**Heritage Impact Statement**

**Conversion of the Cart Shed and associated Listed Building works - at Manor Farm, Great North Road,Torworth.**

These proposals are a resubmission of the scheme to convert former cart shed into residential use with alterations to the north east elevation (enclosing the building with windows and doors) which was granted planning and Listed Building consent in 2017- references 17/01063/FUL and 17/00804/LBA**.** These consents expired on the 10th of October last year.

As such the principle of converting and altering this building for residential use is established. The Council’s Conservation officer considered the proposed conversion for residential use as acceptable, subject to conditions to secure further details on the proposed fenestration and doors. Furthermore, the Council’s reports noted that the conversion of the cart shed would have “requisite benefits” in preserving and enhancing this building and would maintain the integrity of the group of former agricultural buildings within the curtilage of the Listed Manor Farm.

These applications are simply a re-submission of the 2017 consents, which due to the impact Covid 19 the applicants were unable to submit as a Renewal before their expiration in October 2020. These applications are accompanied by a Structural and Ecological reports. The applicants are happy to accept the same planning conditions the Council issued in 2017.

The other former agricultural buildings on this site, which have benefitted from planning permission and Listed Building to convert and extend them to enable residential use are all occupied, creating new successful residential development. The disused cart shed looks incongruous in this regenerated context. Planning permission to extend the cart shed to provide an additional bedroom and dual aspect to the accommodation were refused in 2020 (Council references: 20/00552/FUL and 20/00796/LBA) and supported in an Appeal decision in March this year. The applicants are keen to secure the future use of this building by implementing the original 2017 conversion scheme whilst the buildings’ structure remains intact.

The material and policy considerations relating to the impact of these proposals on the heritage asset are the same as in 2017, when the original planning and Listed consents were granted. In summation these proposals to secure the future of the cart shed and use residential accommodation with minimal physical alteration (as consented in 2017) will preserve the integrity and character of the cart shed, and the setting of the nearby Listed Buildings. These proposals comply entirely with the conservation policy regime namely Section 66 (1) of the Planning (Listed Building and Conservation Area) act 1990, Policy DM4 and DM8 of the Bassetlaw Core Strategy and Part 12 and 16 of the National Planning Policy Framework and Supplementary Planning Document “Successful Places”.

On this basis we look forward to receiving planning and Listed Building Consent at the Council’s earliest convenience and within the 8 week government guidance for the determination of minor applications.