultural character of the barns and the impact on the Listed Building and its setting;
- The introduction of garage accommodation for each unit
- The impact of the conversion on highway safety;
- Its relationship with the Area of Outstanding Natural Beauty and Area of Great landscape value;
- Effect on surrounding ecological interests;

6.2 The barns are situated on the periphery of an existing large estate within the parish of Brockhampton. They are clearly visible and accessible from the B4224 which runs between Fownhope and Ross-on-Wye. Having regard to their relatively sustainable location, the applicant has undertaken a market testing exercise for alternative uses. There was no interest in the use of the site for commercial or tourist uses on a to let basis. The results of which have been submitted by Brightwells as part of the application. On this basis it is felt that the information provided is satisfactory and reliable. The information provided is also considered consistent with advice given with the Councils Supplementary Planning Guidance (SPG) on the re-use and adaptation of the traditional Rural Buildings.

6.3 The SPG and Policies C36 and C37 of the South Herefordshire District Local Plan identify criteria that should be satisfied to convert existing buildings to residential use. One of the criteria is that the building is structurally sound and capable of conversion and should be a bona fide conversion and not a scheme to bring the building back into use a building requiring extensive reconstruction. The proposal includes two structural surveys; one of each unit of accommodation.

- 6.4 The non Listed barn and stable has been surveyed and results find that although works to repair and update the accommodation are required, there is no evidence that major reconstruction will be required to bring the accommodation up to a level which would provide satisfactory living accommodation.
- 6.5 The Listed barn has caused more concern as its structural condition has deteriorated quite rapidly in recent years. Remedial works were undertaken to stabilise the building last year. However, the main structure of the building is intact, including the timber frame, roof and gable walls. The structural engineer has addressed each of the areas of concern with sympathy to its status as a Listed Building and has put forward solutions which have allowed the timber framed walls, roof structure and single storey building to be converted without any major structural alteration or repair. Some localised repair and rebuild will be required to the masonry plinths walls. The main area of concern is the Southern Gable wall which is visibly 'leaning' and in need of stabilising. This wall can be partly retained if it is supported on a buttressing chimney breast within the building. Underpinning is also required to the masonry plinth walls retained and to the retained section of the south gable wall. Having regard to the information submitted and the fact that the structural difficulties can be overcome to provide satisfactory living accommodation. It is evident that there is repair and structural work required, but this is not major reconstruction and thus it has been demonstrated that the scheme is a bona fide conversion. Much of the structural works proposed would be required to just retain the structure even if an application was not being considered. This work will also enable a Listed Building to be brought into a beneficial use in accordance with the policies of the South Herefordshire District Local Plan and the current SPG.
- 6.6 Through the pre-application and application process the issue of design and layout has been paramount in the compilation of a suitable and sympathetic scheme. Internally, the existing spatial arrangements of the barn are vital to retaining the character of the barns. Externally the utilisation of existing openings is vital in retaining the rural character and appearance of the buildings.
- 6.7 The non-listed barn and stables lend themselves well to conversion. Internally the spaces are already subdivided allowing the living accommodation to follow the existing form. The only alteration would be to the floor levels in part of the non-listed barn. This has been done to provide headroom within the building without the removal of historic beams. Within the stable, a number of divisions are currently in situ, this includes the historic stalls. These are to be retained, offering an insight into the historic use and character of the building. Externally the building also lends itself to conversion. There are a number of existing openings that have been utilised to provide the natural light required. The proposal retains the character of the existing buildings and does not harm the setting of the adjacent Listed Building.
- 6.8 The existing layout and internal arrangements of the Listed Barn have been respected by utilising the void through the central area of the building, and open plan effect on the ground floor. Compartmentalisation has been minimised and existing structural divisions retained to protect the both spatial arrangements of a Listed Building and the barn whilst providing realistic and suitable living accommodation. The proposed external appearance of the building has utilised existing openings wherever possible. Where new openings have been inserted these respect the frame of the building and the rural character and are not excessive in the scale of the development. Whilst there are some concerns over the internal and external treatment of the Listed Building.

- 6.9 The Chief Conservation Officer has had concerns regarding the method of conversion since the submission of these applications. Officers have sought to negotiate the areas of concern having regard to architectural and historical significance of the site. Concerns are still raised by the Chief Conservation Officer. However balancing the issues in respect of current condition of the buildings, its importance to the locality and listed status and no alternative uses have been found for the buildings after a marketing exercise as set out in the Council's Supplementary Planning Guidance the level of intervention proposed is considered acceptable and the minimum necessary to allow conversion and preserve the structural integrity and character of the buildings.
- 6.10 The proposed scheme has introduced two units of garage accommodation, one for each unit. The introduction of independent garage accommodation in association with barn conversions is not normally something that is encouraged. However in this instance the applicant has proposed sympathetically designed garages which are close to the barn complex itself and which would not appear incongruous or out of keeping with the rural character of the area. The garages are also designed to provide compensatory habitat for protected species such as bats. The garage to the east of the site, that is associated with the non listed barn, would face south with the rear of the garage to the roadside. The topography in this location is such that the garage would appear higher than the road but would be located behind an existing hedgerow. An elevation of the whole site from the B4224 has been provided which demonstrates the position of the garage and its subservience in the scheme. The garage to the south of the Listed Barn is accessed from the existing lane that runs to Copthorne Farm. As with the previous garage the rear of the garage faces onto the lane, with the existing mature hedgerow partially obscuring this from public view. This garage would replace an existing corrugated shed that is in a poor state of repair. The fact that this new garage is set some distance from the Listed Building helps to protect the setting, character and appearance of the Listed Barn. The owners of the adjacent property have raised objections to these garages, and their concerns have been considered. However only the rear of the garage will be visible and this would be across a main road from their property. Having regard to this the inclusion of the garage would not be considered inappropriate nor would this detached garage have an adverse impact on the enjoyment of the amenities of the owners of the property.
- 6.11 As part of the scheme the existing access directly into the courtyard shall be sealed as it is considered to be restricted and a threat to highway safety. The proposal therefore utilises two existing accesses. The first immediately to the east of the existing buildings, with access from the B4224 which will lead to a parking, turning and garage area for the non listed barn. The second is an access from the lane that runs to along the western boundary of the site and provides access to the parking, turning and garage area associated with the Listed Barn. There are no objections in highway safety terms to either access and the turning and parking areas provided will allow vehicles to turn on site and exit on a forward gear.
- 6.12 The site lies within the Wye Valley Area of Outstanding Natural Beauty and the locally designated Area of Great Landscape Value. Both of these designations place emphasis on the protection of these countryside and landscape and resist new development which would cause harm or be obtrusive to the landscape area. The proposed development retains a rural appearance and character and whilst it cannot be denied that the development of this site will introduce a residential use and associated paraphernalia the impact on the landscape quality would not be compromised, especially given the enclosed 'courtyard' nature of the development and its close proximity of the busy road. The historical relationship of the buildings will be retained.

- 6.13 Two ecological surveys were submitted as part of the application tackling the concerns regarding the protected species of Great Crested Newts and a survey of bats and birds. Both of these ecological reports offer method statements that include details of the phasing and timings of the work, identification of positions for bat lofts, roosts and nesting places. It also includes the management of the adjacent land. The Chief Conservation Officer is satisfied that the reports are comprehensive and would raise no objection to the granting of permission as long as all the procedures, mitigation and compensation mentioned in the reports are undertaken. As such the concerns relating to these species have been addressed and can be satisfied.
- 6.14 In conclusion, the proposed development offers a bona fide conversion scheme which embraces the ideals of the SPG and local plan policies to the most practicable extent. It is accepted that the nature of the existing barns has allowed some leniency but wherever possible a scheme which sympathetically uses the existing spatial areas and external opening and characters has been negotiated and proposed. As such it is considered that the scheme would represent a positive development in terms of the retention and use of the Listed Building and adjacent barns, in a sustainable location. The site has safe access and has addressed the concerns relating to ecological issues. As such the proposed scheme would accord, in the main with the SPG and Local plan policies to offer an imaginative and sympathetic scheme.

RECOMMENDATION

In respect of DCSE2003/1460/F:

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 B07 (Stonework laid on natural bed)

Reason: In the interests of conserving the character of the building.

5 Prior to the commencement of development a full schedule of repair to timber frame, stonework and all other structural elements and a method statement for both units of accommodation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

6 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

7 C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

8 C06 (External finish of flues)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

9 C11 (Specification of guttering and downpipes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

10 No cutting or alteration of the historic timber frame shall be undertaken other than that approved as part of this application or unless it has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

11 The protection measures and works laid out in the two ecological studies shall be implemented and maintained in accordance with the details submitted.

Reason: In the interests of nature conservation.

12 The developer shall afford access at all reasonable times to any ecologist nominated by the local planning authority for the purpose of observing and monitoring the biological features of the site and works completed under the ecological surveys submitted.

Reason: To allow the potential nature conservation interests of the site to be investigated, recorded and monitored.

13 E16 (Removal of permitted development rights)

Reason: To retain the character and appearance of this agricultural building.

14 E09 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off-street parking arrangements remain available at all times.

15 E08 (Domestic use only of garage)

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

In respect of DCSE2003/1461/L:

That listed building consent be granted subject to the following conditions:

1 C01 (Time limit for commencement (listed building consent))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 B07 (Stonework laid on natural bed)

Reason: In the interests of conserving the character of the building.

5 Prior to the commencement of development a full schedule of repair to timber frame, stonework and all other structural elements and a method statement for both units of accommodation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

8 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

9 C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

8 C06 (External finish of flues)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

9 C11 (Specification of guttering and downpipes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

10 No cutting or alteration of the historic timber frame shall be undertaken other than that approved as part of this application or unless it has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

- 11** The protection measures and works laid out in the two ecological studies shall be implemented and maintained in accordance with the details submitted.

Reason: In the interests of nature conservation.

- 12** The developer shall afford access at all reasonable times to any ecologist nominated by the local planning authority for the purpose of observing and monitoring the biological features of the site and works completed under the ecological surveys submitted.

Reason: To allow the potential nature conservation interests of the site to be investigated, recorded and monitored.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.