

PLANNING STATEMENT

APPLICANT: MR B BOSTON-THOMAS

SITE: TALLET YARD
DUNTISBOURNE LEER
CIRENCESTER
GLOUCESTERSHIRE
GL7 7AS

PROPOSAL: Demolition of Existing Lawful Accommodation and Erection of a Replacement Dwelling



EXTRACT FROM DRAWING 0991/19/05 - PROPOSED FRONT (NORTHEAST) ELEVATION BY GOLDINGS ARCHITECTURAL CONSULTANTS

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPULSORY PURCHASE ACT 2004

Contents

	PAGE
1. Introduction	1
2. Site and Surroundings	3
3. The Proposal.....	5
4. Policy Context and Assessment.....	6
5. Summary and Conclusion.....	11

APPENDICES

APPENDIX A - LPA Documentation on the Conclusion of Enforcement Notice

APPENDIX B - **PLEASE NOTE, THIS IS PROVIDED AS A SEPARATE DOCUMENT** - A collection of photographs and Google Earth Street Views of the Application Site and Surroundings

APPENDIX C - Site in Relation to Heritage Assets

Produced by:
Jaquiline Pembroke PG Dip Town Planning Studies

Corinium Planning Services
51 North Hill Road
Cirencester,
Gloucestershire
GL7 1PG
Tel: 01285 672032
Mo: 07800 666260
Email: cps2008@icloud.com

COPYRIGHT:

This Statement is confidential to the client. Corinium Planning Services accepts no responsibility or liability to any third party to whom the contents, in whole or part, are made known. Reliant on its content are, therefore, entirely at third parties own risk. No part of this statement may be copied or reproduced, by any means, without prior consent of Corinium Planning Services.

1.0 INTRODUCTION

- 1.1 Corinium Planning Services has been commissioned by the applicant to provide supplementary information to aid in the processing of this planning application, submitted to Cotswold District Council for 'The Demolition of Existing Lawful Accommodation and the Erection of a Replacement Dwelling' at Tallet Yard, Duntisbourne Leer, Cirencester GL7 7AS.
- 1.2 This Planning Statement supplements, and should be read in conjunction with, the formal drawings and other documents that accompany the planning application; these are as follows:
- (i) Documents by Goldings Chartered Building Surveyors & Architectural Consultants
 - 0991-19-03 - Survey of Existing Accommodation (Scale 1:100 @ A3)
 - 0991-19-04 - Site Survey (Scale 1:200 @ A2) with Location Plan (1:2500)
 - 0991-19-05 - Proposed Floor Plans & Elevations (Scale 1:100 @ A2)
 - 0991-19-06 - Proposed Site Plan (Scale 1:200 @ A2)
 - Design & Access Statement
 - (ii) Ecology Report (Sept. 2019) by AD Ecology
- 1.3 RELEVANT PLANNING HISTORY - It is understood that the applicant built the existing barn, which is the subject of this application, sometime in 1984. The workshop/store barn has been in continuous use for the storage of items and materials, originally, associated with the applicant's former agricultural trade, and subsequently for the applicant's personal effects and domestic furniture since his residential occupation of the barn. The building and surrounding curtilage has therefore been in a mixed residential and former agricultural use in excess of ten (10) years.
- 1.4 The applicant states that he commenced habitation of part of the barn around 1990, and that the barn has been his sole and continuous residence since then. The residential use of the barn and land has never been concealed as both a TV aerial and woodburner flue, both indicators of domestic use, are attached to it externally. Furthermore, the Council has been aware of the residential use that has taken place since the late 1990s. Corinium Planning Services has had sight of a letter, sent by Cotswold District Council to the applicant and dated 9th January 1997 (Ref: HJC/SIV/CT.4898/X ENF), in respect of an original unauthorised residential use of the barn. The letter refers to an Appeal (APP/C/96/F1610/645216) against an Enforcement Notice, and advises that the appeal was submitted out of time and; as such, the Enforcement Notice would take effect and must be complied with by 13th July 1997. A copy of this letter will be on the council's file, which was inaccessible at the time of writing this Statement due to Covid19 'shut-down'; nevertheless, it supports the applicant's claim of residential use of the barn.

1.5 As can be seen by the following historic Google Earth satellite image of 1999 the barn and its yard, together with other smaller sheds, is shown to be well-established by this date.



IMAGE 1 - HISTORIC SATELLITE IMAGE OF 1999 SHOWING EXISTENCE OF THE SUBJECT BARN (Source: Google Earth Pro)

1.6 Following subsequent investigations with the Planning Department, a Planning File Copy (un-headed and on plain yellow paper) of a letter, dated 8th November 2004, written by the Council’s Enforcement Officer to the applicant confirms that the Members of the Planning (Regulatory) Committee had resolved, due to unique personal circumstances, “not to pursue the breach of the planning Enforcement Notice” - A copy of this document is provided at **Appendix A.**

1.7 Since the Council resolved not to pursue Enforcement Action, or to issue a further Notice for the same breach of planning within the time limits set out in Section 1717B(4)(b) of the Town and Country Planning Act 1990, and that there was no deliberate concealment of the use, the use of the barn as a dwelling is now lawful, for the purposes of planning law and therefore, exempt from any future Enforcement Action. Furthermore, as a lawful dwelling it would benefit from the permitted development rights entitled under the Town and Country Planning (General Permitted Development) Order 2015.

2.0 SITE AND SURROUNDINGS

2.1 The following text is supplemented by **Appendix B**, which is provided as a separate document. Duntisbourne Leer village lies approximately kilometres (5 miles) northwest of Cirencester town. As can be seen by the following, more up-to-date, satellite image Tallet Yard is situated on the western edge of the village, which lies partly within the designated conservation area that covers both Duntisbourne Abbots and Duntisbourne Leer villages. These villages lay wholly within the Cotswold Area of Outstanding Natural Beauty (AONB).



IMAGE 2 - (SOURCE: Google Earth Satellite Imagery accessed 17/06/20)

2.2 From the north-east the village is approached along a single width country lane, with banked verges either side, which is generally enclosed by trees on both sides. This lane descends, and crosses a ford at the point it enters the built-up edge of the village. Duntisbourne Leer comprises approximately twenty-five dwellings, including the application site property, of which all but six pre-date 1885, some of which are listed buildings; and all, but the subject property, are of vernacular materials and architecture. The majority of the dwellings are accessed directly off Crabtree Lane, the narrow village street that runs from the ford in the north-east corner, before rising out of the village at its southwestern end as it continues over the valley to Duntisbourne Abbots. Mid-way along the main village street, directly opposite No.22 - a Grade II listed building - the highway spurs to the west. This minor section of highway rises around a bend, at this point it provides direct access to Tallet Yard, after which it winds its way northwestwards as a 'No Through' section of road providing access to a further six properties, before descending as a footpath that crosses another ford at the north-west edge of the village.

- 2.3 The gentle undulation of the sloping land in which the village lies, is replicated in the ridge-lines of the historic dwellings as they 'step down' these slopes; this characteristic of the built environment can be seen in photographs 4, 10 and 11 of Appendix B.
- 2.4 Although the application site sits on elevated land it is well enclosed by an existing semi-mature tree plantation on its northwest boundary, and by a tree belt along its northeast boundary. Residential properties share its south-eastern boundary, and a field, enclosed by hedgerows, adjoins it on the southwest side. These features of its setting can be clearly seen in Image 2 above and photographs within Appendix B.
- 2.5 The application site is approximately 0.17 hectares (0.429 acres) in size and has an existing gated access off an unclassified section of highway at its northeastern corner. The boundaries of the site are superficially defined by barbed wire fencing reinforced by established trees along two sides, as previously described. The current living accommodation is contained within a former agricultural barn that is situated at the far northwest end of the plot, with ancillary outbuildings, of varying sizes and materials, situated to the northeast and southeast boundaries - Please refer to Site Survey Drawing No. 0091-19-04.
- 2.6 The former barn is constructed from rendered concrete block walls, painted white, under a corrugated sheet roof, presumed to be fibre-cement due to the date of construction (post banning of asbestos). There are no apertures on the southeast-facing elevation, as such all windows and doors are situated within the other three elevations; the northeastern elevation acting as the principal elevation, as explained below - Please refer to drawing 0991/19/03.
- 2.7 Whilst the southwestern (rear) half of the barn is partitioned off for living accommodation, the accommodation is predominately accessed through the large barn doors on the northeastern end where the letter box is located. This first half of the barn also houses: a number of domestic items of furniture (chest of drawers, sideboard and coffee table), the applicant's washing machine and tumble-dryer, and the staircase that gives access to a mezzanine floor where other items of domestic furniture are stored. Furthermore, a doorway in the northwest side of this first section opens to a PVC conservatory. Therefore, although there is clearly a mixed use of part domestic accommodation and part workshop within this first section of the barn, a proportion of this area, if not all of it, can be included within the lawful accommodation.
- 2.8 The land to the rear and side of the converted barn has, for all intents and purposes, been cultivated and has the characteristics of a garden; this is evident from the supplementary photographs. While the area forward of the barn (northeastern section), where trees provide some cover, open-fronted carports and a garden shed house the applicant's vehicles, with agricultural vehicles generally stationed in the open - Please refer to drawing 0991/19/04.

3.0 THE PROPOSAL

3.1 The application is supported by a separate Design and Access Statement; therefore, it is not proposed to repeat the details contained therein, but to provide details of both the existing and proposed for the ease of comparison.

3.2 It has been demonstrated that the existing living accommodation is a lawful use, albeit unconventional in its appearance and construction. The level of existing accommodation (including storage of domestic items) is spread over the ground and mezzanine floors within the barn. At paragraph 2.7 we have shown that the northeastern half of the ground floor is clearly integral, and incidental, to the living area that occupies the southwestern half of the barn; as is the first floor storage over it. Although the building contains a mix of both primary and incidental areas of accommodation we are of the opinion that the applicant has used the entire barn as a single unit of living accommodation i.e. that similar to a conventional dwelling having an area (loft) or room set aside for hobby or office use; as such, we are of the opinion that the full cumulative Gross Internal Area (GIA) of 126.4 square metres is the lawful living accommodation. However, should the Council be of the view that the living accommodation only consists of the partitioned-off rear half of the barn and the mezzanine over, then this would equate to a GIA of 80.4 square metres.

3.3 The following table sets out the external dimensions and GIA of both the existing lawful unit of accommodation and the proposed replacement dwelling.

	EXISTING CONVERTED BARN	PROPOSED DWELLING	NEW DWELLING DIFFERENCE
GABLE WIDTH	7.65m	6.40m	- 1.25m
LENGTH	11.24m	11.0m	- 0.24m
EAVES HEIGHT	3.40	4.50m	+ 1.1m
RIDGE HEIGHT	5.22m Topo-survey data	8.07m	+ 2.85m
ROOF PITCH	25.8°	47.5°	steeper
ALL FLOORS GIA	126.4 sqm	116 sqm	- 10.4sqm
REAR FLOOR & MEZZANINE ONLY	80.4sqm	116 sqm	+ 35.6sqm
FOOTPRINT	85.98sqm	70.40sqm	- 15.58sqm

TABLE 1 - MEASUREMENT COMPARISON TABLE BETWEEN THE EXISTING AND PROPOSED ACCOMMODATION

3.10 ACCESS – The replacement dwelling would utilise the existing vehicular access, with no modifications being required.

4.0 POLICY CONTEXT AND ASSESSMENT

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless other material considerations indicate otherwise. In this case the Development Plan is the adopted Cotswold District Local Plan 2011-2031.

4.2 The following Local Plan policies are relevant to the proposed development and we have provided a planning assessment against each one:

Policy DS4 - Open-Market Housing Outside Principal and Non-Principal Settlement -

Although this policy is intended to preclude, in principle, the development of new-build open-market housing in rural locations, the Local Plan explanatory text accompanying the policy makes it clear that replacement dwellings would be in accordance with this policy; it states:

*Policy DS4 is intended to preclude, in principle, the development of new-build open market housing which, for strategic reasons, is not needed in the countryside. The policy does not, however, preclude the development of some open market housing in rural locations; for example, **dwellings resulting from the replacement** or sub-division of existing dwellings, or housing created from the conversion of rural buildings. It would also not prevent alterations to, or extensions of, existing buildings. [paragraph 6.4.4]*

4.3 **Policy EN2 - Design of the Built and Natural Environment** - This policy advises that:

Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.

The design principles for the proposed dwelling has been informed by the scale, proportions, materials, architectural features and historic pattern of the existing dwellings within Duntisbourne Leer. Although on a slightly higher level to its neighbours, the modest scale of the proposed dwelling would not result in any overshadowing due to its siting some 33m to the north-west of the neighbours and its position within the centre of its generous plot. With no glazed area proposed to the south-east gable end there would be no risk of loss of privacy. The new dwelling would exhibit many traditional Cotswold vernacular features; therefore, it can be seen that due consideration has been given to the advice and guidance contained within Appendix D, Paragraph D.67 in particular Section 3 'New build houses in the cotswold vernacular style' criteria (a) to (s).

4.4 **Policy EN5 - Cotswold Area of Outstanding Natural Beauty (AONB)** - This states:

- 1. In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.*
- 2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in national Policy and Guidance.*

The proposal seeks the demolition of a large converted barn, of poor architectural and visual quality, and seeks to erect a 1½-storey Cotswold stone dwelling as a replacement. Although the ridge height of the replacement dwelling would be around 2.85m taller than that of the barn, should this result in the new roof being visible from surrounding public vantage points it would be seen as a feature of traditional form and materials that is in keeping with the roofscape of existing dwellings within the village; and a feature that is seen against a backdrop of trees or countryside. Being on a one-for-one basis this proposal would not constitute 'Major' development for the purposes of this policy.

4.5 Policy EN8 – Biodiversity and Geodiversity: Features Habitats and Species, states:

- 1. Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.*
- 2. Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.*
- 3. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives.
Developer contributions may be sought in this regard.*
- 4. Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.*
- 5. Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat.*

The proposal does not result in the loss of any trees, or hedgerows (potential habitats) along the Site's boundaries; however, it will be necessary to remove the three small sections of domestic hedge within the garden area to the south-east of the barn. To mitigate this it is proposed to grass the area that will be vacated by the converted barn, once demolished. The Protected Species Survey Report that accompanies the application demonstrates that no protected species were nesting, or roosting within the converted barn; as such, no mitigation measures are required. However, policy requires a net gain for biodiversity enhancement and, therefore, a bat box is to be attached, or built-in the fabric of the south-east gable end of the replacement dwelling. This provision can be secured by planning condition; as such the proposal would accord with this policy.

4.6 Policies EN10 Historic Environment: Designated Heritage Assets, and EN11 Historic Environment: Designated Heritage Assets - Conservation areas - In this application these policies are relevant to the Duntisbourne Abbots and Duntisbourne Leer Conservation Area, and any nearby listed buildings - Please refer to Appendix C. These Policies states:

EN10 -

- 1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.*

2. *Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.*

3. *Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:*

- the importance of the asset;*
- the scale of harm; and*
- the nature and level of the public benefit of the proposal.*

Policy EN11 -

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;*
- b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;*
- c. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;*
- d. have regard to the relevant Conservation Area appraisal (where available); and*
- e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.*

Around a third of the application site, at its southeastern end, lies within the designated conservation area. The Significance of is part of the Duntisbourne Abbots and Duntisbourne Leer Conservation Area primarily stems from the linear form and vernacular built environment of the settlement that runs along the sides and bottom of this countryside valley. The southeastern end of the proposed new dwelling would almost align with the edge of the conservation area boundary; therefore, clearly the proposal would have an impact on the setting and therefore the significance of this heritage asset. It is our opinion that a good quality vernacular designed dwelling, as is proposed, would make a positive contribution to, and preserve, the significance of the conservation area.

There are three listed buildings within 150m of the proposed replacement dwelling; these are: Trustram's Mead, which lies on lower lying land some 85m to the northeast of the proposal and separated by highway, third party land and property. Due east of Trustram's Mead, on the opposite side of Crabtree Lane, is a listed barn; and some 11.0m south of that is No.22, a listed cottage. Given the distance and separation of these three designated heritage assets we are of the view that the proposal would not have any impact on their settings, and therefore their Significance is not harmed.

4.7 **Policies INF4 Highway Safety and INF5 Parking Provision** - We consider these policies to be irrelevant given that a lawful unit of accommodation with parking provision already exists on the site; and that the proposal seeks to replace the unit on a one-to-one basis and maintain off-street parking.

4.8 The revised version of the National Planning Policy Framework (NPPF) was issued in July 2018, and updated in February 2019; published by Central Government it is a material consideration in the determination of planning applications. It advises that to achieve sustainable development the planning system has three overarching objectives; these are:

an economic objective – to help build a strong, responsive and competitive economy...;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land...

In assessing the proposal it is our view that the proposal accords with all three of the above objectives in that, should permission be granted, the construction of the replacement dwelling would provide an economic benefit in the form of short-term employment for a local tradesmen and, in the longer term, increased precept for the parish and district councils. The social benefit would be the creation of a much improved level of accommodation that, in the future, would also be suitable for a larger family, unlike the current unit of accommodation. In terms of environmental benefits, the removal of the existing barn and re-landscaped areas would provide an enhanced visual improvement in the landscape, and the provision of a bat box is a net biodiversity gain.

4.9 At paragraph 11 the NPPF explains its 'Presumption in Favour of Sustainable Development', it states:

"...For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay;..."

4.10 In Chapter 12 'Achieving Well-Designed Places' of the NPPF, paragraph 124 advises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. Paragraph 127 goes on to advise that developments should: function well; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; and maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.

Clearly, the existing unit of accommodation does not meet the current standards required for life-time homes; as such, it is unlikely to be suitable for any other future occupier, certainly

not for a young family. In the accompanying Design and Access Statement, and at paragraph 4.3, we have explained how the proposed design is sympathetic to the local character and built environment. It is our opinion that the proposed 3-bed dwelling accords with national design requirements as it would meet today's standards for life-time homes by providing a good level of daylight and ventilation to all rooms, be spacious and well-designed living accommodation that would function well, with an appearance that would maintain the strong sense of place exhibited by the other properties within the village.

4.11 Chapter 15 'Conserving and Enhancing the Natural Environment' the NPPF is reinforced by Development Plan **Policy EN5** in that it advises that great weight should be given to the conserving landscape and scenic beauty in the AONB, and to minimise any impacts whilst providing net gains in biodiversity. These issues have previously been comprehensively addressed at paragraphs 4.4 and 4.5 above; therefore, we do not feel it necessary to repeat it here.

4.12 Section 16 of the NPPF advises on the need for development to Conserve and Enhance the Historic Environment, and is reinforced by Development Plan **Policies EN10** and **EN11**; it advises that:

“ocal planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- ***the desirability of new development making a positive contribution to local character and distinctiveness; and***
- *opportunities to draw on the contribution made by the historic environment to the character of a place. [para.185, and similarly repeated at para.192] Our emphasis.*

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. [para.196]

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. [paragraph 200] Our emphasis.

4.13 There are three levels of impact that a development can have on the significance of a heritage asset; these are: positive, neutral, or harmful. Being of a modest scale, and traditional materials and architectural features that are in keeping with all other buildings within Duntisbourne Leer, the proposed dwelling cannot be regarded as having a harmful impact to the significance of such assets. In our opinion, the new dwelling and removal of the existing barn would have a positive impact on the setting of the Conservation Area and a neutral impact on the identified listed buildings, due to the distances from them.

5.0 SUMMARY AND CONCLUSION

- 5.1 As shown by documented records held by the District Council, this Statement demonstrates that the converted barn, and parcel in which it stands, is a lawful residential use that is immune from Enforcement Action, having been used as such for in excess of ten (10) years, since the Local Planning Authority last issued an Enforcement Notice, without any further Notices being issued. It is a matter of planning law that a lawful development is then entitled to any benefits under legislative planning Orders; therefore, the existing dwelling is entitled to undertake any relevant permitted development rights afforded to it.
- 5.2 The application seeks to replace the existing converted barn with a traditional designed dwelling; a proposal for which Development Plan **Policy DS4** supports, in principle. As such, the proposal has evolved having had regard to all other relevant adopted and national planning policies, so as to ensure that the new dwelling is of good-quality design and materials that reflect the appearance of the many historic dwellings in the village, preserves the amenities and settings of nearby neighbours, whilst also minimising any impact on the surrounding landscape. Furthermore, the proposal has taken the opportunity to ensure that there is a net gain for bio-diversity.
- 5.3 The proposed scale has been kept to a level likely to be feasible within the existing barn and its permitted development rights. Although this means that the proposal would not result in any net gain to the District's housing stock it would, however, replace a sub-standard dwelling with one that will have a much improved scope for suitability for future occupiers.
- 5.4 It has been demonstrated that, any impacts to matters of importance are likely to be neutral; this is a sustainable proposal that would provide social, economic and environmental benefits; and that it would meet all the relevant national and local plan policies. Therefore, we see no policy reason why this application should not be supported by the council and determined without delay.

APPENDIX A - File Copy of Local Planning Authority Letter To Applicant, Dated 8th November 2004, Informing of Council's Decision Not to Pursue Unauthorised Occupation of the Barn at Tallet Yard.

Mr B Boston-Thomas
Tallet Barn
Duntisbourne Leer
Cirencester
Gloucestershire
GL7 7AN

Our Ref: CT.4898

When calling please ask for: Mr C Davies

Direct Dial: (01285) 623519

8th November 2004

Dear Mr Boston-Thomas

Ref: Unauthorised occupation of barn at Tallet Yard, Duntisbourne Leer

As mentioned to you previously I can confirm that the matter of your unauthorised occupation of the barn at Tallet Yard, Duntisbourne Leer was discussed at the meeting of the Council's Planning (Regulatory) Committee on the 3rd November 2004.

After taking on board the letters of support and complaint regarding your situation, and after examining the personal information that you provided, the Council's Planning (Regulatory) Committee have decided that due to your unique personal circumstances that at this time it was not expedient to pursue your breach of the planning enforcement notice through law. However, the Committee made a point that they would not want to see any further development of the site that you occupy.

If you wish to discuss the contents of this letter then please feel free to contact me on the number given above.

Yours sincerely,

Mr C Davies
Assistant Enforcement Officer

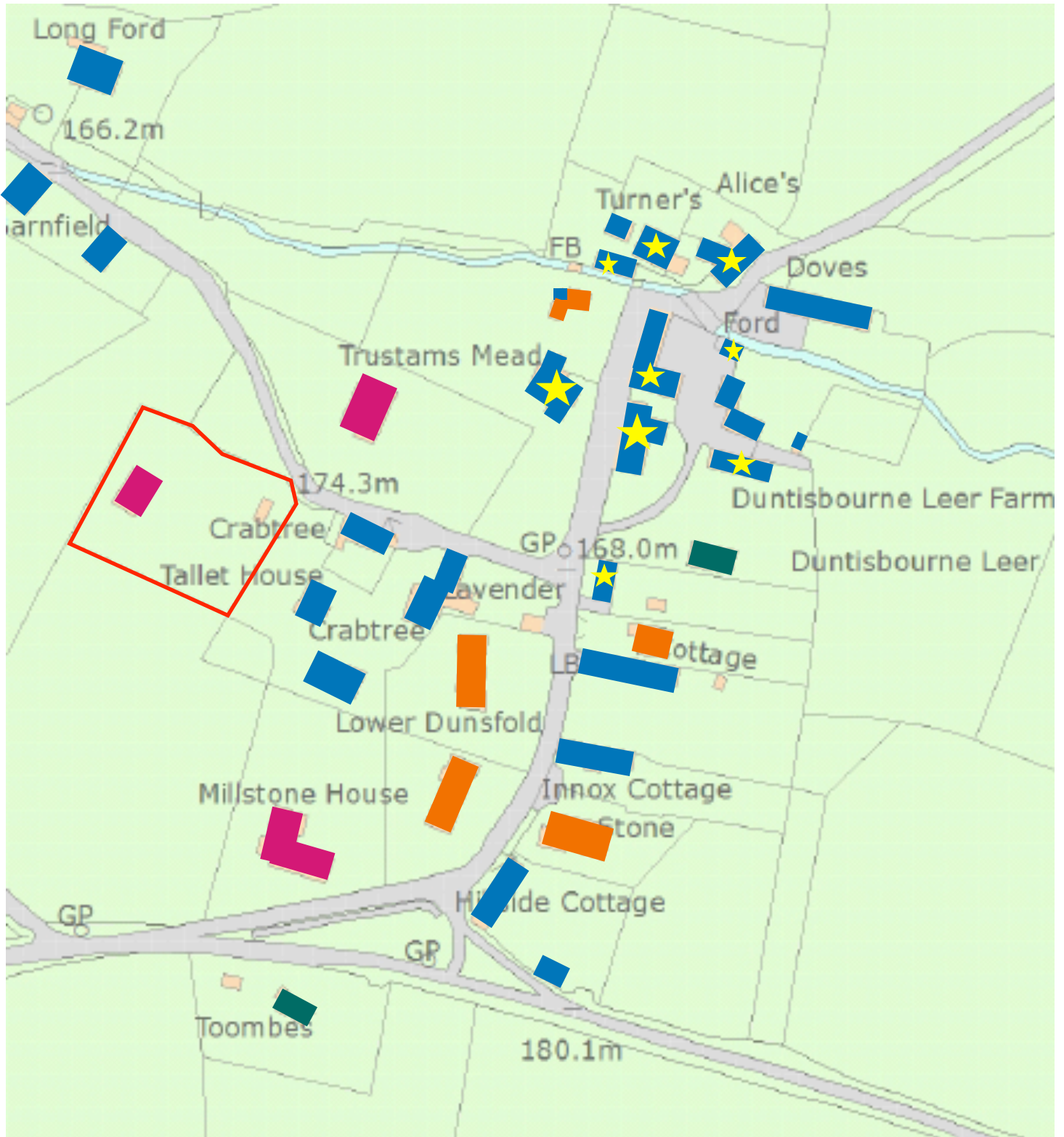
APPENDIX B - PLEASE NOTE, THIS IS PROVIDED AS A SEPARATE DOCUMENT -
A collection of photographs and Google Earth Street Views of the Application Site and
Surroundings

APPENDIX C - Tallet Yard in relation to Heritage Assets



Site in relation to designated heritage assets

RELEVANT PART OF CONSERVATION AREA BOUNDARY REPRODUCED FROM LPA'S PUBLISHED MAP (APRIL 2011)



Pre-1885 Designated Heritage Assets



Post-1885 - Pre-1960



Post-1960 - Pre-1981



Post -1983

9/65 No. 22

4.6.52 II

Small detached house. C18. Random rubble limestone; stone- slate roof; red brick chimney. 2 room plan; 2-storey with single storey outshut at upper end. Front of 2 windows with central doorway; all timber casements with timber lintels; timber lintel to doorway with plank door. Small blocked 2-light to upper floor in gable at lower end with trefoil heads, possibly salvaged from Nutbeam Farmhouse, (q.v.); exposed purlin ends now rendered over. Partly hipped lean-to roof at upper end; doorway at front of lean-to with timber lintel, the door being vertical plank. Scattered fenestration at back: one casement blocks former doorway, this and 2 others having concrete lintels.

Listing NGR: SO9751807528

9/73 Trustams Mead

4.6.52 II

Detached house. C17 with C18 and C19 additions. Random rubble limestone; chimneys rendered and random rubble, moulded cap to rendered, slate weathering to rubble; stone-slate roof. 2 storey with attic; C17 2-storey 2-room with cross-passage enlarged with 2-storey and attic addition to west; east front remodelled in C19; C19 single-storey service wing to north. East front: large gable end with part of C17 house projecting to south; single-light recessed chamfered window with hoodmould to upper floor of C17 house, timber casement with timber lintel below; main gable of 2 windows to ground floor, one window to upper floor and attic, all timber casements and timber lintels; exposed purlin ends above. Gable end of wing to south has altered upper floor window; tall rendered imitation ashlar chimney on south side of back wing and 2 small upper floor windows with chamfered jambs. Scattered fenestration to back gable: on ground floor deep C19 3-light recessed chamfered mullioned window with hoodmould and 2-light recessed cavetto mullioned with hoodmould; similar 2-light to upper floor; timber casement with timber lintel to attic; exposed purlin ends above. Paired stone round-headed window over doorway to service wing with plank door. Interior has blocked 2-light window in ground floor facing service wing and, on upper floor, close-studded timber-framed partition with middle rail; large stone fireplace in ground floor room has moulded Tudor arch.

Listing NGR: SO9750407582

9/67 Barn approximately 8m south of Duntisbourne Leer Farmhouse 4.6.52 GV II

Barn. C18. Random rubble limestone; dressed quoins; stone- slate roof. 5 bays with central porch; lean-to to left and right of porch, that to right projecting further; lean-to at north end. Porch is gabled with timber lintel to doorway; plank doors. West side: barn doors in opening with timber lintel; one slit vent either side. 2 slit vents in south gable end; exposed purlin ends. Collar-truss roof with 2 rows of purlins. Stone loading bay adjoins on west side.

Listing NGR: SO9752607568