

# Benchmark

Benchmark Development Planning Ltd  
Chartered Town Planners & Development Advisers

## Biodiversity Survey and Report 28/02/24

### Proposed replacement heritage timber windows (x3) and (x1) heritage timber door

#### The Old Granary House, Bickton Lane, Bickton SP6 2HA

1. The owners wish to remove three leaking windows and one door using sympathetic heritage timber replacements. **There are no impacts upon biodiversity given the cosmetic scale of the proposals.** However, the Planning Portal does list the need to submit a Biodiversity Survey and Report as a "requirement" – of course common sense should prevail in this instance.
2. The submitted Heritage Statement and all the application details (the plans, photographs and manufacturer's proposals) are considered to provide a level of detail proportionate to the proposal and the asset's importance (para 200 of NPPF Dec 2023). The replacement of three windows and a door will be sympathetic to the heritage assets and will not cause harm to biodiversity.
3. The Planning (Listed Building and Conservation Areas) Act 1990 sets out the S66 statutory approach to the management of historic buildings and requires special regard to be given to the desirability of **preserving a listed building** and any features of architectural or historic interest it possesses.
4. In our opinion, the proposals are relatively cosmetic and accord with S66 and the Local Plan. The proposals seek to "preserve" the listed barn. We would recommend approval of LBC in this instance.

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