

2.2 REFERENCE NO - 19/505888/FULL & 19/505890/LBC		
APPLICATION PROPOSAL Conversion / refurbishment of barns to provide 2 dwellings, new garage building; demolition of farmyard structures; and hard and soft landscaping works.		
ADDRESS Queen Court Barns Water Lane Ospringe Kent ME13 8UA		
RECOMMENDATION - Grant both applications subject to appropriate conditions and to securing the SAMMs tariff payment.		
REASON FOR REFERRAL TO COMMITTEE Called in by Cllr Ben J Martin		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr George Barnes AGENT Mr Simon Milliken
DECISION DUE DATE 05/03/20	PUBLICITY EXPIRY DATE 26/08/20	

1. DESCRIPTION OF SITE

- 1.1 The two buildings in question here form part of the larger Queen Court Farm complex and are listed in their own right. A new listing evaluation of the buildings was carried out shortly after the applications were submitted, the applications were held in abeyance pending that evaluation, and the larger barn (Barn 2) has now been upgraded to Grade II* status. The site is located outside of any defined built up area boundary but is within the Ospringe conservation area.
- 1.2 Barn 2 is a good quality example of a 15th Century Kentish aisled barn with later additions approximately dating to the late 17th or early 18th Century. The earliest part of the barn comprises four timber framed bays, whilst the later bays are of brick construction with ventilation slits. The roofing and cladding on the timber framed bays is largely modern and to the south is an attached granary and link which was possibly added at the same time as the later bays. Further modern additions were added to this barn in the form of two lean to style extensions and a large silo.
- 1.3 Barn 1 to the south-west is a Grade II listed building which dates from the 16th Century, with well preserved 19th Century stable fittings still seen within this barn. This building has rooflights installed on both roof slopes but it is not known when this alteration was made and there is no planning history for them.

2. PROPOSAL

- 2.1 These applications seek planning permission and listed building consent for the conversion of these two barns into two dwellings. The proposal initially sought to create three dwellings with Barn 2 split to create two units. However, after lengthy discussions with officers, Historic England and the architect, the scheme was amended as per Historic England's advice, and the biggest change is that Barn 2 is now proposed as a single residential unit with attached annexe.
- 2.2 A number of repair works would need to be undertaken to enable the conversion including:

- Repairs to the existing historic fabric including structural repairs to the roofs, walls, repointing of brickwork etc.
- Replacement of the existing internal concrete floors with a new insulated limecrete slab, incorporating underfloor heating with floor levels rationalised as they currently slope. Trial holes will be dug against all existing external and internal walls to ensure new levels do not undermine existing structures.
- Removal of all modern additions including the metal silo, lean-tos, water and oil tanks.
- New cast iron rainwater goods.
- Thermal insulation provided between and external to the timber frame so the majority of the frame remains exposed internally.
- Removal of existing modern roof coverings and replacement more in keeping with the barns.
- Demolition of existing outbuilding and dutch barn.
- Formation of freestanding and independent timber frame enclosures within the existing fabric to provide subdivision without any detrimental impact to the historic fabric.
- Replacement of timber weatherboarding.

2.3 Barn 1 would be a three bedroom unit and, after discussions with Historic England, the existing 19th Century stable fittings are to remain within bedroom 2 and this room has now been designed around these historic features ensuring their retention within the building. The living area formed within bays 4-6 is open plan so the existing beams are left unaltered. The brickwork of this building is to be repaired and repointed, the horizontal timber boarding replaced and the existing clay tiles are to be removed and set aside for re-use while the timber frame is repaired. The tiles would be reinstated incorporating bat access tiles.

2.4 Barn 2 would be a larger four bedroom unit, again leaving the main living area free of partitions to appreciate the timber framing from within. Timber partitions would be used to create the bedrooms and bathrooms. The brickwork on this building is also to be repaired and repointed with the existing timber boarding replaces. The existing corrugated sheeting roof would be replaced with hand made clay tiles incorporating bat access tiles with new cast iron rainwater goods. The existing granary is proposed to be converted to a self contained annexe for use by the occupiers or guests of Barn 2. The annexe would have a kitchen/living area down stairs and a bedroom with en suite on the first floor. The brickwork and flint to the annexe would be repaired and repointed and the boarding also replaced, the timber roof frame is in need of repair and the existing felt roof will be replaced with hand made clay tiles like the other buildings. The corrugated iron mono pitch roof over the living area would be replaced with natural slate.

2.5 To ensure the setting of the listed buildings the parking area is proposed away from the barns to the rear corner of the site where a garage building and parking courtyard is proposed. The building would be finished in horizontal boarding and a pitched roof finished in natural slate which will also include thermoslate or similar to provide a sustainable energy source. The building would provide six garages and an additional storage unit for each dwelling; each garage will also have a loft storage area.

2.6 The applications are supported by a number of reports that can be summarised as follows:

Heritage Impact Assessment

- The conversion of highly significant barns is considered to be a suitable and positive residential conversion that respects the historic buildings, while ensuring their future survival.
- The presence of aisles and existing divisions has been utilised to accommodate the smaller rooms whilst leaving the nave of the barns as open space.
- The granary has suffered the most alteration in the past and the proposed conversion is considered to provide a good solution by reversing some of the more unsightly fabric and allow the maintenance and repair of the structure.

Flood Risk Assessment

- Site is in Flood Zone 3 for fluvial flooding
- Consultant has produced detailed modelling to refine the extent of the fluvial flood plain
- Modelling confirms that all residential development is situated in Flood Zone 1

Ecology

- The survey recorded evidence of multiple bat day roosts and feeding areas as well as use by barn owls
- Bat loft and bat tiles to be provided
- No external lighting to be placed near the entrance/exit points of new roost sites
- The garage will include an integrated barn owl nesting area with an external exercise ledge

3. PLANNING CONSTRAINTS

Potential Archaeological Importance

Conservation Area Ospringe

Environment Agency Flood Zone 2

Environment Agency Flood Zone 3 136994

Listed Buildings MBC and SBC Ref Number: 380/SW

Description: G II QUEEN COURT FARM, WATER LANE, OSPRINGE, FAVERSHAM, ME13

Listed Buildings MBC and SBC Ref Number: 670/SW

Description: G II QUEEN COURT FARM, WATER LANE, OSPRINGE, FAVERSHAM, ME13

Listed Buildings MBC and SBC Ref Number: 1333/SW

Description: G II* QUEEN COURT FARM, WATER LANE, OSPRINGE, FAVERSHAM, ME13

4. POLICY AND CONSIDERATIONS

4.1 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:

CP4 (Design)
CP8 (Conserving and enhancing the historic environment)
DM3 (Rural economy)
DM14 (General development criteria)
DM16 (Alterations and extensions)
DM19 (Sustainable design and construction)
DM32 (Listed buildings)
DM33 (Conservation areas)

4.2 Supplementary Planning Guidance (SPG): ‘Conservation Areas’, ‘Listed Buildings’ and ‘The Conservation of Traditional Farm Buildings’

4.3 The National Planning Policy Framework (NPPF): Paragraphs 190, 194 and 196.

5. LOCAL REPRESENTATIONS

Comments received in relation to the original drawings

5.1 The Faversham Society:

“This conversion is something that appears inevitable. The scheme has been carefully considered, however, it is important to ensure that as much as possible of the historic fabric is retained in the conversion. Any hedging to Water Lane or within the adjacent fields should use native species to ensure that the setting of the barns does not become much more urban in character, and to maximise biodiversity.”

5.2 Three local residents have written neither objecting or supporting, with comments that can be summarised as follows:

- No objection to the barns being converted to residential use, however more details are needed
- The drainage strategy should be re-designed, additional water seeping into the ground as a result of the proposed works would flood part of Queen Court Farmhouse and its land and outbuildings. There should be no impermeable hardstanding including the access route
- Topographical and ecological surveys should be undertaken as reptiles have been seen close to the site
- A contamination survey to identify issues such as liquid spillages and potential presence of substances such as asbestos should be produced
- A method statement should be submitted to identify days and hours of work and all access should be via the access north of the barns with no on site vehicle access
- Proposed materials are not identified.
- Physical obstruction of vehicles being able to park in the yard needs to be identified
- Window shown on the south elevation of the granary should be removed as it overlooks habitable rooms of Queen Court Farmhouse
- The site plan shows part of Queen Court Farmhouse land coloured in but this land does not form part of the planning application
- The full height glazing to the ground floor of the granary barn will be a substantial increase in openings and the windows will look into the garden of Queen Court Farmhouse
- External lighting needs to be conditioned

5.3 One local resident objects to the scheme, with comments that can be summarised as follows:

- Lack of clarity in tree management plan
- The supply of electricity to the area is inadequate and there have been three power cuts in the last fortnight
- There is historic problems with drainage and sewage disposal with no plans showing how these will cope
- There is no traffic assessment or management plan
- No management plan for asbestos
- There should be limits on time of construction to avoid noise and dust
- There is no mention of lizards that are on the site

5.4 One letter was received supporting the application with comments that can be summarised as follows:

- We need more housing and this location is ideal
- A property nearby had approval to knock down a garage and have a residence added, therefore this conversion of old buildings is very positive
- Some of the neighbours comments are aimed at making the owner have to do more paperwork to increase cost and delay development

Comments received in relation to the amended drawings

5.5 Two letters were received from local residents which can be summarised as follows:

- We reiterate that, in principle, we support the conversion of these barns
- Reiterate original comments on loss of privacy from the window at the south end of the granary barn
- No mitigation has been added to prevent the flooding of Queen Court Farmhouse
- No mention of redundant oil tanks or asbestos on the site
- The trees have not been surveyed
- The amended proposed site layout shows the gravel courtyards appear to be protected from vehicular access and parking which we support
- The amended garaging proposals show 6 spaces but the application form identifies 8 car parking spaces
- It is clear from the proposed elevations that substantial changes to the fabric and materials are proposed, openings being removed or added but application form stated no changes to external fabric
- Concerns that the annexe to Barn 2 could be used as a totally separate residence or holiday let as it has separate amenities
- When the barn in Vicarage Lane was refurbished the old roofing material was burned in the open air causing smoke to pollute the local atmosphere. Swale Environmental Services were informed but seemed uninterested and took no action
 - A management plan to prevent collisions should be developed

6. CONSULTATIONS

Comments received in relation to the original drawings

6.1 Faversham Town Council:

“No objection. The barns are currently derelict and falling into poor condition. This proposal would ensure essential work is undertaken to preserve them. The small scale proposal is suitable for the area. The planting of hedges it to be encouraged with native species. Bat and Owl mitigation/enhancement should be a condition if planning permission is given. Japanese knotweed is known to be present in the vicinity and this should be investigated.”

6.2 Ospringe Parish Council:

“If this application were to be approved we would be very concerned about the additional traffic that would be generated on Water Lane which is already beyond saturation point at certain times, leading to serious congestion and the resultant pollution and bad air quality. The same concerns have been made by ourselves and others regarding the planning applications for Ashdown and Black Cottages. We note the representations made by the neighbour Ms Delaney which coincide with our own views.”

6.3 Environment Agency – no comments as the planning application falls outside EA's remit as a statutory planning consultee.

6.4 Natural England – No objection subject to SAMMS fee to help mitigate against the potential recreational impacts of the development.

6.5 Society for the Protection of Ancient Buildings:

“If a new floor is to be installed we would suggest it better to install a breathable limecrete floor. Without details of repair methodology it is not possible to properly assess how the work will impact the building. The availability of such information is essential before the application is determined and this information should be sought from the applicant. This is in accordance with para 194 of the NPPF.”

6.6 Historic England – Initial negative feedback regarding harm to the grade II* listed barn:

“Not yet convinced that the harm is minimised in line with the requirements of para 190 of the NPPF. Recommend converting Barn 2 to a single dwelling. Acknowledge that the application has been live for several months after a decision was taken, rightly in our view, not to determine the application until the outcome of a listing assessment was known. We would be happy to work with Officers and the applicant on an amended scheme”.

6.7 Kent Wildlife Trust – Did not comment upon the application.

6.8 Kent Highways – The development proposal does not meet the criteria to warrant involvement from the Highway Authority.

6.9 County Archaeological Officer – Did not comment upon the application.

Comments received in relation to the amended drawings

6.10 Faversham Town Council – No objection. Same comments as for the originally submitted drawings.

6.11 Historic England now supports the application:

'The greatest change to proposals for barn 2 is a decision to convert it to a single dwelling rather than two dwellings and to focus ancillary spaces, such as bedrooms, in the eastern, less significant end of the barn. As a consequence, the historic volumes of the medieval barn will largely be retained. We think this substantially reduces the harm to heritage significance and in its current configuration, represents the least harmful way to convert this building and thus to secure its long-term conservation.

Amendments to the proposed landscaping also contribute to a less harmful scheme and we are content with changes to the proposed boundary treatment, new gate openings between the gardens and driveway and the introduction of low posts to the south of barn 2 to ensure that these areas are not used for parking.

While we welcome the latest changes and commend the applicant for responding sensitively to the concerns raised by Historic England and the Council's Conservation and Design Manager, we do not think the latest changes remove harm altogether. However we think your Council could now conclude that the harm has been minimised in line with paragraph 190. Remaining harm is justified by marketing evidence that a residential use represents the optimum viable use of this building and thus that no other less harmful uses would secure the building's long-term conservation. In reaching a decision on this proposal, your Council will also need to weigh the public benefits against the remaining harm, which we assess to be less than substantial, in the manner described in paragraph 196 of the NPPF, taking in to account the public benefit of securing the building's optimum viable use.'

7. BACKGROUND PAPERS AND PLANS

- 7.1 All plans and documents relating to applications 19/505888/FULL and 19/505890/LBC.

8. APPRAISAL

- 8.1 Local Plan policy states that development proposals will be supported in accordance with the settlement hierarchy criterion which is set out in Policy ST3. This site falls within the open countryside where *"At locations in the open countryside, outside the built up area boundaries shown on the proposals map, development will not be permitted, unless supported by national planning policy and be able to demonstrate that it would contribute to protecting and, where appropriate, enhancing the intrinsic value, landscape setting, tranquillity and beauty of the countryside, its buildings and the vitality of rural communities."*
- 8.2 Policy DM3 (rural economy) states that *"planning permission for residential development will not be permitted where this would reduce the potential for rural employment and/or community facilities unless the site/building is demonstrated as having no demand for such purposes or its use would be undesirable or unsuitable"* clearly indicating a reluctance to see residential conversion of rural buildings as a principle.
- 8.3 These policies do not seek to blanket ban housing in the countryside or other development, but they seek to ensure a thriving rural economy by prioritizing the reuse of rural buildings for business or community uses. This approach is entirely consistent with paragraphs 83 and 84 of the NPPF which seek to support a prosperous rural economy. The documents submitted include evidence of the efforts the applicant have

gone to investigate the sale of the building for alternative uses. The marketing appraisal shows that there was limited interest and ultimately no sale for an alternative use was agreed. The information was also reviewed by Historic England's economic officer and it is deemed that residential conversion of these buildings is the most viable use that will ensure the buildings are preserved.

- 8.4 With the principle of residential use established through the marketing appraisal, an assessment needs to be made on the design and impact of the proposal on the character of the listed buildings themselves and the surrounding conversation area setting.
- 8.5 There were initially concerns over the conversion of these units into three dwellings and the applicant has been willing to work with the Council and Historic England to reach a scheme that would ensure the listed barn's preservation. Historic England are now supporting the applications on heritage grounds and I have no reason to disagree with their view. SPAB, whilst not objecting to the scheme, raised concerns over the replacement concrete floor and this has now been amended to limecrete as per their suggestions.
- 8.6 With regards to residential amenity the neighbour at Queen Court Farmhouse raised concerns over the small window to the en-suite of the annexe building that may have caused overlooking. This window has now been removed and there are no openings on that elevation that would cause loss of privacy to Queen Court Farmhouse.
- 8.7 It was discussed with the architect that the courtyard setting of the barns should remain and parking should be discouraged from those areas, which was also a concern raised by a local resident. The site plan has now been amended to include small timber posts on the boundary of the courtyard to discourage parking within this area. Ample parking is situated within the garages and parking courtyard with a total of six garages and additional storage areas for both properties within the garage building which complies with the Council's SPD for a minimum of three spaces per dwelling. The parking area is set to the rear of the site to preserve the character and setting of the buildings.
- 8.8 There is little scope to achieve new-build sustainable construction levels within the conversion of the listed barns. However, Thermoslates or similar are proposed to the roof of the new garage building which would provide a source of sustainable energy.
- 8.9 A flood risk assessment was submitted with the application and details that the site is shown in Flood zone 3 for fluvial flooding. Odyssey has undertaken modelling which refined the extent of the fluvial flood plain in the surrounding area. The modelling states that all residential development will be situated within Flood Zone 1 (no risk of flooding). Odyssey corresponded with the EA who stated that they did not hold any detailed modelling of the watercourse affecting the site. The EA did not comment on the proposals.

Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017

This Appropriate Assessment has been undertaken without information provided by the applicant. The application site is located within 6km of The Swale Special Protection Area (SPA) which is a European designated sites afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations).

SPAs are protected sites classified in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds and for regularly occurring migratory species. Article 4(4) of the Birds Directive (2009/147/EC) requires Member States to take appropriate steps to avoid pollution or deterioration of habitats or any disturbances affecting the birds, in so far as these would be significant having regard to the objectives of this Article.

Due to the scale of development there is no scope to provide on site mitigation such as an on-site dog walking area or signage to prevent the primary causes of bird disturbance, which are recreational disturbance including walking, dog walking (particularly off the lead), and predation of birds by cats. The proposal thus has potential to affect said site's features of interest, and an Appropriate Assessment is required to establish the likely impacts of the development.

In considering the European site interest, Natural England (NE) advises the Council that it should have regard to any potential impacts that the proposal may have. Regulations 63 and 64 of the Habitat Regulations require a Habitat Regulations Assessment. For similar proposals NE also advises that the proposal is not necessary for the management of the European sites and that subject to a financial contribution to strategic mitigation, the proposal is unlikely to have significant effects on these sites.

The recent (April 2018) judgement (People Over Wind v Coillte Teoranta, ref. C-323/17) handed down by the Court of Justice of the European Union ruled that, when determining the impacts of a development on protected area, "it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site." The development therefore cannot be screened out of the need to provide an Appropriate Assessment solely on the basis of the mitigation measures agreed between Natural England and the North Kent Environmental Planning Group (NKEPG).

NE has stipulated that, when considering any residential development within 6km of the SPA, the Council should secure financial contributions to the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring (SAMM) Strategy in accordance with the recommendations of the (NKEPG) and that such strategic mitigation must be in place before the dwelling is occupied. Based on the correspondence with Natural England (via the NKEPG), I conclude that off site mitigation is required.

In this regard, whilst there are likely to be impacts upon the SPA arising from this development, the mitigation measures to be implemented within the SPA from collection of the standard SAMMS tariff (normally to be secured by either s106 agreement or unilateral undertaking on all qualifying developments) will ensure that these impacts will not be significant or long-term. I therefore consider that, subject to mitigation, there will be no adverse effect on the integrity of the SPA.

It can be noted that the required mitigation works will be carried out by Bird Wise, the brand name of the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) Board, which itself is a partnership of local authorities, developers and environmental organisations, including SBC, KCC, Medway Council, Canterbury Council, the RSPB, Kent Wildlife Trust, and others.

This payment will need to be secured before planning permission can be granted.

9. CONCLUSION

9.1 Overall the conversion of these listed barns seems to be the only viable option to preserve their architectural and historic character. The applicant/architect has worked with the Council and Historic England over a number of months to try and achieve the most sensitive development possible. The application complies with the relevant policies within the Local Plan; the Council's SPG's and paragraphs 190, 194 and 196 of the NPPF.

10. **RECOMMENDATION** – Grant both applications subject to the following conditions and securing the SAMMs tariff.

CONDITIONS

19/505888/FULL – Planning application

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) The development hereby approved shall be carried out in strict accordance with the following approved drawings:

19.031 51C, 19.031 52A, 13.031 53B, 19.031 54, 19.031 55, 19.031 56B, 19.031 57C, 19.031 58B, 19.031 59, 19.031 60, 19.031 61, 19.031 62B, 19.031 65 and 19.031 66.

Reason: In the interests of residential and visual amenity.

(3) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 – 1900 hours, Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

(4) Prior to first occupation full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

(5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and

biodiversity.

- (6) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (7) The garage building hereby approved shall be kept available for the parking of vehicles and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land or in such a position as to preclude vehicular access thereto.

Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users and in a manner detrimental to highway safety and amenity.

- (8) The development hereby permitted shall be carried out in its entirety in relation to each dwelling and the associated shared and private external areas (including the garage building/store) prior to first occupation, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

- (9) Prior to the relevant works samples of the proposed slates and a section of weatherboarding in the proposed stain or paint finish to be used on the garage/store building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

Reason: In the interests of visual amenity.

- (10) Prior to the relevant works details of the proposed cast iron rainwater goods to be used on the garage/store building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

Reason: In the interests of visual amenity.

- (11) Prior to the relevant works the following key construction details for the garage/store building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

- 1:5 vertical section showing the weatherboard profile
- 1:5 vertical section showing the eaves detailing (including guttering)
- 1:5 vertical section showing the verge detailing
- 1:20 elevation detail and 1:5 plan and vertical sections of external doors
- 1:5 vertical section showing the ridge roof junction detailing
- 1:5 vertical section showing the hip roof junction

Reason: In the interests of visual amenity.

- (12) The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling shown on the plans as Barn 2.

Reason: In the interests of residential amenity.

- (13) Upon completion, no further development, whether permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out on the site including the garage building.

Reason: In the interest of preserving the special architectural or historic interest of the listed building.

- (14) The bat tiles, bat loft and owl boxes referred to in paragraphs 7.15, 7.16 and 7.18 of the Bat and Barn Owl Survey Report and Mitigation Strategy produced by Ecology Solutions dated October 2019 (ref: 7867.BatReport.vf) shall be provided before first occupation of the dwellings hereby approved.

Reason: In the interests of encouraging wildlife and biodiversity.

- (15) Prior to occupation of either dwelling hereby permitted details shall be submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, renewable energy production including the inclusion of 'Thermoslate' or similar solar tiles, energy efficiency, and sustainable drainage principles into the relevant dwelling. Upon approval, the details shall be incorporated into the development as approved.

Reason: In the interest of promoting energy efficiency and sustainable development.

- (16) The dwellings hereby permitted shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and neither dwellings shall not be occupied unless the notice for that dwelling of the potential consumption of water per person per day required by the Building Regulations 2015 (as amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability.

- (17) Prior to the first occupation of any dwelling unit hereby approved, at least one electric vehicle charging point per dwelling shall be installed and made ready for use of residents of the relevant dwelling.

Reason: In the interests of promoting sustainable development.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

CONDITIONS

19/505890/LBC

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby approved shall be carried out in strict accordance with the following approved drawings:

19.031 51C, 19.031 52A, 13.031 53B, 19.031 54, 19.031 55, 19.031 56B, 19.031 57C, 19.031 58B, 19.031 59, 19.031 60, 19.031 61, 19.031 62B, 19.031 65 and 19.031 66.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (3) Prior to commencement of any other works the existing lean-tos, silo water and oil tanks shown to be demolished as part of the proposed scheme, shall be removed and the structures in question shall be removed from the application site. The structures shall not be stores on the site or on the adjacent land north and east.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (4) Prior to the relevant works a sample of the proposed Kent peg clay tiles and replacement weatherboarding in the proposed stain or paint finish shall be submitted to and approved in writing by the Local Planning Authority. The samples submitted shall include the ridge and hip tiles, bat access tiles and any specialist conservation type ventilation tiles. The development shall then be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (5) Prior to the relevant works manufacturers details of the specific cast iron rain water goods (and associated brackets) to be used on the converted barns shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (6) Prior to the relevant works manufacturers details of the replacement patent glazing and flush fitting conservation type rooflight to be used on Barn 1 shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (7) Notwithstanding the details shown on drawing 19.031 66, the following key construction details shall be submitted to and approved in writing by the Local Planning Authority, The development shall then be carried out in accordance with these approved details.
- 1:5 vertical section showing the proposed wall insulation system and weatherboard profile
 - 1:5 vertical section showing the eaves detailing (including guttering) and proposed roof insulation system
 - 1:5 vertical section showing the verge detailing
 - 1:5 vertical section showing the ridge roof junction detailing
 - 1:5 vertical section showing the hip roof junction detailing
 - 1:5 vertical section showing the proposed replacement floor and associated insulation underfloor heating system
 - 1:10 (internal) elevation detail and 1:1 or 1:2 vertical plan section of the fixed glazing to be provided to the ventilation slits at the eastern end of Barn 2

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (8) Prior to commencement (excluding the works outlined in condition 2) a detailed repair and alterations specification and associated works programme for the external envelope and internal elements of the buildings (including the brickwork, timber frame and proposed new finished for the medieval parts of the building) compiled in accordance with the repair principles set out in the revised Design & Access Statement dated 14th September, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the works required for making good the retained historic fabric where attached and/or abutting later structures which are to be demolished. The reports shall also be compiled in accordance with the following technical guidance:

- SPAB Technical Pamphlet 5: Repointing stone and brickwork walling
- SPAB Technical Pamphlet 12: The repair of timber frames and roofs
- Historic England: Energy efficiency and historic buildings

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (9) Prior to the relevant works a 1:20 elevation detail and a 1:5 plan and vertical section for all new (or replacement) joinery elements including windows, internal/external doors stairs, associated banisters/handrails and shutters shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (10) No flues, vents, meter/alarm boxes or external lighting shall be fixed to the exterior of the listed buildings the subject of this consent without the prior written consent of the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed

buildings.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

