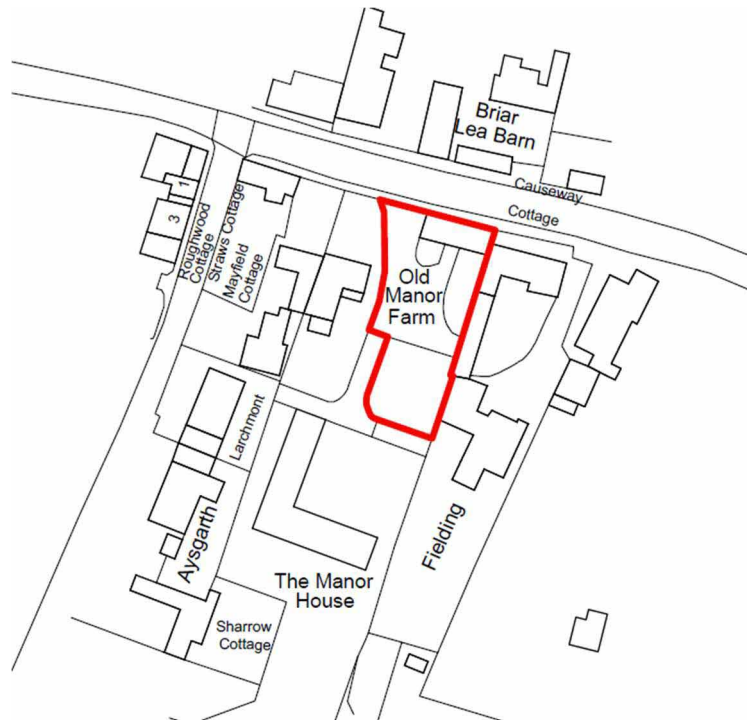


Variation of planning application for the Change of Use of Former Threshing Barn to Form a Dwelling and Conversion of Adjacent (rear) Barn into an Annex to the Threshing Barn Dwelling



Old Manor Farm, Main Street, Farnsfield,
Nottinghamshire NG22 8EA

**PLANNING STATEMENT INCLUDING DESIGN & ACCESS
STATEMENT AND HERITAGE IMPACT ASSESSMENT**

December 2023 Rev A

South View, 16 Hounsfield Way, Sutton on Trent, Newark, Nottinghamshire, NG23 6PX

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Website: www.town-planning.co.uk

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This planning statement has been produced to support this individual planning application and the conclusions it reaches are based upon due diligence investigations of public records and the information provided to the company by the client and/or their representatives.

The author of this supporting planning report is Anthony Bryan Northcote, Executive Director of TOWN-PLANNING.CO.UK. He holds a Higher National Certificate in Land Administration (Planning) with Distinction; Diploma with Distinction in Town Planning; Post-Graduate Diploma with Distinction in Urban and Regional Planning together with a Master of Arts Degree in Urban and Regional Planning. He was elected to the Royal Town Planning Institute in 1996 and now has over 32 years planning experience within the public and private sectors involving a full range of planning issues. In addition, he is also a Member of the Institute of Leadership and Management; a Member of the Chartered Institute of Management; a Member of the Town and Country Planning Association; a Member of the United Kingdom Environmental Law Association; a Fellow of the Geological Society; and an Incorporate of the Chartered Institute of Building.

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December 2022

Project: 23.105
Clients: Mr & Mrs Heywood
Planning Consultant: Anthony Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIOB, MInstLM, MCMI, MRTPI*
Architecture: Tim Fletcher *BSc (Hons) Arch Tech* of TF Architectural Services

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TF Architectural Services Ltd



The Proposal

This proposal relates to two main aspects:

- Change of use, conversion and alterations to the former Threshing Barn to form this into a dwelling; and
- Conversion and raising of the door head heights and corbel detail of the adjacent barn to the rear (alternatively described as to the south-east) into a residential annex to the Threshing Barn as the host property.

The principle of development for both aspects has been approved previously under planning permission 22/02459/FUL & 22/02460/LBC granted on the 28th March 2023 and 19/02033/FUL granted on the 31st January 2020. Under that consent the Threshing Barn was known as Plot 2. That consent also included the erection of a new dwelling to the south on what was referred to as Plot 3 now known as The Manor House. The dwelling on Plot 3 has been constructed. The planning permission remain extant and the 'Change of use of annex (former Threshing Barn) into an independent dwelling, and Conversion of adjacent (rear) barn into an annex to the Threshing barn dwelling' could be undertaken to the approved plans as approved.

Planning and Listing Building Consent was granted in September 2013 to convert the Threshing Barn into annexed living accommodation to Old Manor Farm under references 13/01276/FUL and 13/01277/LBC. The change from annex use to a separate dwelling under planning permission 19/02033/FUL relied upon the alterations approved in 2013 for the Threshing Barn. This was confirmed by condition 5 on planning permission 19/02033/FUL. Then a stand alone planning and listed building application was submitted 22/02459/FUL & 22/02460/LBC and approved with conditions discharged. Furthermore there was an application for variation of condition 012 to substitute approved drawings to change approved boiler type to air source as attached to listed building consent 22/02459/FUL & 22/02460/LBC.

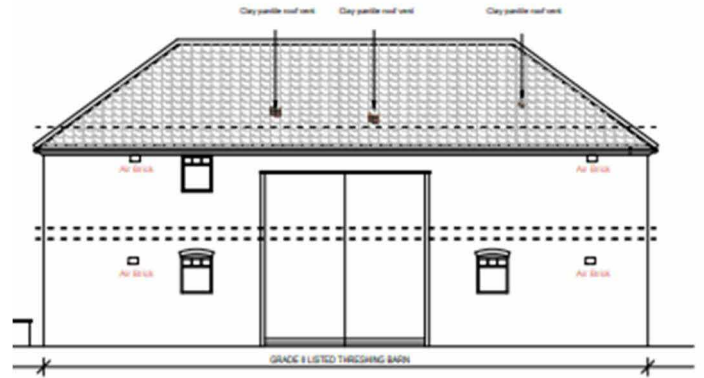
In simple terms this latest proposal is for a variation of planning and listed buildings condition to accommodate recently established structural requirements and floor levels. The proposals are minor adjustment and improvement to the structural design with regards to the listed barn as per the structural engineer's design details and alterations to annexe elevation.

Threshing Barn



NORTH ELEVATION

Approved under 13/01276/FUL & 13/01277/LBC

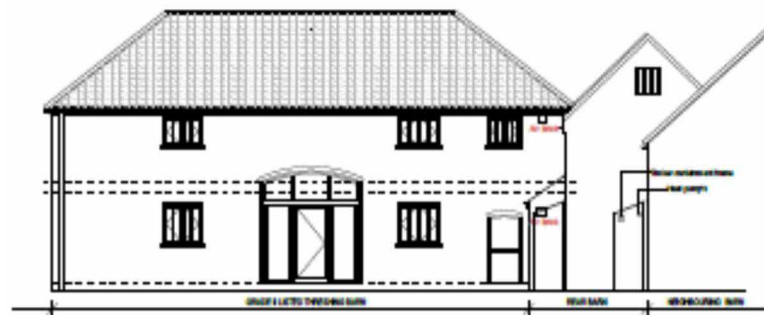


Proposed New Design

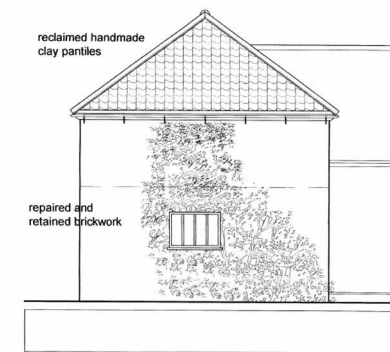


SOUTH ELEVATION

Approved under 13/01276/FUL & 13/01277/LBC

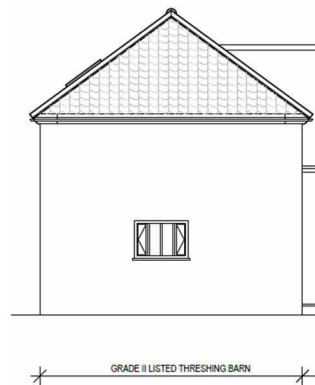


Proposed New Design

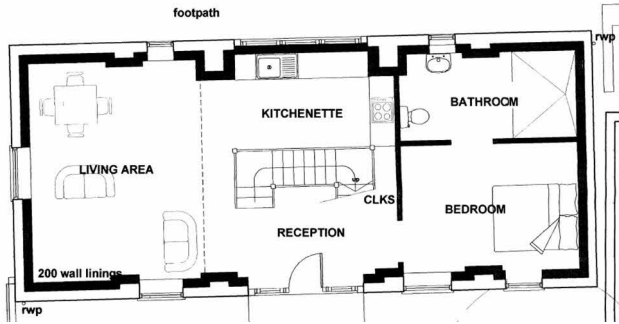


WEST ELEVATION

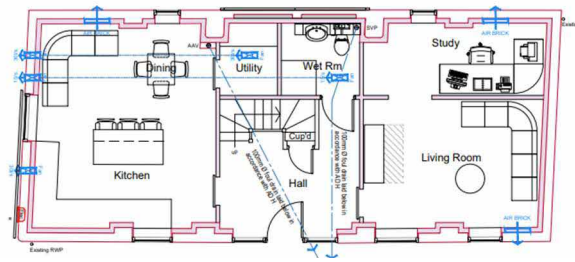
Approved under 13/01276/FUL & 13/01277/LBC



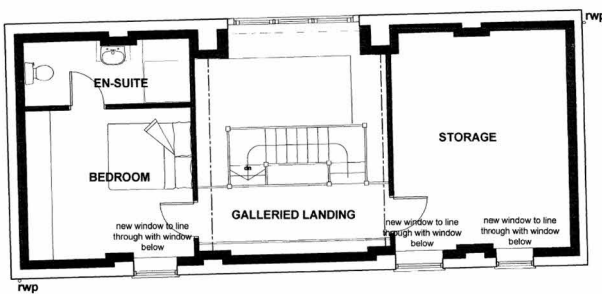
Proposed New Design



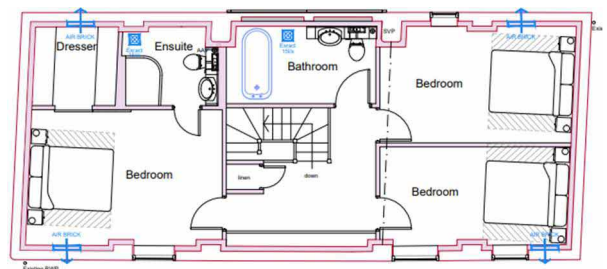
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Proposed New Design

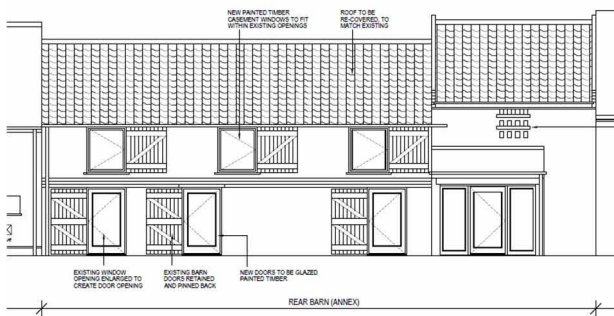


Approved under 13/01276/FUL & 13/01277/LBC

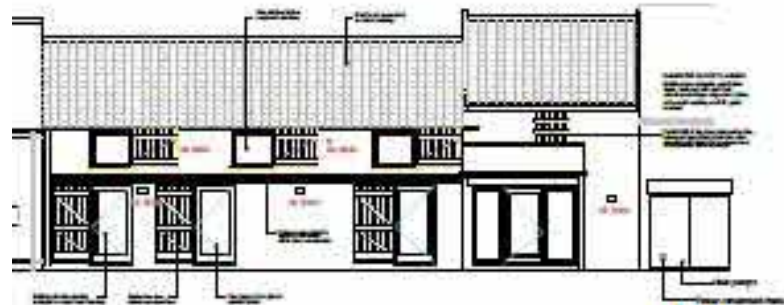


Proposed New Design

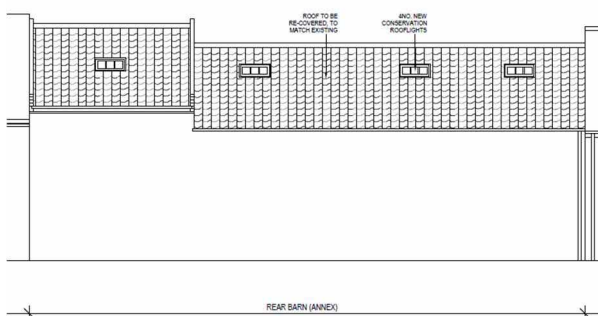
Adjacent Barn



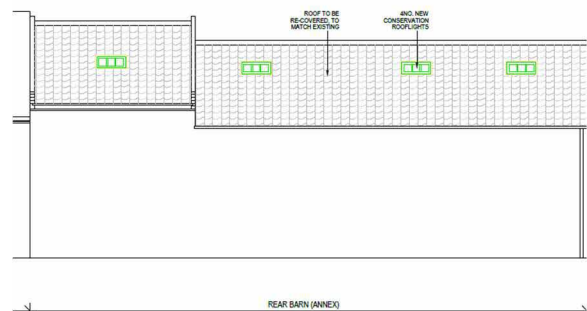
Approved under 19/02033/FUL



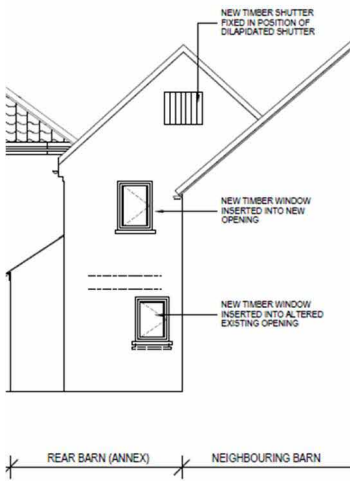
Proposed New Design (No Change)



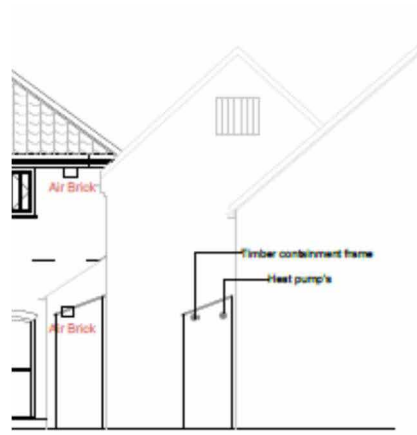
Approved under 19/02033/FUL



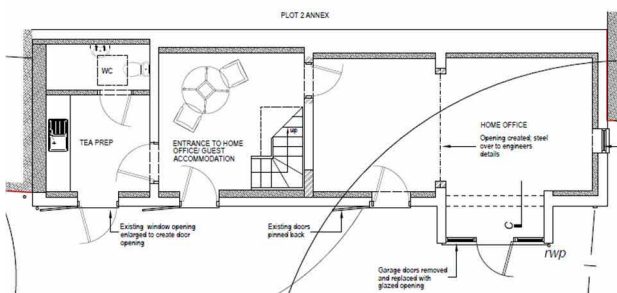
Proposed New Design (No Change)



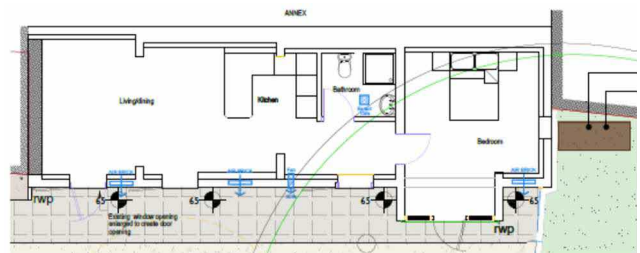
Approved under 19/02033/FUL



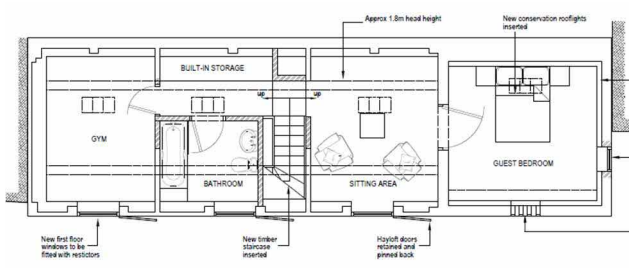
Proposed New Design



Approved under 19/02033/FUL



Proposed New Design



Approved under 19/02033/FUL

No First Floor Inserted

Proposed New Design

Site Surveys

In the previous scheme under 19/02033/FUL a revised structural survey to update the 2013 structural survey was carried out. A further updated structural survey has been undertaken.

The previous scheme under 19/02033/FUL was accompanied by an ecological appraisal from 2019. Due to the passage of time a new ecological appraisal has been undertaken to demonstrate the latest position.

Ramm Sanderson undertook a tree survey for the previous scheme under 19/02033/FUL, as the current position regarding trees on the application site has not changed the previous tree survey still applies.

Site and Surroundings

The application site is a broadly rectangular plot of land approximately 580m² in size to the south of Main Street within the village of Farnsfield. The site is within the designated Farnsfield Conservation Area. The site is bounded by residential curtilages to the south, east and west; Main Street including the bus stop lies to the north.

The application site is part of the overall Old Manor Farm site. Old Manor Farm is a two-storey painted brick dwelling with a tile roof and gable chimney stacks. The front garden is separated from Main Street by an existing attractive brick wall. The house itself is not listed although it is referenced in the Conservation Area Appraisal as making a positive contribution to the character and appearance of the conservation area.

There are also a number of outbuildings within the overall Old Manor Farm site, including the Grade II Listed Threshing Barn which directly abuts Main Street. The barn is two-storey and comprises red brick with a hipped pantile roof.

There is also a barn running perpendicular to the Threshing Barn along the eastern boundary of the site. Part of this barn is proposed to be a residential annex, although this is separated by part of the barn in separate ownership to the east.



Broad Site Location © Ordnance Survey Aerial Photos, used under Open Government Licence



The Site © Ordnance Survey Aerial Photos, used under Open Government Licence

Relevant Planning History

The overall Old Manor Farm site has a slightly convoluted planning history, the relevant parts of which are:

- 19/02033/FUL - Proposed residential development of 1 no. new dwelling, change of use of annex (former Threshing Barn) into an independent dwelling, and Conversion of adjacent (rear) barn into an annex to the Threshing barn dwelling, granted 31st January 2020
- 17/02135/FUL - Proposed residential development of four new dwellings for the over-55's market. This application also includes for the Change of Use of the Grade II listed Threshing Barn, (from an annex for the farmhouse to an independent dwelling). The rear barn, which is currently used for storage, is proposed to be converted into an annex to the Threshing Barn dwelling. The decision was appealed and subsequently allowed on the 21st December 2018

- 17/00919/FUL - Proposed residential development of eight bungalows for the over 55's, and the conversion of the rear barn into a dwelling, including a small single storey extension, Old Manor Farm, Main Street, Farnsfield, the application was withdrawn
- 13/01276/FUL and 13/01277/LBC - Convert Existing Grade II Listed Building Barn to Annexed Living Accommodation. The applications were approved in October 2013

Design and Access Statement

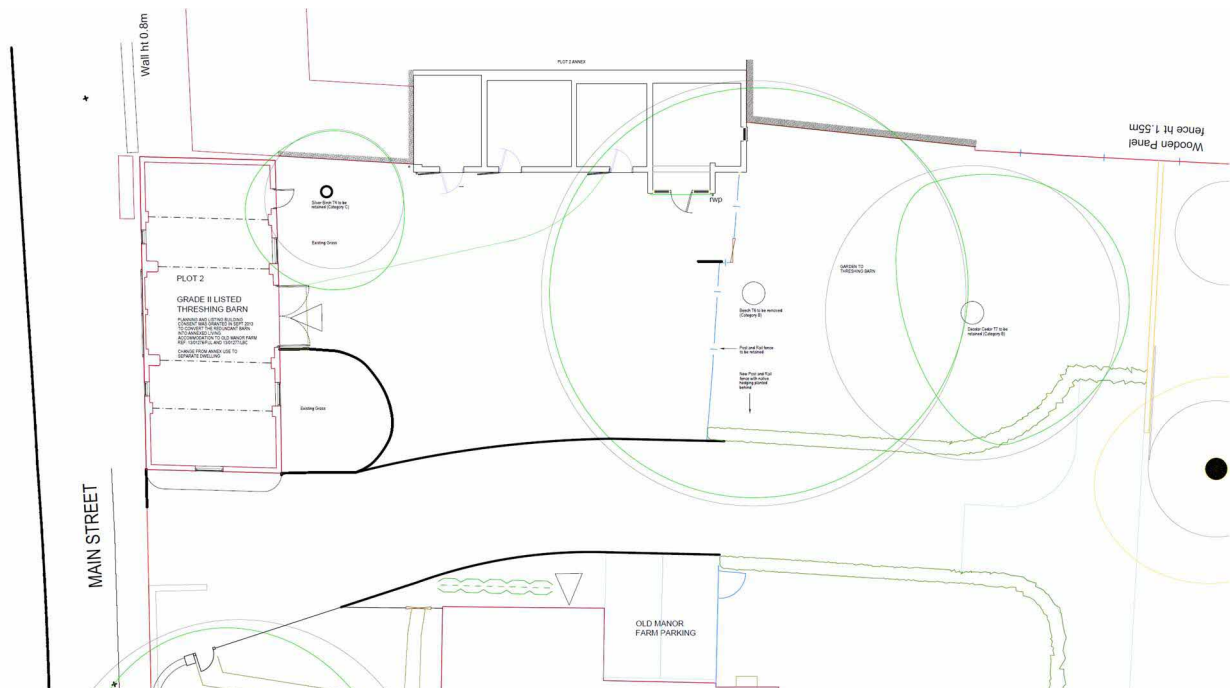
Amount of Development

The application site is a modest plot measuring approximately 580m² excluding the access drive. The plot contains the two existing buildings, the Threshing Barn with a built footprint of approximately 84m²; the other barn has a built footprint of approximately 66m². The Threshing Barn is to have both a ground and first floor, whereas the other barn is to have only a ground floor.

As previously described the proposal is for the conversion of a Threshing Barn into living accommodation as a dwelling along with the rear barn being a residential annex.

Layout

The application seeks permission to convert the existing buildings on site.



Proposed Site Layout

The site layout is broadly similar to that previously approved which is based upon the existing hardstanding courtyard being used for car parking and the existing grass to the south being used as the garden area. The shared private driveway was previously approved under 19/02033/FUL, and it has been constructed as part of building the property now known as The Manor House.

The Threshing Barn on the ground floor will accommodate:

- Kitchen
- Dining
- Utility
- Wet room
- Study
- Living room

The Threshing Barn on the first floor will accommodate:

- Master bedroom with ensuite
- Two additional bedrooms
- Family bathroom

The adjacent barn annex will consist of:

- Living space
- Kitchen
- Bathroom
- Bedroom

Scale of the Development

The proposal represents a net increase in one dwelling on the site, without any additional built form. Compared to the position under 19/02033/FUL, the proposal would no longer result in the adjacent barn element being proposed as an annex having two floors but instead just a single floor. The Threshing Barn will become a 3-bedroomed dwelling with the other barn being a 1-bedroomed residential annex.

Landscaping

As far as landscaping is concerned, the site has some established vegetation. The site contains three trees, T4 (Silver Birch) in the north-east corner of the courtyard; together with T6 (Beech) and T7 (Cedar) in the garden area.

Hard landscaping will be limited to the existing courtyard that will become the driveway parking area.

Appearance

The Threshing Barn façade on Main Street will have a traditional approach, by maintaining the existing double barn doors and the two side windows. Its juxtaposition immediately adjacent to the road does not lend the double barn doors being converted to full height glazing as there would be no privacy. To facilitate light into the first floor and allow it to be beneficially used three proposed conservation rooflights are included. The western gable side elevation has an existing opening, this will remain as existing.

To the rear the southern (front) elevation, there will be three additional opening as previously approved. The main door opening would be changed from a pair of barn doors to a full height glazed opening reflecting the traditional design for a Threshing Barn. It was previously approved to be changed from a rectangular opening to an arched topped opening. Due to recent developments and changes with regards to the Building Regulations and with energy cost increasing the proposal also include solar panels to the south facing roof as the site does not benefit from mains gas.

The adjacent barn will maintain its existing openings as previously approved with the exception of no longer requiring a new first-floor window in the southern gable. Causeway cottage adjoins the eastern boundary of the site and in particular the adjacent barn. The plans feature only four small conservation rooflights towards this adjoining site. This scenario remains unchanged since the approved scheme, where the Inspector stated, *“Given their size, position and secondary nature, it is very unlikely that any significant degree of overlooking or light pollution would occur.”*

Materials

The existing two barns are red brick and pantiled. The Dove Holes in the annex barn will be infilled using blue bricks set back 50mm from the main elevation that will retain the appearance of the Dovecote holes externally. Timber windows and doors are proposed.

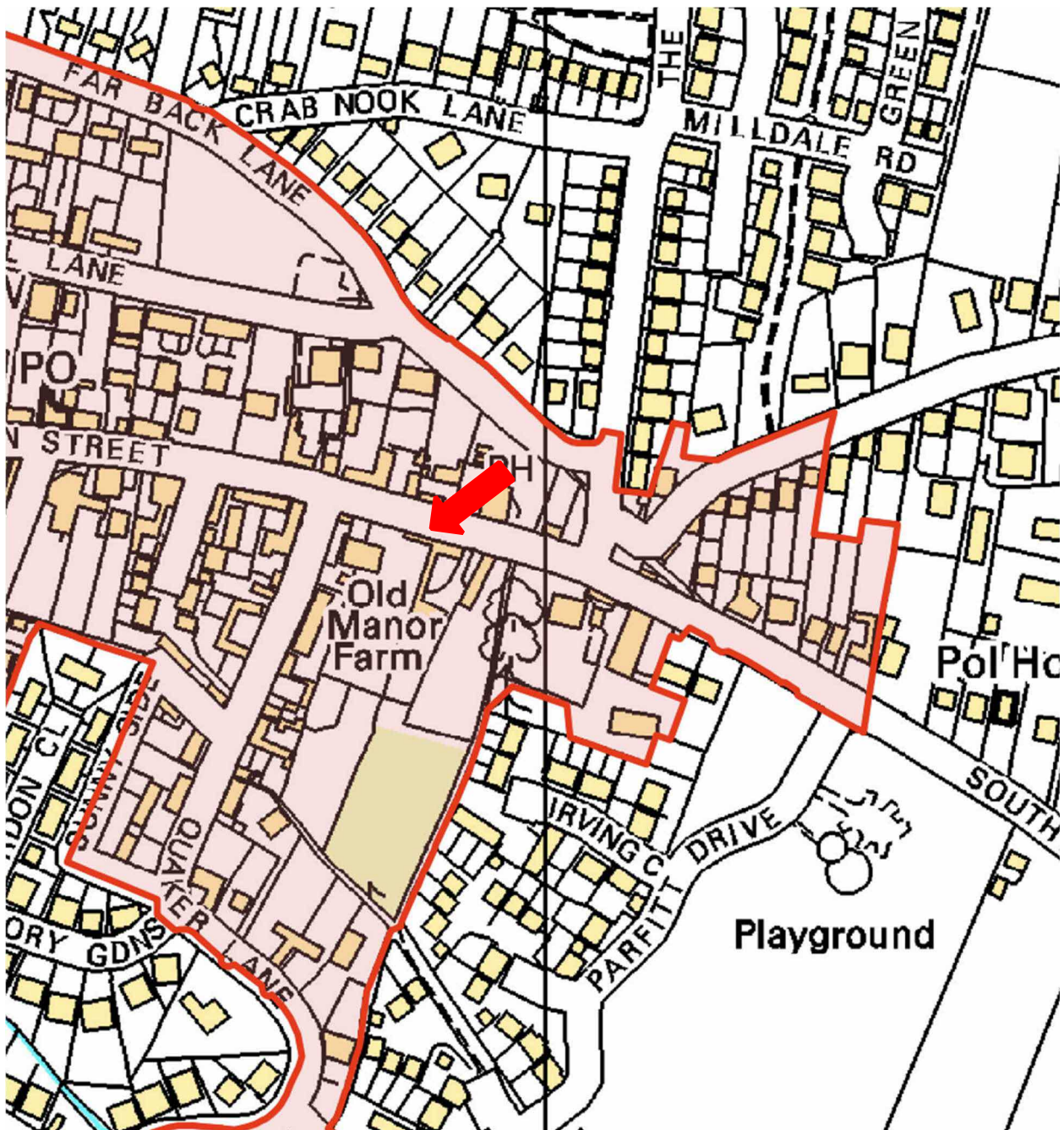
Accessibility

Accessibility to the current barns is via level access. Level access will be maintained to the dwelling and annex via all doors. This will give safe and ready access to all age groups together with the disabled.

Heritage Impact Assessment

Description of Heritage Assets

The site is located within the Farnsfield Conservation Area.



Extract from Conservation Area Map (Site Marked by Arrow)

Farnsfield Conservation Area was designated in 1977. The designated boundary includes the historic core of the village. The long linear form of Main Street with tightly packed cottages is an

important thoroughfare within the conservation area. The Parish Church of St Michael is a landmark building. A conservation area appraisal was published in 2000. This notes that the village derives much of its significant characteristics from its agricultural origins.

The group of historic buildings on the wider site comprising of the Farmhouse, Threshing Barn, rear Barn and boundary wall, are all considered to contribute positively to the character and appearance of the conservation area.

Main Street as summarised within the Farnsfield Neighbourhood Plan Character Appraisal and Design document states: *“Main Street is a mix of mostly older properties, some terraces and some large Georgian properties and buildings that were farmhouses and farm out-buildings. A range of building materials are used, predominantly constructed of red brick with red pantiles. ...Many properties have no frontages and with doors and windows abutting the pavement, whilst other properties have gardens at the front and low brick walls. Large brick chimney stacks with a number of flues are a significant feature of the roof lines.”*

The Grade II Listed Threshing Barn abuts the pavement and forms part of a range of semi-redundant outbuildings which were once used as part of the farm set-up. The barn received planning and listed building approval in 2013 to convert into annexed living accommodation for the farmhouse, reference 13/01276/FUL and 13/01277/LBC.

The listing description is for ‘Barn at Old Manor Farm’ (List Entry 1045512, date first listed: 13–May-1986). The listing description is: *“Early C19. Red brick. Hipped pantile roof. Moulded brick eaves band. 2 storeys, 3 bays. Central large doorway with double plank door. Either side are single wooden slatted openings with glazing bar overlights under segmental arches.”*

The Listed barn is early 19th century and is 2-storeys in red brick with a hipped clay pantile roof, a moulded brick dentil course and a large central doorway with double timber plank door. The barn is prominent to the road. The perpendicular range which abuts the end of the main barn and includes a Pigeoncote or Dovecote at its southern end is of historic interest, comprising typical rural vernacular details such as plank doors.

The Grade II Listed Threshing Barn was built in the traditional style of threshing barns in Nottinghamshire, incorporating a near full height opening facing onto Main Street. The roof is hipped with collar ties and finished in pantiles. The rear barn, which sits at right angles to the listed barn, is brick built with a pantile roof, with a dog tooth string course detail, and barn doors

to the ground floor and hayloft openings to the first floor. These openings indicate how the barn has been used previously.

The attached brick Dovecote or Pigeoncote has a higher eaves with parapets to both gables, and dog tooth detailing to the eaves. On the west elevation a series of Dove holes or Pigeon holes within the brickwork is present at first floor level. A relatively recent lean-to extension has been added to the west elevation which incorporates a set of garage doors. This extension was added to the barn to enable a car to be parked within the barn.

There are other listed buildings nearby, including Smith's Cottage (1193686), Straw's Cottage (1193832), Charnwood House (1045516), Jasmine Cottage (1045517) and The Grange (1193690). These are all Grade II Listed.

The location in the Conservation Area means that Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant which states that the local planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of any buildings or land in a conservation area. Section 66(1) of the same Act also applies and states that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority 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.

Significance of Heritage Assets

The Threshing Barn is Grade II Listed and the site is within the setting of a number of nearby other Grade II Listed Buildings as such the statutory duty under s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies. The Threshing Barn retains its original form and appearance but has lost some of the original agricultural character through the loss of the farmyard context, although some attempt to maintain some agricultural character was taken in the design and layout of the house to the south. The poorly designed and sited bus stop, bench and refuse bin sited on the pavement immediately adjacent to the Threshing Barn detracts from the simple lines of the northern elevation.

Core Policy 9 requires a high standard of sustainable design, with an appropriate form and scale to complement its environment and Policy DM5 requires that the character of built form should be reflected in scale, form, mass, layout, design and materials. It goes on to say that uncharacteristic forms of development will be resisted.

Core Policy 14 states that the Council will work with developers to secure the conservation and enhancement of the character of the district's heritage assets and historic environment including conservation areas and non-designated heritage assets. Policy DM9 states that development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces.

Policy FNP7 of the Farnsfield Neighbourhood Plan (The Quality of Development) outlines that new development should take into account the character of the village as well as responding to the Conservation Area Appraisal and Character Appraisal and Design Principles which accompanies the Neighbourhood Plan.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, for example. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In determining applications, The NPPF in paragraph 197 advises that local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness. LPAs should also look for opportunities to better reveal the significance of conservation areas when considering new development.

The significance of the Threshing Barn to the character and appearance of the Conservation Area is in its traditional design and the contribution it makes to the overall feeling of enclosure along Main Street. The main architectural interest of the Threshing Barn arises from the exterior roadside frontage. The aesthetic appeal of the Threshing Barn is however degraded by the declining physical condition.

The Threshing Barn, rear barn and the former Farmhouse were all shown on the 1885 OS Map, the Threshing Barn appeared to have a separate curtilage with the barn to the rear appearing to be part of the property to the east. The Threshing Barn would have been a prominent visual feature in the streetscene at the time.



1885 OS Map

Impact of the Proposal on the Significance of Heritage Assets

The Inspector who determined the appeal for 17/02135/FUL in December 2018 made some relevant comments on heritage assets. In paragraph 8 of the decision, they stated: “ *The site also comprises a grade II listed barn at its northern end which has a frontage onto Main Street and dates from the early C19th. Its significance derives from its simple two storey form with a large central doorway and a limited number of openings and architectural detailing which reflect its former agricultural use. Its form and character contribute strongly to its significance and to that of and the character and appearance of the CA. Another range of former farm outbuildings, of single storey form, lies to the rear of the listed barn, forming an L-shape around the yard. These seem to have been associated with the adjacent plot to the east and whilst they cannot be seen from within the CA, their simple form and detailing contribute to the setting of the barn and to the character of the CA.*”

The proposal retains the significance of the Threshing Barn, the simple two storey form with the large central doorway including the doors and the limited number of openings are retained to the

northern and western elevations. The architectural detailing which reflects its former agricultural use is also retained.

The Threshing Barn façade on Main Street maintains the traditional approach, by maintaining the existing double barn doors and the two side windows. Its juxtaposition immediately adjacent to the road does not lend the double barn doors being converted to full height glazing as there would be no privacy. To facilitate light into the first floor and allow it to be beneficially used three proposed conservation rooflights are included. These rooflights are small and are similar to those previously approved in the rear Barn and in the dwelling, including the agricultural style range to the south. The addition of the rooflights is considered to result in less visual change to the streetscene than the previously approved scheme which replaced the large double doors with full height glazing. The western gable side elevation has an existing opening, this will remain as existing.

The southern elevation is largely as previously approved in terms of openings. There will be three additional opening as previously approved. The main door opening would be changed from a pair of barn doors to a full height glazed opening reflecting the traditional design for a Threshing Barn. It was previously approved to be changed from a rectangular opening to an arched topped opening. The design approach of a threshing barn would traditionally be across all elevations of the building and it was common for a Threshing Barn to have a full height door opening in the centre of each long side directly facing each other. The proposed design looks to build on this traditional feature and allow more light to get into both floors of the building whilst not prejudicing the privacy of future occupiers. Its southern aspect will also allow the building to benefit from additional passive solar gain and daylight which can assist in reducing energy usage.

The need for energy security, the need to address rising energy costs, the need to contribute to climate change mitigation and adaptation means that renewable and low carbon energy generation needs to be considered in all proposals. The site does not benefit from mains gas so would be reliant upon oil, LPG or electricity for heating. The trees on site mean that a ground source heat pump is not feasible; the proximity of the buildings to the site boundaries makes use of an air source heat pump difficult. The building orientation and pitch of the roof makes use of photovoltaic panels a good technical solution.

Within a conservation area, photovoltaic panels on a rear roof slope would be permitted development; albeit in this case it is not because the Threshing Barn is a Listed Building.

Photovoltaic panels are an obvious modern addition and can be acceptable on a Listed Building, particularly on a non-residential character Listed Building.

Historic England have produced a guidance document 'Energy Efficiency and Historic Buildings Solar Electric (Photovoltaics)'. It advises that *"careful selection and design of the colour, contrast, framing, size and symmetry of PV panels can reduce the visual impact."* It goes on to advise that roof-mounted PV arrays should have low-profile supporting frameworks fitted over roof tiles (and suggests that panels arranged symmetrically and evenly spaced between chimneys and eaves tend to look better. We have adopted a balanced and symmetrical design to those proposed, low profile PV panels are proposed.

In terms of significance the guidance says: *"It is generally not considered sympathetic to a building's appearance to have a solar panel or other equipment fixed to its main elevations; that is, the face or faces seen from the direction from which it is most commonly viewed."* The panels are not proposed on any of the three roof faces that contribute to the streetscene, they are located on the most discrete roof slope.

The barn roof has architectural interest from its hipped form, that is not harmed by the photovoltaic panels. The pantile roof covering is not unusual historic fabric, its appearance is typical of numerous Nottinghamshire buildings, it is not decorative nor has any particular significance that would be harmed.

The adjacent barn will maintain its existing openings as previously approved with the exception of no longer requiring a new first-floor window in the southern gable. Causeway Cottage adjoins the eastern boundary of the site and in particular the adjacent barn. The plans feature only four small conservation rooflights towards this adjoining site. This scenario remains unchanged since the approved scheme, where the Inspector stated, *"Given their size, position and secondary nature, it is very unlikely that any significant degree of overlooking or light pollution would occur."*

The proposed development will maintain the architectural features of the Threshing Barn and will retain the significance, character and appearance of the building as a traditional converted Threshing Barn.

The scale, massing and external appearance of the proposed scheme along with the general character of the existing structures and surrounding area will significantly enhance the appearance

of the overall site and complete the redevelopment of this site. This will secure a long-term beneficial use for the Threshing Barn which will secure its maintenance and ongoing contribution to the enclosed streetscene of Main Street.

The traditional agricultural built-form character and design appearance will be retained and the important elements that this site makes to the character and appearance of the Conservation Area will be secured.

The design of the Threshing Barn respects traditional style openings and thus the interest of the building as a traditional archetypical farm building is largely retained. The proposed use of traditional materials will reflect the character and appearance of the wider Conservation Area.

Overall, special regard has been had to the impact of the proposal on the significance of the Listed Buildings and the setting of other nearby Listed Buildings; and it is considered that the setting of these buildings and their special interest would continue to be preserved and there would be no detriment to the relationship and juxtaposition of the buildings along Main Street.

This proposal is a minor evolution of the design pursued in the previous scheme under 19/02033/FUL which was deemed acceptable in heritage terms.

The latest proposal would preserve and enhance the character and appearance of the Conservation Area and the Threshing Barn as a Listed Building. It is therefore compliant with the statutory duties under s66 and s72 of the Act. The scheme is in accordance with the Development Plan and guidance within the NPPF and Planning Practice Guidance.

The Development Plan

The parts of the adopted Development Plan most relevant to the determination of this application are:

Newark and Sherwood Core Strategy (adopted March 2019)

Spatial Policy 1 (Settlement Hierarchy)

Spatial Policy 2 - Spatial Distribution of Growth

Core Policy 9 (Sustainable Design)

Core Policy 10 –Climate Change

Core Policy 12 –Biodiversity and Green Infrastructure

Core Policy 14 (Historic Environment)

Newark and Sherwood Allocations & Development Management DPD (adopted July 2013)

Policy DM5 (Design)

DM7 –Biodiversity and Green Infrastructure

Policy DM9 (Protecting and Enhancing the Historic Environment)

Policy DM12 (Presumption in Favour of Sustainable Development)

Farnsfield Neighbourhood Plan

FNP1: Housing Development within the Village Envelope of Farnsfield

FNP5: Creating a Thriving Parish

FNP7: The Quality of Development

Material Planning Considerations

Other relevant material planning considerations include:

National Planning Policy Framework

Planning Practice Guidance

Newark & Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD

Principle

Spatial Policies 1 and 2 of the Amended Core Strategy set out the spatial hierarchy of development for the district and define Farnsfield as a 'Principal Village'.

The site is within the defined village envelope of Farnsfield and thus the principle for residential development within the site is acceptable subject to a site-specific assessment against the remainder of the development plan. This includes the Neighbourhood Plan where the principle of development is further supported by Policies FNP1 and FNP2 which state that developments within the village envelope / in infill plots will be supported where they respect matters such as the character of the village; the amenity of neighbouring properties and there are no other identified adverse impacts.

Character and Heritage

Policy DM5 of the DPD which confirms the requirement for new development to reflect the rich local distinctiveness of the district's landscape and character through scale, form, mass, layout, design, materials and detailing.

This matter is explained in detail in the heritage impact assessment part of this document earlier.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says that Local Planning Authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Core Policy 9 seeks to achieve a high standard of sustainable design which is appropriate in its form and scale to its context, complementing the existing built and landscape environment. Part 16 of the NPPF seeks to conserve and enhance the historic environment. Paragraph 197 states that when determining applications local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Core Policy 14 of the Amended Core Strategy states that the Council will aim to secure the continued preservation and enhancement of the character, appearance and setting of the district's heritage assets and historic environment and the preservation of the special character of Conservation Areas –including such character identified in Conservation Area Character Appraisals.

Policy DM9 (Protecting and Enhancing the Historic Environment) states development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.

The proposal does not materially differ in design or nature from that previously approved. As such it is considered that the proposal would therefore meet the requirements of Policy FNP7 of the Neighbourhood Plan; core Policy 9 and Core Policy 14 of the Core Strategy and Policies DM5 and DM9 of the Allocations and Development Management DPD.

In addition, the proposal would meet the statutory duties under Sections 66 and 72 of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Living Conditions

Policy DM5(3) requires that *“The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.*

Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact. Proposals resulting in the loss of amenity space will require justification. The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted”.

An assessment of amenity, as confirmed by Policy DM5, relates both to an assessment in relation to existing neighbouring residents but also to the proposed occupiers. The amenity provisions and impacts for the Threshing Barn and Annex have been accepted by the extant scheme. The latest proposal makes no changes which would mean that any other conclusion can reasonably be reached.

Highways

Spatial Policy 7 and Policy DM5 seeks to ensure all new development has safe access and parking provision appropriate to the scale of the development. The access already exists from Main Street and has been deemed sufficient in terms of safety requirements to serve the application site as a dwelling and an annex. The access and parking would serve the new dwelling and would have space for at some 3 cars to park in the courtyard area with turning space within the overall site. I therefore do not consider that the proposal would impact negatively on highways safety or parking.

Conclusion

In the consideration of the current application, the fallback position of the previous various approvals must be afforded significant weight in numerous areas. The current scheme represents a minor iteration of the previously approved scheme which doesn't materially change the main planning considerations. As such in our view planning permission and Listed building Consent should be granted.