

- 5c a) 3/10/1959/FP - Conversion of Grade II listed barns to office and residential use and the erection of five residential dwellings as enabling development  
b) 3/10/1960/LB – Repair and conversion of Grade II listed barns to office and residential use at Wickham Hall, Hadham Road, Bishop’s Stortford, CM23 1JQ for for Mr David Harvey
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Date of Receipt: a) 04.11.2010  
b) 04.11.2010

Type: a) Full - Major  
b) Listed Building Consent

Parish: BISHOPS STORTFORD

Ward: BISHOPS STORTFORD - SILVERLEYS

### RECOMMENDATION

(A) That subject to the applicants entering into a legal obligation pursuant to S106 of the Town and Country Planning Act 1990 by midday on 2<sup>nd</sup> February 2011 to cover the following matter:-

1. The provision of a phased schedule of repairs for the listed central barn, the first phase of which will be undertaken before the occupation of any of the residential units. The second phase shall be undertaken before the occupation of the second dwelling. The final 4 dwellings shall not be occupied before the completion of all the agreed repairs.

The Director of Neighbourhood Services be authorised to **GRANT** planning permission subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Programme of archaeological work (2E02)
3. Approved plans (2E10)  
209187DWG001B, 209187DWG002A, 209187DWG003A,  
209187DWG004A, 209187DWG005A, 209187DWG006A,  
209187DWG007A, 209187DWG008A, 209187DWG009A,  
209187DWG010A, 209187DWG011B, 209187DWG012A,  
209187DWG013D, 209187DWG014C, 209187DWG015C,  
209187DWG016C, 209187DWG017C, 209187DWG018C,  
209187DWG019B, 209187DWG020D, 209187DWG021C,  
209187DWG022C, 209187DWG023A
4. Samples of materials (2E12)
5. Withdrawal of PD (unspecified) (Part1, Classes A, B and E)

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6. Refuse disposal facilities (2E24)
7. Lighting details (2E27)
8. Materials arising from demolition (2E32)
9. Contaminated land survey and remediation (2E33)
10. Hard surfacing (3V21)
11. Provision and retention of car parking spaces (3V23)
12. Wheel washing facilities (3V25)
13. Green travel plans (3V27) delete 'new building' insert 'new office units'
14. Tree retention and protection (4P05)
15. Landscape design proposals (4P12)  
Include b, c, d, e, f, h, i, j, k, l
16. Landscape works implementation (4P13)
17. Landscape maintenance (4P17)
18. No infiltration of surface or foul water drainage into the ground is permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the ground water is properly protected as the site is located within a source protection zone around a portable public water abstraction borehole, in accordance with policies ENV20 and ENV21 of the East Herts Local Plan Second Review 2007

19. Measures for the protection of great crested newts, their habitats and access points and necessary compensatory measures, shall be carried out in accordance with the recommendations set out in the approved Great Crested Newt Survey received on 4 November 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the habitats of great crested newts which are a protected species under the Wildlife and Access to the Countryside Act 1981, and in accordance with policy ENV16 of the East Herts Local Plan Second Review April 2007.

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20. Measures for the protection of bats, their roosts and access points and necessary compensatory measures, shall be carried out in accordance with the recommendations set out in the approved Bat Report received on 4 November 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the habitats of bats which are a protected species under the Wildlife and Access to the Countryside Act 1981, and in accordance with policy ENV16 of the East Herts Local Plan Second Review April 2007.

### Directive:

1. Other Legislation (01OL)

### Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular SD1, GBC1, GBC9, TR7, ENV1, ENV2, ENV11, ENV16, ENV20, ENV21, BH1, BH2, BH3 and BH17 and PPS5: Planning for the Historic Environment. The balance of the considerations having regard to those policies and the need to repair and retain the 17<sup>th</sup> century central barn is that permission should be granted.

- (B) Where the legal agreement referred to in recommendation (A) is not completed by midday on 2<sup>nd</sup> February 2011, the Director of Neighbourhood Services be authorised to **REFUSE** planning permission for the following reason:

‘The proposal fails to securely and enforceably link the proposed enabling development to the repair and preservation of the listed barns on the site via an appropriate legal agreement. The development would thereby be contrary to policy BH17 of the East Herts Local Plan Second Review April 2007 and national guidance in PPS5.

- (C) That Listed Building Consent be **GRANTED** subject to the following conditions:

1. Listed Building three year time limit (1T14)
2. Listed Building (timber structure) (8L01)
3. Listed Building (new timber frame) (8L02)

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4. Listed Building (new window) (8L03)
5. Listed Building (new doors) (8L04)
6. Listed Building (new brickwork) (8L06)
7. Listed Building (new boarding) (8L07)
8. Listed Building (new external rendering) (8L08)
9. Listed Building (new rainwater goods) (8L09)
10. Listed Building (making good) (8L10)
11. Listed Building (repairs schedule) (8L11)
12. Prior to the commencement of works investigative structural surveys which shall include a report outlining the findings and any repair works required shall be submitted to and approved in writing by the Local Planning Authority for all the listed buildings. The approved repair works shall thereafter be carried out as part of the Repairs schedule.

Reason: To ensure the historic and architectural character of the buildings are properly maintained in accordance with PPS5: Planning for the Historic Environment.

Directive:

1. Listed Building advice (25LB)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular PPS5: Planning for the Historic Environment. The balance of the considerations having regard to those policies is that permission should be granted.

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## **3/10/1959/FP & 3/10/1960/LB**

### **1.0 Background**

- 1.1 The application site is shown on the attached OS extract, and is located to the north of the built up area of Bishop's Stortford. The site is accessed from Hadham Road.
- 1.2 The site comprises 6 traditional timber framed farm buildings, three of which are Grade II Listed with the remainder being curtilage listed. The three listed buildings date from the 17<sup>th</sup> century and comprise two thatched aisled barns and one small thatched store. The later buildings date from the early 19<sup>th</sup> century and comprise a cartshed, large barn and granary. To the south, east and north of the listed buildings are a number of more modern utilitarian buildings and timber stables.
- 1.3 The applications seek planning permission and listed building consent for the repair and change of use of five listed buildings, four for office use and one for residential use and the erection of five new residential units.
- 1.4 The largest 17<sup>th</sup> century aisled barn at the centre of the site is in a serious state of disrepair, and has been in steady decline for a number of years. It is proposed that this barn be renovated and restored and along with the other 17<sup>th</sup> century thatched aisled barn, granary and wagon lodge be converted for office use. The large 19<sup>th</sup> century barn is to be converted into a five bed dwelling. The 17<sup>th</sup> century thatched store will remain unconverted.
- 1.5 The application proposes that the existing modern utilitarian buildings and stables on the site be demolished (some 2000 square metres of buildings). In addition, the application proposes to erect 895 square metres of new residential accommodation in the form of five residential units as enabling development. These will comprise one, four bed detached dwelling, two four bed semi detached dwellings and two, three bed semi detached dwellings. The three, four bed dwellings have been designed to appear as traditional timber framed agricultural buildings whilst the three bed dwellings, which are to be located at the entrance to the site, are in the style of traditional 19<sup>th</sup> century farm workers cottages.
- 1.6 The site is proposed to be accessed via the existing access from Hadham Road. This access road is single track in some places. A new access is proposed across the field to the south of the site, through an existing tree and landscaped area. A total of 50 parking spaces are proposed for the office units including 3 disabled spaces and 15 cycle spaces. Private parking and cart shed style garaging is proposed for the residential units.

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- 1.7 The application is supported by a planning statement, a financial viability statement, an economic statement, a heritage statement, a sustainability statement, a foul sewerage and utilities assessment, a waste management plan, a lighting assessment, a Flood Risk Assessment, an arboricultural implications statement, a travel statement, structural surveys, protected species surveys, a land contamination assessment, an archaeological desk based assessment and a draft s106 agreement.

### **2.0 Site History**

- 2.1 In 2007 planning and listed building applications (LPA Refs: 3/07/2293/FP and 3/07/2294/LB) were submitted for the demolition of curtilage listed buildings and change of use of buildings and erection of new buildings to form a 54 bed country hotel with associated dining and function room. In January 2008 Members deferred determining the applications to enable the submission of additional information including a structural survey of the central listed barn to confirm whether the barn is capable of repair and retention and a financial viability statement to demonstrate the requirement for the enabling development sought. It is as a result of these investigations that the current application has been submitted.

### **3.0 Consultation Responses**

- 3.1 English Heritage recommends that the application be assessed against national and local policy and comments that the demolition of the modern, twentieth century buildings would result in an enhanced appreciation of the original farmstead complex which is supported. In addition it is advised that provided the conversions are undertaken without either damage to the historic fabric or excessive subdivision of space the use of the historic farm buildings as offices is appropriate. With regards to the enabling development, it is recommended that reference be made to English Heritage's guidance on the matter.
- 3.2 The Environment Agency has no objections to the scheme subject to a condition requiring no infiltration of surface or foul water drainage into the ground.
- 3.3 The Hertfordshire Constabulary County Architectural Liaison Officer advises that there are no objections to the scheme. It is recommended that in order to reduce the opportunity for crime a condition be included to ensure that the development be built to Secured by Design standards and the offices be built with Secured by Design accreditation. In addition it is noted that a number of the buildings have voids underneath them which can be susceptible to vandalism and arson. It is therefore recommended that these be adequately covered.

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- 3.4 Thames Water has advised that there are no objections to the proposals with regards to sewerage infrastructure.
- 3.5 Hertfordshire Biological Records Centre has commented that the protected species surveys have identified the presence of great crested newts and bats on the site and appropriate mitigation strategies for both. It is advised that the development of the buildings at Wickham Hall will disturb or harm identified bat roosts and it is therefore necessary for the Local Planning Authority to apply the three tests contained in the species protection provision of the Habitats Regulations when considering the acceptability of the scheme. In addition conditions are recommended regarding the provision of appropriate mitigation strategies for both protected species.
- 3.6 County Highways has advised that there is no fundamental highway objection to the development. The access onto Hadham Road, driveway leading to the site and all on-site vehicle parking and turning arrangements are acceptable.
- 3.7 The remoteness of the site from public transport links does raise the question of sustainability and clearly there will be a reliance on the private car for travel. It is noted that the applicant intends to promote sustainable travel through a Travel Plan and the provision of facilities for cyclists within the development. This approach is supported and inclusion of a condition is recommended to ensure that an appropriate Travel Plan is developed and in place before occupation of the office use.
- 3.8 With regard to planning obligations a development of this size would require a contribution based on the HCC toolkit which assesses peak hour traffic movements. In this respect taking into account floorspace of the proposed commercial use and the new residential development £50000 is sought to be used to improve accessibility for non-car modes of transport and public transport infrastructure improvements and other initiatives contained in the Bishop's Stortford Transport Plan.
- 3.9 The County Archaeologist advises that the site is within Area of Archaeological Significance No.115 as identified in the Local Plan. Wickham Hall is a medieval site with manorial origins, sets within a medieval landscape that includes surviving evidence of ridge and furrow field systems. The preliminary archaeological investigations confirm the archaeological significance of the site and it is recommended that should planning permission be granted a condition be included requiring the implementation of a programme of archaeological work.

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- 3.10 The Environmental Health Unit recommends that any permission should include conditions regarding construction hours of working, dust, asbestos, bonfires, soil decontamination and piling works.
- 3.11 The Conservation Officer recommends approval and comments that at an early stage of the pre-application phase the principle of enabling development was discussed. The key driver is the very poor state of repair of the 5-aisle barn which is considered an important building in the group and as such worthy of retention and restoration. It was also agreed that, to ensure the long term viable use and maintenance of the buildings following repair and restoration, an alternate use had to be secured resulting in the buildings with the highest historic value being converted to offices which requires less intervention, than a residential use which has been proposed for the later Barn 1.
- 3.12 The proposed new five residential dwellings as part of the enabling scheme have been assessed on the impact they would have on the setting of the listed building. As previously suggested the approach in terms of mass, scale, alignment and design of the scheme is reflective of what could be perceived as the natural evolution of ancillary buildings within a farmstead and as a result, sit comfortably in the setting and are sympathetic to the listed and curtilage listed buildings. Their success however, will rely on the quality of materials used and attention to architectural detailing.
- 3.13 In summary, the proposal to repair, restore and convert the listed buildings against ensuring their long term viable use as heritage assets, is considered acceptable in terms of conservation principles and practice and the proposed development within the setting has been carefully considered to ensure it sits comfortably and compliments the immediate and wider setting.

#### **4.0 Town Council Representations**

- 4.1 Bishops Stortford Town Council objects to the proposed development for the following reasons:
- Unsuitable development for 5 residential dwellings on Green Belt
  - No easy access to public transport.

#### **5.0 Other Representations**

- 5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.
- 5.2 No letters of representation have been received.

## **6.0 Policy**

6.1 The relevant 'saved' Local Plan policies in this application include the following:-

SD1	Making Development More Sustainable
GBC1	Green Belt
GBC9	Adaptation and re-use of rural buildings
TR7	Car Parking – Standards
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV11	Protection of existing hedgerows and trees
ENV16	Protected species
ENV20	Groundwater Protection
ENV21	Surface Water Drainage
BH1	Archaeology & New Development
BH2	Archaeological Evaluations and Assessment
BH3	Archaeological Conditions and Agreements
BH17	Enabling Development

6.2 In addition, the following National policy guidance is relevant:-

Planning Policy Guidance 5: Planning for the Historic Environment

## **7.0 Considerations**

### **Principle of development**

7.1 Within the Green Belt under the provisions of Local Plan Policy GBC1, permission will not normally be given for the construction of new buildings or changes of use, other than for those purposes listed under the policy as appropriate development. Whilst the conversion of the existing buildings may be appropriate under Policy GBC9, the construction of five new dwellings does not fall within any of the exception categories. The proposal therefore constitutes "inappropriate" development and consequently it needs to be considered whether there are any very special circumstances in this case to warrant a decision that over rides Green Belt policy.

7.2 In the accompanying planning statement the applicant has advised that the construction of the five new dwellings is enabling development.

7.3 Both PPS5 and policy BH17 set out policy on enabling development. The preamble to Policy BH17 states that '*Enabling development may be defined as development promoted primarily as a way of saving an important listed*

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*building, registered garden or Scheduled Monument that is neglected, dilapidated or otherwise perceived to be 'at risk.'* It must first therefore need to be established whether or not the development proposed can be defined as enabling development.

- 7.4 In early 2009 East Herts Council commissioned BEAMS Ltd to undertake an independent report to assess the importance of the dilapidated barn and consider whether or not enough of the building remained to be viably repaired and restored.
- 7.5 BEAMS Ltd advised that the barn has suffered from a significant loss of its external fabric, the collapse of some of the internal frame and is generally in a very poor state. However, a large amount of the internal frame structure has survived and currently remains standing; the majority of the main timber arcade posts, the aisle plates and arcade plates are present. Despite its condition, the amount of internal framing that survives means that the building is not a candidate for delisting.
- 7.6 In addition BEAMS Ltd advised that despite its dilapidated state, the barn remains the largest and therefore predominant structure of the farmyard agricultural group and its repair and retention is necessary to preserve the special architectural and historic interest of the farm.
- 7.7 The report considered a number of options and concluded that the residential conversion of the listed barns would be the most harmful type of re-development and should be avoided and that dismantling and rebuilding the barn would result in the loss of the historic integrity of the building and therefore would not be acceptable. It was therefore recommended that alternative less harmful options of re-use, such as commercial uses, should be fully explored and that the barn should be repaired in situ utilising as many of the existing timbers as possible, both standing and fallen and be re-thatched.
- 7.8 For the reasons set out in the report I consider that the principle of Enabling Development can be applied to this case and this constitutes a very special circumstance to warrant a decision that overrides Green Belt policy.

#### **Enabling Development**

- 7.9 Policy BH17 clearly sets out the criteria which development proposals defined as 'enabling development' must meet.
- 7.10 Turning first to the amount and form of enabling development proposed. The application proposes the conversion of four of the existing listed buildings to office use which is considered to be a less harmful re-use than

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residential and is supported by English Heritage in principle. The large 19<sup>th</sup> century barn is proposed to be converted into a 5 bed residential unit. Whilst a residential conversion is the least desirable, it is accepted that this will at least contribute a positive land value to the development, reducing the need for further enabling development. Furthermore it is already partially subdivided inside and being early 19<sup>th</sup> century is of less historic interest than the 17<sup>th</sup> century buildings on the site.

- 7.11 The new dwellings are to be sited to the south east of the farmstead to minimise their impact on the wider setting and the historic farmyard. The design and layout of these new buildings reflects an evolutionary approach and they are of a design which would have been found in a traditional rural Hertfordshire landscape, but are clearly differentiated as a separate phase of evolution from the historic buildings on the site.
- 7.12 The scale of the scheme has been determined by its financial viability. The applicant has submitted a financial viability statement which considers several options including the residential conversion of the listed barns only, the commercial conversion of the listed barns only and a mixed conversion of the listed barns only. These three options are shown to be financially unviable. The viability statement concludes that in order to repair the dilapidated barn to an acceptable standard, i.e. reusing and repairing the existing structure and re-thatching the roof and to ensure the long term future of the historic barns the minimum amount of enabling development required is 5 dwellings as proposed.
- 7.13 In February 2010 the Council commissioned King Sturge to independently assess the assumptions being made in the applicant's financial viability statement. King Sturge concluded that in general the assumptions being made were acceptable and the updated statement has taken into account the suggested changes.
- 7.14 With respect to the long term future of the site and its management, I consider that the enabling development will ensure that the listed buildings are properly restored and are brought back to an economically viable use which will guarantee their long term maintenance. Furthermore, whilst inevitably the residential elements of the scheme will be sold it is the intention of the landowner to retain the converted offices within the ownership of the wider farm business protecting the integrity of the historic farmstead.
- 7.15 Turning to the value to the community, in line with the BEAMS Ltd report which establishes the importance of the large 17<sup>th</sup> Century aisled barn, its importance within the group setting and the need to repair and retain it, I am of the view that the value to the community of the resulting development and

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the enhanced historic interest of the site clearly outweigh the disbenefits of the development, i.e. the inappropriate nature of the development in the Green Belt.

- 7.16 Finally as required by Part (II) of the policy the application has been submitted as a full planning application and the applicant has confirmed their agreement to securing the necessary works and undertaking them prior to the complete occupation of the enabling development via a Section 106 agreement, a draft of which has already been submitted.
- 7.17 For the reasons set out above I am satisfied that all the criteria as set out in Policy BH17 have been met and the proposed development is acceptable in this respect.

#### **Impact on the historic and architectural interest and setting of the Listed Buildings**

- 7.18 With regards to the works proposed to the listed barns, in line with the Conservation Officers advice I am satisfied that the use of the majority of the listed buildings as office space with open plan areas and galleries allows for the internal proportions of the buildings to be retained as much as possible, with the minimum loss of historic fabric, through the use of existing openings and the retention of features such as the large external doors. The replacement of more modern roof coverings with slate is welcomed and will go towards enhancing the character and appearance of the buildings and their setting. Turning to the residential conversion of the 19<sup>th</sup> century barn, the works to achieve the conversion have taken into account the historic and architectural value of the barn, through the use of existing openings, the minimum introduction of new openings and internal partitions as necessary to ensure a sensitive yet feasible residential conversion.
- 7.19 With regards to the removal of the more modern utilitarian buildings and appendages which are of no historic or architectural merit I am of the view that their loss of will enhance the immediate and wider setting of the historic farmstead.

#### **Size, siting and design of the new dwellings**

- 7.20 Turning to the size, siting and design of the new dwellings and any impact they will have on the setting of the listed buildings and the historic farmyard, as outlined above the new dwellings are to be sited to the south east of the farmstead to minimise their impact on the wider setting and the historic farmyard. The approach in terms of mass, scale, alignment and design of the scheme is reflective of what could be perceived as the natural evolution

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of ancillary buildings within a farmstead and as a result, the new dwellings sit comfortably in the setting and are sympathetic to the listed and curtilage listed buildings. Their success however, will rely on the quality of materials used and attention to architectural detailing which can be controlled via an appropriately worded condition.

#### **The impact of the use on the amenity of nearby residential properties**

- 7.22 With regards to any impact the proposed development will have on the amenities of neighbouring properties, Officers are satisfied that, given the location of the site and its relationship with neighbouring residential properties including Wickham Hall itself, the proposals would not result in any undue loss of privacy, overshadowing or similar. There will be an increase in activity on site however given the nature of the commercial use proposed, i.e. office use, I am satisfied that the proposal would not result in an undue amount of noise and nuisance to neighbouring residents.

#### **Landscaping**

- 7.23 Currently the farmstead has areas of scrub and hedging, with a few mature trees which screen much of the site from the wider landscape. The proposal will result in the removal of a significant amount of the scrub and hedging whilst the majority of the larger trees are proposed to be retained and enhanced. Particular attention has been given to landscaping the car parking areas to ensure that they do not appear overly intrusive. Overall I am satisfied that whilst the development will result in the loss of some landscaping, which is always regrettable, the proposed replacement landscaping is appropriate to adequately compensate for any loss as required by policy ENV2 of the Local Plan.

#### **Highway, parking and access implications**

- 7.24 In terms of highway safety, access and parking having regard to the comments of County Highways, I am satisfied that the existing access arrangements are appropriate for the proposal, and adequate visibility exist at the junction with the public highway.
- 7.25 Regarding parking; the parking standards for the development as set out in the current Local Plan indicates that a maximum of 62.5 spaces assuming 100% unfettered demand should be provided; 46 spaces for the office use and 16.5 for the residential units. The plans indicate 50 spaces in two communal parking areas for the office units to include 3 disability spaces and individual parking areas and cartshed style garages for each

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dwellinghouse providing in excess of the maximum parking standard. In addition 15 cycle spaces are proposed. I am therefore satisfied that sufficient vehicle and cycle parking can be provided for the proposed development.

- 7.26 Turning to accessibility, whilst the site is within the Green Belt it is located on the edge of Bishop's Stortford, which is more sustainably located than many rural sites. In addition the site is close enough to cycle or walk from Bishop's Stortford should people wish and cycle parking facilities are proposed to be provided. I therefore consider the scheme is acceptable in this respect, however a condition is proposed requiring the provision of a green travel plan to encourage access via more sustainable modes of transport.
- 7.27 I have noted County Highways request for a financial contribution towards sustainable transport measures, however in this case given that any additional cost is likely to result in the need for more enabling development I consider that it is appropriate to waive this requirement.

#### **Impact on protected species**

- 7.28 The submitted protected species surveys established that there are both great crested newts and bats present on the site, both of which are European Protected Species.
- 7.29 Turning first to great crested newts, whilst the proposals are unlikely to directly impact upon the newts in line with policy ENV16 and the recommendations of the survey various mitigation methods should be employed to ensure they are adequately protected during and after construction works which can be imposed via an appropriately worded condition.
- 7.30 With regards to the impact the development will have on bats, it is clear from the survey undertaken that the development will disturb or harm identified bat roosts. It is therefore a statutory duty of the Local Planning Authority to apply the three tests contained in the Conservation of Habitats and Species Regulations 2010. The three tests are as follows:
- The proposals must be for imperative reasons of overriding public interest or for public health and safety;
  - There must be no satisfactory alternative;
  - The favourable conservation status of the species in their natural range must be maintained.

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- 7.31 I consider that the proposals are for imperative reasons of overriding public interest. i.e. to enable the repair and retention of the dilapidated barn and ensure the long term future of the Listed buildings is protected; there is no satisfactory alternative as the conversion of the buildings is necessary as part of the larger scheme to enable the repair and retention of the dilapidated barn and the introduction of further new buildings on the site would encroach into the openness of the Green Belt and an appropriate mitigation strategy has been submitted to ensure the favourable conservation status is maintained.
- 7.32 I therefore conclude that in line with policy ENV16 and the Conservation of Habitats and Species Regulations 2010 the proposed development will not adversely impact upon protected species and the scheme is therefore acceptable in this respect.

### **Other considerations**

- 7.33 The Architectural Liaison Officer whilst not objecting to the scheme has recommended that in order to reduce the opportunity for crime a condition be included to ensure that the development be built to Secured by Design standards and the offices be built with Secured by Design accreditation. In my view the schemes layout adequately addresses this issue through the siting of car parks in front of buildings, lighting and boundary treatment, I therefore do not consider it appropriate or reasonable to require the scheme to be built to a specific standard particularly given the historic nature of the buildings concerned.
- 7.34 Finally, with regards to archaeology, surface and foul drainage and environmental health, in line with advice from the relevant consultees, Officers are satisfied that any impact the development may have on these matters can be adequately mitigated against through the imposition of appropriate conditions.

## **8.0 Conclusion**

- 8.1 Having regard to the above considerations, it is considered that special circumstances exist to support the principle of enabling development on this site. The works proposed to the buildings are considered to be acceptable, and would not harm the special architectural and historic interest of the listed building. The size, siting and design of the new dwellings are also

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considered to be acceptable. The development would not result in any unacceptable impact on the amenities of local residents or traffic generation and highway safety. Accordingly it is recommended that subject to conditions and to the applicant entering into a Section 106 obligation with the Council planning permission and listed building consent are approved.