

Development Control Committee 2 December 2020

Planning Application DC/20/0506/FUL & Listed Building Application DC/20/0507/LB - Pitchers Green Farm, Bradfield St George Road, Bradfield St Clare

Date registered: 19 March 2020 **Expiry date:** 14 May 2020

Case officer: Adam Ford **Recommendation:** Approve application

Parish: Bradfield St. Clare **Ward:** Rougham

Proposal: Planning Application - Conversion of barns to form 3no. dwellings with ancillary accommodation and associated demolition, landscaping and access works (previous application DC/19/0503/FUL)

Application for Listed Buildings Consent - Conversion and refurbishment of existing agricultural buildings to form 3no. dwellings and associated ancillary accommodation, with associated demolition, landscaping and access works (previous application DC/19/0504/LB)

Site: Pitchers Green Farm, Bradfield St George Road, Bradfield St Clare

Applicant: Mr Julian Armitage

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached applications and associated matters.

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Background:

1. These applications were taken before the Delegation Panel on 3 November 2020 following an objection from the Parish Council, conflicting with the Officer recommendation of 'minded to approve'. It was concluded by the Panel and at the request of the Assistant Director, Planning and Regulatory that the applications should be referred to the Development Control Committee given the local interest.

Proposal:

2. The applications propose the conversion and renovation of existing agricultural barns to form 3 dwellings (1 x 2 bed and 2 x 3 bed one with an annexe). This involves a degree of demolition of modern and lean-to extensions. In addition, two vehicular accesses will be upgraded to serve the development site and existing farmhouse.

Application supporting material:

- Site location plan
- Site layout plan
- Soft landscaping details
- Existing elevations and site layout
- Proposed elevations and floor plans
- Structural reports for each barn
- Viability assessment
- Heritage assessment
- Schedule of works
- Design and Access Statement
- Planning statement
- Ecology report

Site details:

3. The barns are within the curtilage of and located to the West of Pitchers Green Farmhouse which is grade II listed. As such, the barns themselves are curtilage listed.
4. The site sits to the South of Felsham Road between the settlements of Bradfield St. George and Bradfield St. Clare. The site is outside of any designated Housing Settlement Boundary and therefore, classified as Countryside for Local Plan purposes.

Planning history:

5.

Reference	Proposal	Status	Decision date
DC/19/0503/FUL	Planning Application - Conversion of barns to form 3no. dwellings with ancillary accommodation and associated demolition, landscaping and access	Application Refused	18 November 2019

works (Amended plans and additional information received 26/09/19)

DC/19/0504/LB	Application for Listed Buildings Consent - Conversion and refurbishment of existing agricultural buildings to form 3no. dwellings and associated ancillary accommodation, with associated demolition, landscaping and access works	Application Refused	18 November 2019
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Consultations:

6.

Suffolk County Council Highway Authority

- No objection to proposal subject to conditions

Public Health and Housing

- No objection to proposal subject to conditions. Advice offered with respect to means of fire escape.

LPA Ecology and Landscape Officer

- No objection to proposal subject to conditions securing ecological mitigation & enhancement

LPA Environment Officer

- No objection to scheme subject to conditions

LPA Conservation Officer

- No objection to scheme subject to conditions

Representations:

7. The Parish Council object to the proposal on the basis that it conflicts with policies DM28 & DM33, includes unacceptable visibility splays and causes harm to listed buildings.

8. Nineteen properties have submitted representations with the following main themes referenced:

- No change from the previously refused scheme
- Proposal represents overdevelopment
- Proposal would negatively impact the peaceful rural setting through noise, light and traffic pollution
- Harmful impact on the existing rural character of the area
- Scheme fails to comply with DM28 and DM33
- Site has not been marketed enough
- Increase in traffic on narrow lane with tight bends and few passing places
- Risk to Highway safety
- Harm to residential amenity

- Loss of hedging/vegetation
- Replacement hedge planting would not provide suitable nesting sites for birds
- Harm to listed buildings
- Harm to biodiversity
- Loss of a working farm
- Retirement of previous tenant proves the sites viability (however, this is rebutted by the previous tenants who relinquished the tenancy based on the viability of the business)
- Existing site layout not conducive for pig farming and would require remodelling and investment – soil type is also not suitable for a significant heard of outdoor pigs.
- Query land ownership where visibility splays shown
- There are no local amenities that this development would contribute to.

Full details of addresses and representations received are available on the application file on the website.

Policy:

9. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.
10. The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 have been taken into account in the consideration of this application:

Rural Vision 2031

Vision Policy RV1 - Presumption in favour of Sustainable Development

St Edmundsbury Core Strategy 2010

Core Strategy Policy CS3 - Design and Local Distinctiveness

Core Strategy Policy CS13 - Rural Areas

Joint Development Management Policies Document 2015

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM5 Development in the Countryside

Policy DM7 Sustainable Design and Construction

Policy DM11 Protected Species

Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Policy DM15 Listed Buildings

Policy DM18 New Uses for Historic Buildings

Policy DM20 Archaeology

Policy DM22 Residential Design

Policy DM27 Housing in the Countryside

Policy DM28 Residential use of Redundant Buildings in the Countryside

Policy DM33 Re-Use or Replacement of Buildings in the Countryside

Policy DM46 Parking standards

Other planning policy:

11.National Planning Policy Framework (NPPF)

The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2019 NPPF that full weight can be attached to them in the decision making process.

Officer comment:

12.The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on Listed Buildings
- Impact on amenity
- Biodiversity
- Landscape and tree impacts
- Highway safety

Principle of Development

13.As noted above, the application site is located outside any defined settlement boundary and as such, the proposal comprises development in the countryside from a planning land use perspective.

14. From a national policy perspective, the revised NPPF is clear throughout that unsustainable development in the countryside should be avoided. Accordingly, proposals for new development and changes of use outside of the Local Planning Authority's (LPA) defined settlements must be considered carefully as it is incumbent upon the Local Planning Authority to ensure areas which are designated as countryside are protected from unsustainable and inappropriate development. Where material planning considerations indicate that proposals in the countryside are unacceptable, they will be resisted by the Local Planning Authority. National and local policies therefore broadly aim to direct development to locations which are both sustainable and will not result in the loss of unspoiled rural landscapes.
15. Paragraph 79 of the NPPF advises LPAs that they should resist residential development in the countryside, and this is bolstered by the Local Planning Authority's own development plan policies which restrict and control development beyond the adopted settlement boundaries. Policies CS1 and CS4 of the St Edmundsbury Core Strategy between them establish the spatial strategy and the settlement hierarchy for development within the former St. Edmundsbury area, whilst policy CS13 bolsters this position and provides that development which is proposed outside of the settlement boundaries, as is the case here, identified through policy CS4 will be strictly controlled. Collectively, therefore, these policies seek to resist residential development outside of settlement boundaries.
16. Furthermore, Policy DM5 (Development within the Countryside) of the Joint Development Management Policies Document 2015 state that areas designated as countryside will be protected from unsustainable development and prescribes strict criteria for when new buildings will be permitted in the countryside.
17. However, this application seeks to convert a number of existing (redundant) agricultural barns in the countryside and as such, in considering whether or not the principle of development is acceptable, policies DM28 and DM33 must be referenced.
18. Policy DM28 of the Joint Development Management Policies Document 2015 advises that proposals for the conversion of redundant or disused barns or other buildings in the countryside into dwellings will be permitted where:
 - a. alternative uses for employment/economic development, tourist accommodation, recreation and community facilities, in accordance with Policy DM33, have been fully explored to the satisfaction of the local planning authority and can be discounted.
 - b. the building is structurally sound and capable of conversion without the need for extension, significant alteration or re-construction.
 - c. the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building. In the case of barns the single open volume should be retained with minimal change to the external appearance. (Discussed later in report)

- d. the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area. (Discussed later in report)

With respect to limb a of the policy, the application is supported by a formal viability assessment which sets out and discounts why other uses in the countryside (employment, tourism, recreation and community) are not viable options for the site. The submitted viability assessment has been undertaken in accordance with the RICS (Royal Institute of Chartered Surveyors) guidance.

19. At section 5.5.1, the submitted viability report confirms that the buildings would not meet current agricultural standards and it concludes as follows:

"It is not commercially viable to bring the buildings back to agricultural use. Historically the buildings were used as part of a dairy business. The cost of bringing the milking parlour, bulk tank and animal housing up to current welfare and hygiene standards would be uncommercial. When considered along with the condition of the other animal housing and the location of the site anyone potentially interested in investing in such a venture would conclude that a new greenfield development would be a more attractive and viable investment. Other livestock uses such as pigs, poultry or beef cattle would also be unviable. Given the size and condition of the buildings in respect of agriculture there is no viable future as set out in paras 4.4.1"

20. Sections 5.2 and 5.3 of the submitted assessment further sets out why office / commercial uses have been discounted and this amounts to the uses being unviable with significant cost to bring them up to standard but with limited return. Section 5.4 clarifies that a retail use would not be appropriate due to the countryside location and lack of prominence whilst a community use would also be inappropriate given the site's rural location away from the settlement.

21. Finally, with respect to tourism-based development, the assessment concludes the following:

"This (tourism) is likely to be the most attractive of the alternative uses but is also comparatively high risk because there are no recognised attractions for tourist purposes in the immediate area. This does not mean however that there would be no demand but the cost of construction which would need to be to a high standard in order to attract the discerning customer rules out a return acceptable to a developer. Raising funding on this type of project is extremely difficult on the basis when the re-developed barn is offered as collateral because of the uncertain income"

22. Taking the above into account, policy DM28 requires alternative uses to be considered to the satisfaction of the Local Planning Authority and the submitted information illustrates that sufficient exploration has been undertaken. The LPA are not in possession of information which would suggest that the submitted assessment is incorrect or misleading. It is noted that a number of the public objections refer to the lack of marketing, however, policy DM28 does not require marketing to be

undertaken. The policy requires alternative uses to be "*fully explored to the satisfaction of the local planning authority*". It is not therefore correct to assume that the lack of a marketing assessment results in a scheme which conflicts with policy. A requirement for marketing is referenced at paragraph 5.20 of the Joint Development Management Policies Document which forms part of the preamble to policy DM28. It is acknowledged that no marketing has been carried out to further discount the above alternative uses, but officers consider these have been fully explored in the viability report to the satisfaction of the local planning authority as required by DM28 and it is agreed that they can be discounted. It is not therefore considered necessary to market the site in this case. And, crucially, interest from a third party does not verify that the site is viable to such a degree that the conclusions from the professionally commissioned viability report should be discredited.

23. Policy DM28 also requires that where proposals seek to convert existing buildings in the countryside, they must be structurally sound and capable of conversion without the need for significant alteration or re-construction. The application is supported by structural surveys for each building to be converted which conclude as follows:

- **Barn 1:** subject to basic plinth and timber frame repairs, main structure is suitable for conversion
- **Barn 2:** a degree of repair is required but significant portion of the building can be converted with minor repair.
- **Barn 3:** structure can be successfully converted to a domestic use
- **Barn 4:** subject to minor wall repairs, main structure suitable for conversion

The basic principle of development with respect to converting the existing agricultural barns is therefore considered acceptable given the provisions of policies DM28 and DM33.

Paragraph 79 of the NPPF

24. In addition to the above considerations concerning the principle of development, paragraph 79 of the NPPF advises Local Planning Authorities to avoid the development of 'isolated' homes in the countryside unless special circumstances apply. Two such special circumstances are if the proposed development:

- a) would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- b) the development would re-use redundant or disused buildings and enhance its immediate setting;

25. In this regard, before engaging paragraph 79, the Local Planning Authority must first consider the extent to which the site is 'isolated'. However, the NPPF offers no statutory definition of isolated and nor does any other published guidance by the Government or the Department for Communities and Local Government.

26. The degree of 'isolation' is an issue which has attracted attention in the high court ¹ and, more recently, the court of appeal². Braintree District Council (Essex) attempted to argue that an Inspector had misinterpreted the meaning of isolated as written in the then paragraph 55 of the NPPF (2012). The case hinged on the meaning and definition of isolated within the context of the planning system.

27. In handing down the ruling of the Court of Appeal, at paragraph 31 Lindblom LJ commented as follows:

• In my view, in its particular context in paragraph 55 of the NPPF, the word "isolated" in the phrase "isolated homes in the countryside" simply connotes a dwelling that is physically separate or remote from a settlement. Whether a proposed new dwelling is, or is not, "isolated" in this sense will be a matter of fact and planning judgment for the decision-maker in the particular circumstances of the case in hand.

28. As a result, the advice is clear that each case must be considered individually on its facts and will be a matter of planning judgement for the decision-maker to decide whether or not a dwelling is 'isolated'.

29. When seeking to understand if a dwelling can be treated as an "isolated home" and therefore, whether paragraph 79 can be applied to a case, the following matters must be considered:

1. whether or not it is located within the settlement boundary;
2. proximity to other dwellings;
3. proximity to local services and facilities;
4. access to public transport services;
5. physical and visual separation from the settlement.

30. In this regard, the proposed dwelling is located approximately half a mile outside of the settlement boundary for Bradfield St George with no access to public transport and remote from any local services and facilities. The site is physically distant from areas which are designated and allocated for development. The application site is also visually separate from the locality's existing development by virtue of its degree of set-back from the road. It is noted that two dwellings (Pitchers Green Cottage and Oakapples) could be reasonably described as 'neighbouring' properties but the countryside location, distance from services, degree of separation from existing built form and the informal access to the development result in a site that the Local Planning Authority view, on balance and as a matter of planning judgement, as being isolated for the purposes of paragraph 79 of the NPPF.

31. As such, given the proposal seeks to re-use existing agricultural buildings which are curtilage listed (and thus, given the content of the viability assessment represent the optimum viable use), the principle of development is further supported by the provisions of paragraph 79 of the NPPF.

¹ Braintree District Council v Secretary of State for Communities and Local Governments and Others [2017] EWHC 2743

² Braintree District Council v Secretary of State for Communities and Local Government and Others [2018] EWCA Civ 610

Impact on Listed Buildings

32. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing a listed building or its setting or any features of special architectural or historic interest which it possesses.
33. Chapter 16 of the NPPF sets out the ways in which LPAs should deal with and consider applications which have the potential to impact and influence heritage assets. Ultimately, 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
34. In addition, policy DM15 of the Joint Development Management Policies Document seeks to ensure that proposals to alter listed buildings contribute to the preservation of the building, are not detrimental to the character of the asset, use appropriate materials and do not undermine the setting of the building.
35. In this instance, the application does not seek to erect or install additional buildings within the site but instead seeks to convert 4 pre-existing barns into residential use. Accordingly, formal comments from the LPA's Senior Conservation Officer have been sought and, as can be seen online, when initial comments were offered, a number of concerns were raised.
36. Specifically, the Conservation Officer requested that an overlay drawing be submitted to illustrate whether unnecessary new openings would be inserted and if so, whether there was potential to relocate them to areas of the building where there would be less harm. In response, a frame overlay was submitted to the LPA and in revised comments dated 23 July 2020, the Conservation Officer confirmed that subject to some further minor clarification, the scheme was likely to be acceptable.
37. On the 20 August 2020, further comments from the LPA's Conservation Officer were submitted and these raised no objection whilst requesting three conditions be imposed on any consent as may be issued. The three conditions requested require samples of all external materials, all windows and all doors to be submitted to and approved in writing before their use on/within the buildings.
38. Accordingly, in light of the no objection comment from the Conservation Officer, the proposed conversion works are not judged to undermine the historical significance of the existing buildings. Upon completion, the barns which are currently relatively dilapidated will have a reformed aesthetic, but the use of traditional materials and minimal external openings retain the historic character of the barns. Such works also seek to ensure that the proposal satisfies criterion C of policy DM28 which requires conversion schemes to be sympathetic and respectful of relevant historical features. Furthermore, criterion D of policy DM28 also requires such proposals to enhance the setting of the buildings. In this instance, this objective is achieved through the removal of recent additions to the buildings which fail to preserve or enhance their historic character. The proposed works

are set out within a schedule of works and through the use of appropriate conservation methods and appropriate materials, the scheme is able to enhance the setting of 4 listed buildings which are, at present, undermined by their less than optimal surroundings.

39. In planning terms, if there is only one viable use for a heritage asset or listed building, that use is the optimum viable use. If, however, there are a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.
40. The optimum viable use may not necessarily be the most economically viable one, but crucially, it also does not need to be the original use. However, if from a conservation point of view there is no difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.
41. In this case, the application is supported by an accepted viability assessment which confirms that the only viable use is that of residential. Therefore, given that the buildings are not currently in use and the lack of other identified viable options, the optimum viable use for site in question is the proposed one of residential conversion.
42. This is an important point of clarification because paragraph 79 of the NPPF makes it very clear that applications for dwellings in the countryside, whilst not necessarily always sustainably located, may be supported where such proposals allow the optimum viable use of the heritage asset to be secured. The scheme as submitted is therefore, on this basis, able to demonstrate compliance with this requirement of the NPPF and this is a significant material factor which must weigh in favour of the scheme.

Impact on amenity

43. In conjunction with paragraph 127 of the NPPF, both policies DM2 and DM22 seek to secure development proposals which do not have an undue adverse impact on residential amenity. In addition, the amenity of potential occupants of the new development must also be considered.
44. Given the site's current arrangement and layout and degree of separation from off-site developments and dwellings, an adverse impact upon amenity has not been identified. As illustrated by the submitted location plan, the application site borders open countryside to its west and north with two residential dwellings located to the east separated by the public highway. Accordingly, the new residential use of the site is not considered to give rise to unacceptable or harmful impacts upon existing residential properties due to the lack of shared boundaries or an otherwise close relationship.
45. There is, however, an existing property to the south of the application site (Bishops Farmhouse) and an objection has been submitted by this property citing adverse amenity impacts by way of overlooking. However, the LPA do not consider a harmful impact to amenity has been identified.

Whilst there are roof lights installed to the southern facing roof slope (single storey) of barn 4, they do not allow overlooking or direct views into the objecting property due to the single storey nature of the barn conversion. The roof windows do not facilitate undue overlooking and unrestricted views into the off-site dwelling's private amenity space are not achieved. As such, a conflict with policies DM2, DM22 or paragraph 127 of the NPPF has not been identified.

46. Amenity impacts have also been taken into account when considering the placement of proposed openings and windows through the development. With respect to barn 1, although there are upper floor windows on the rear elevation, two of them are installed over the stairs and do not therefore enable direct overlooking to arise. The double window which serves the bathroom on the upper floor of barn 1 will be subject to a planning condition which requires it to be obscured and retained as such. Finally, the upper floor windows on the south east elevation do not serve any rooms as the roof space is a void; accordingly, undue overlooking does not and cannot arise.
47. A similar position arises with respect to barn 2 in that it is considered acceptable from an amenity perspective. The private space afforded to it is not overlooked and the building itself is only single storey in itself and as such, no undue overlooking out of the property is possible. The building which is denoted as being 'barn 3' will function as an annexe to barn 2 and as such, the amenity of its occupiers within must also be considered. Those utilising barn 3 will have access to the private amenity space afforded to barn 2 on the basis the two buildings will form one dwelling. In addition, barn 3 is a detached unit which sits to the South East of Barns 1 and 2. Accordingly, undue overlooking does not arise and whilst the ground floor flank windows will be adjacent to openings on Barn 2, given that the two buildings form the same dwelling, the relationship is not considered to be an adverse one from an amenity perspective.
48. Barn 4, whilst appearing to be a two-storey design only has a ground floor. The external staircase is to be improved and retained but as the floor plans illustrate, the upper floor door will not be openable (this will be conditioned accordingly), and no living accommodation is installed at first floor level. From an amenity perspective, this prevents undue overlooking from arising and renders the conversion of barn 4 as compliant with the relevant amenity considerations set out within policy DM2.
49. It is however considered necessary to impose further conditional control to prohibit the insertion of additional openings and windows in the south west elevations of barns 2 and 4 and the north west elevation at first floor of barn 4, to safeguard amenity after permission has been granted.
50. With respect to the amenity considerations, whilst it is noted that the officer report for the previously refused application (DC/19/0503/FUL) referred to a potential harmful impact on amenity due to the proximity of nearby working farms, no such concern has been raised through the determination of this application. The formal comments from Public Health and Housing confirm that provided the buildings are constructed with appropriate insulation measures such that noise levels, with windows closed, do not exceed an LAeq (16hrs) of 35dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00, and an LAeq (8hrs) of

30dB(A) within bedrooms between the hours of 23:00 to 07:00 they would wish to raise no objection.

51. Given that this can be effectively controlled through the use of a planning condition, although such details have not been clarified within the planning application, the use of such a condition is deemed to be reasonable in this instance.
52. It should be further noted that the formal response from Public Health and Housing outlines concerns with respect to means of escape during a potential fire. Ultimately, this is not a planning matter and despite the comments being publicly visible for over 7 months, the applicant has not sought to address them through the submission of amended plans or additional clarification. This therefore represents a degree of risk for the applicant; if the scheme cannot secure compliance with the relevant building control regulations, the planning application may need to be re-submitted so that an alternative internal layout may be considered.

Biodiversity

53. As required by the National Planning Policy Framework (2019) at paragraphs 8c, 170 and 175 the local planning authority have a duty to consider the conservation of biodiversity and to ensure that valued landscapes or sites of biodiversity are protected when determining planning applications. At a local level, this is exhibited through Core Strategy policy CS2, and policies DM11 and DM12 of the Joint Development Management Policies Document.
54. The National Planning Policy Framework (2019) indicates that when determining planning applications, local planning authorities must aim to conserve and enhance biodiversity and that opportunities to incorporate biodiversity in and around developments should be encouraged (Paragraph 175). This is underpinned by Paragraph 8 of the Framework, which details the three overarching objectives that the planning system should try to achieve and it is here that the Framework indicates that planning should contribute to conserving and enhancing the natural environment.
55. The submitted application is supported by an updated ecology report which is essentially an addendum to the report which was submitted with the previously refused application.
56. This updated report concludes that bats are using/roosting in up to 4 of the barns and a license will be required by Natural England as well as further surveys for the conversion work to take place. The LPA's Ecology Officer has reviewed this conclusion and is satisfied that it can be controlled through the imposition of a suitably worded planning condition.
57. Birds are also using the barns and surrounding trees and work should take place outside of nesting season to avoid any harm; this may also be controlled by a planning condition. An inspection of the farmyard is also recommended prior to work commencing to check for reptiles and small mammals, notably hedgehogs and brown hares.

58. In the event that planning permission is granted, all of the mitigation measures and ecological enhancements recommended in the original and updated ecology reports will be controlled by way of a planning condition.
59. On the basis of the above evaluation, officers are of the opinion that the development proposals would not have an unacceptable impact on the nature conservation value of the application site subject to the implementation in full of the mitigation and enhancement measures within the ecology report.

Landscape and tree impacts

60. As illustrated by the submitted plans, presently, the site frontage benefits from mature vegetation which contributes to the rural setting and character of the site and wider locality. However, as set out within the formal comments from the Highway Authority, in order for the scheme to provide a safe, NPPF compliant access onto the public highway, a degree of vegetation removal is necessary; and this is something that the vast majority of public objections cite in their comments.
61. At the time of DC/19/0503/FUL being refused, the adverse impact upon the landscape and removal of mature vegetation was cited as a specific refusal reason. However, in response to this application, the LPA's Ecology and Landscape Officer has raised no objection to the scheme subject to the imposition of suitable conditions.
62. Furthermore, every application must be considered on its own merits and whilst the previous refusal is noted, on balance, the same degree of harm has not been identified by officers. In total, as evidenced by the submitted updated ecology survey, nine trees and assorted undergrowth are to be removed from the frontage of the site. Given the provisions of policy DM13 and the NPPF, these works ultimately weigh against the proposal.
63. However, this harm must be weighed against the significant elements which weigh in favour of the scheme. In this instance, the scheme is able to demonstrate compliance with policies DM2, DM15, DM18, DM28 and DM33. In addition, the scheme benefits from support provided by two specific limbs of paragraph 79 of the NPPF; the conversion of buildings in the countryside and the retention of heritage assets for their optimum viable use. In addition, the scheme proposes the following new planting:
- Planting of 20 new trees within the application site to create new boundaries and verdant frontage
 - Planting of 39 new low level shrubs
 - 169m of double staggered native hedgerow planting
64. Therefore, whilst the removal of nine existing trees weighs against the scheme with a moderate degree of weight, the proposed planting scheme seeks to compensate for the loss of the mature vegetation as set out above. With respect to policy DM13, whilst it is noted that there will be a short term visual impact arising from the loss of the existing vegetation, given the significant proposed planting which offers a revised screen frontage and appropriate screen, a refusal on the basis of vegetative loss is not considered to be something that would withstand scrutiny at appeal; particularly given the degree of local and national policy support that the

scheme is able to illustrate and given the requirement of the Highway Authority to secure the necessary visibility splays.

65. The most notable tree that may be affected by the proposal is an oak situated in the north western area of the application site. It is a healthy attractive specimen providing many eco-system services and contributes to the rural character of the area. It is not considered to be an ancient or veteran tree but one which is mature or over-mature, and its removal should still carry weight in the decision making process. The existing access to the north of the site would indicate that the area to the east of the tree has a historic use for vehicle traffic, although this appears to be grassed vegetation at present. Concerns have previously been expressed by the Tree Officer with respect to construction and construction related activities involved with the reinstatement of the track/conversion to driveway which may fall within the root protection area of this tree. However, no further comments in respect of this re-submission have been made.
66. Ideally, this access way would be amended to provide the tree a greater separation distance to the proposed hardstanding, however, given that the access is extant and historic, it would be unreasonable for the LPA to require this; particularly given the adverse impact it may subsequently have upon the required visibility splays. Any such encroachment would need to be of a 'no-dig' construction type and implemented in an arboriculturally sensitive manner. In responding to the previous application, the Tree Officer advised that any negative impacts could be suitably controlled through appropriate planning conditions and raised no objections subject to a pre-commencement condition requiring the submission and approval of a detailed tree protection plan and arboricultural method statement. The same approach is adopted here and the relevant condition is recommended to be imposed.

Highway safety

67. The 2019 NPPF at paragraphs 108- 110 provides that applications for planning permission should, where it is possible to do so, enable safe use of public highways for all stakeholders. The extent to which this is required will of course be dependent upon and commensurate to the scale of development proposed.
68. Policy DM2 of the Joint Development Management Policies Document (2015) also requires proposals to maintain or enhance the safety of the highway network. Accordingly, given that this proposal connects to the public highway (Bradfield St George Road), formal comments from the Highway Authority have been sought.
69. In their initial comments dated 17 April 2020, in response to this application, the Highway Authority commented as follows:
- *"The Highway Authority's recommendation to the earlier three dwelling application at this site (DC/19/0503/FUL) was revised from refusal to approval with conditions, when visibility splay distances were improved by the removal of significant amounts of vegetation around the accesses.*

- *It is noted that the vegetation removal required, was considered in the LPA's refusal as it would have had a detrimental impact on the visual amenity of the area. In reviewing this current application, the Highway Authority notes that the visibility splays being proposed will, like the earlier application, require the removal of significant amounts of vegetation. We reiterate that this is necessary for highway safety because of the inner bend location of the site and the unrestricted speed limit in the area. Improved visibility will ensure that future residents would be able to enter and leave the highway safely. Without vegetation removal the visibility splay distances are significantly below standards and any intensification of use of the accesses would create a severe highway risk"*

70. In the same response, the Highway Authority advised that a number of standard conditions aimed at delivering visibility splays, off road parking, water discharge and surface finishing should be imposed onto any permission as may be granted by the LPA.

71. Following the submission of the amended landscaping plan, additional comments were sought from the Highway Authority to ensure that their requirements could still be achieved. A written response on the 20 October 2020, as visible online, demonstrates that the Highway Authority's position remains unaltered and that they wish to raise no objection subject to their full suite of conditions being imposed.

72. The scheme must also be considered against the adopted Suffolk Parking Standards. The submitted plans do not show specific parking spaces associated to each dwelling. However, from the submitted plans, it is evident that the site is large enough to provide the required spaces for each dwelling:

- Barn 1: 3 bedrooms and thus requires 2 parking spaces.
- Barn 2 (including annexe): 4 bedrooms and thus requires 3 parking spaces
- Barn 4: 2 bedrooms and thus requires 2 spaces

The proposal is therefore considered to be compliant with policies DM2 and DM46.

Electric vehicle charging points

73. Section 3.4.2 of the Suffolk Guidance for Parking provides that "*access to charging points should be made available in every residential dwelling.*" Policy DM2(I) and DM46 seek to ensure compliance with the parking standards and to promote more sustainable forms of transport.

74. The 2019 NPPF at paragraph 105 seeks to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles and paragraph 110 (d) provides that 'within this context, applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.' In addition, DM14 of the Joint Development Management Planning Policies Document seeks to ensure that development proposals include measures, where relevant, to limit emissions and reduce pollution.

75. On this basis a condition will be attached to the permission to ensure an operational electric charge point is delivered to each dwelling. However, due to the buildings all being curtilage listed, the condition will be worded so as to require the submission of details prior to their installation.

Conclusion & planning balance

76. Collectively, these two applications seek consent to convert a number of existing agricultural barns which are curtilage listed and within the countryside to residential dwellings. As submitted, the scheme is judged to comply with policies DM1, DM2, DM15, DM18, DM28 and DM33 on the basis that the principle of converting buildings in the countryside to residential uses is acceptable subject to specific criterion being met. The application has demonstrated that the relevant criteria have been met. The conversions are not judged to give rise to any harm to the listed buildings and no objections from any statutory consultees have been submitted.

77. Furthermore, the NPPF which is a material consideration provides additional support to the scheme at paragraph 79 on the basis that the proposal would not only re-use existing buildings in the countryside but also secure the optimum viable use for a number of existing curtilage listed buildings.

78. The scheme does, however, represent a technical short-term conflict with policy DM13 due to the proposed loss of existing vegetation and this weighs against the scheme. To compensate for the loss, the scheme seeks to deliver a significant amount of replacement planting which, over time, will mature to deliver an attractive verdant frontage to the site.

79. On balance therefore, given the degree of policy support that the scheme is able to demonstrate, from both a national and local perspective, whilst the short term conflict with policy DM13 is noted, no material or significant reasons to recommend this application for refusal have been identified.

80. In conclusion, the principle and detail of the development is considered to be acceptable and in sufficient compliance with the relevant development plan policies and the National Planning Policy Framework.

Recommendation:

81. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reference number

Plan type

Date received

302917-10-507-E	Visibility splays	26 August 2020
Ecological survey: Protected species and habitats	Ecological survey	19 March 2020
302917 - Durrants	Schedule of works	19 March 2020
Updated Ecology Report	Ecological survey	19 March 2020
302917 10-005 E	Proposed elevations & floor plans	14 July 2020
302917 10-006 E	Proposed elevations & floor plans	14 July 2020
302917 10-500	Existing elevations	14 July 2020
302917 10-506 D	Proposed block plan	14 July 2020
302917-10-505-D	Layout	14 July 2020
10-200	Existing plans	19 March 2020
10-300	Existing plans	19 March 2020
10-400	Existing plans	19 March 2020
10-500	Existing plans	19 March 2020
302917	Existing plans	19 March 2020
PPS19-1806-B1FS	Existing plans	19 March 2020
PPS19-1806-B2FS A	Existing plans	19 March 2020
19/089-01 Revision 1	Soft landscape proposals	18 October 2020
19/089-02 Revision 1	Soft landscape proposals	18 October 2020
302917-10-004-G	Proposed elevations & floor plans	27 August 2020
302917-10-010-B	Details	27 August 2020
302917-10-011-D	Details	27 August 2020
PPS19-1806-B3FS1 A	Existing plans	19 March 2020
PPS19-1806-B3FS2	Existing plans	19 March 2020
PPS19-1806-B3FS3	Existing plans	19 March 2020
PPS19-1806-B4FS1 A	Existing plans	19 March 2020
PPS19-1806-B4FS2 A	Existing plans	19 March 2020
PPS19-1806-ES2 A	Existing plans	19 March 2020
Barn 1	Structural inspection	19 March 2020
Barn 3	Structural inspection	19 March 2020
Barn 4	Structural inspection	19 March 2020
Barn 2	Structural inspection	19 March 2020

Reason: To define the scope and extent of this permission.

- 3 No development above slab level shall take place until samples of all external facing materials to be used on Barns 1, 2, 3 and 4 as approved by this permission have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies

- 4 The site preparation and construction works, including road works, shall only be carried out between the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 - 13.30 Saturdays

And at no times during Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies

- 5 Prior to the dwellings hereby permitted being first occupied, both of the vehicular access onto the highway as shown on plan 302917-10-507-E shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety by preventing loose material from being brought onto the highway by vehicles.

- 6 The dwellings hereby approved shall not be occupied until the areas within the site shown on Drawing No. 302917-10-505-D for the purposes of manoeuvring and parking of vehicles have been provided and thereafter that areas shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

- 7 Before the dwellings hereby approved are occupied, details of the areas to be provided for secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for secure cycle storage in accordance with Suffolk Guidance for Parking (2019).

- 8 The vehicular accesses hereby permitted as shown on plan 302917-10-507-E shall be a minimum width of 4.5 metres for a distance of 5 metres measures from the nearby edge of the carriageway.

Reason: To ensure vehicles can enter and leave the site in a safe manner.

- 9 The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number Drawing No. 302917 10-506 D shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

- 10 No development above slab level shall take place until the areas to be

provided for the presentation of Refuse/Recycling bins for collection have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not presented on the highway causing obstruction and dangers for other users.

- 11 Before the any above slab level development takes place, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

- 12 Before the vehicular accesses are first used, visibility splays shall be provided as shown on Drawing No. 302917-10-507-E with an X dimension of 2.4 metres for each access and Y dimensions as shown and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action

- 13 The acoustic insulation of each barn hereby converted shall be such to ensure noise levels, with windows closed, do not exceed an LAeq (16hrs) of 35dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00, and an LAeq (8hrs) of 30dB(A) within bedrooms between the hours of 23:00 to 07:00.

Reason: To protect the amenity of occupiers of the property.

- 14 The ancillary accommodation, Barn 3, hereby permitted shall be occupied only in conjunction with and for purposes ancillary to, the residential use of Barn 2 to which it is attached, and together they shall form a single dwelling. At no time shall the building referred to as barn 3 operate as a self contained residential dwelling without the prior written agreement of the Local Planning Authority

Reason: To enable the Local Planning Authority to regulate and control the Development.

- 15 Prior to the dwellings hereby approved being occupied, details of the operational electric vehicle charge points to be installed for each dwelling at reasonably and practicably accessible locations, with an electric supply

to the charge point capable of providing a 7kW charge shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework and the Suffolk Parking Standards.

16 Prior to commencement of development the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- i) A site investigation scheme,
- ii) The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM),
- iii) Based on the risk assessment in ii), a remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

17 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works as set out in the remediation strategy is submitted to and approved, in writing by the Local Planning Authority.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

18 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local

Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies.

- 19 No development shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include details of the following:

- a) Measures for the protection of those trees and hedges on the application site that are to be retained;
- b) Details of all construction measures within the 'Root Protection Area' (defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained. The details shall specify the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
- c) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

- 20 Prior to the dwellings hereby approved being occupied, details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant

Core Strategy Policies

- 21 The development hereby approved shall be carried out in full accordance with the mitigation recommendations set out within chapter 6 of the submitted protected species survey (authored by John Parden dated October 2018)

Reason: To ensure minimal impacts on ecology, in accordance with the provisions of Policy DM12 of the Joint Development Management Policies.

- 22 The development hereby approved, including any works to the oak tree (North of site) as identified in the ecology reports (J Pardon June 2020 and October 2018) shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by the relevant licensing body pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure that the development is carried out in such a manner as to improve its ecological and nature conservation value, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies

- 23 Unless otherwise agreed in writing by the Local Planning Authority, no works to remove or uproot existing vegetation shall take place during the UK's Bird Nesting season (1st February until 31 August inclusive).

Reason: to avoid unnecessary harm to birds which may be nesting prior to development commencing

- 24 Before the building referred to as 'Barn 1' is first occupied, the first floor bathroom window in the South West elevation shall be fitted with obscure glass to Pilkington glass level 4 privacy or an equivalent standard and shall consist only of non-operable fixed lights and shall be retained in such form in perpetuity.

Reason: To prevent the overlooking of adjacent properties in order to ensure that residential amenity is not adversely affected, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 25 No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure including walls and fences; hard surfacing materials; minor artefacts and structures (for example lighting and similar features). The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period

as may first be agreed in writing with the Local Planning Authority).

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 26 The approved scheme of soft landscaping works as shown on drawings 19/089-01 and 19/089-02 shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 27 Unless otherwise agreed in writing by the Local Planning Authority, no external lighting shall be installed within the site as edged in red on drawing 10-507 Revision E.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, dormer windows, roof lights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at ground floor level or above in the south west elevations of barns 2 and 4 and at first floor level in the south east (front) elevation of barn 4. The first floor door shown on the front elevation of barn 4 shall remain fixed shut.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies DM2 and DM22 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

82. It is recommended that Listed building Consent be **APPROVED** subject to the following conditions:

- 1 The works to which this consent relates must be begun not later than three years from the date of this notice.

Reason: In accordance with Section 18 of the Planning (Listed Buildings

and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reference number	Plan type	Date received
302917 - Durrants	Schedule of works	19 March 2020
19/089-01 Revision 1	Soft landscape proposals	18 October 2020
19/089-02 Revision 1	Soft landscape proposals	18 October 2020
302917-10-004-G	Proposed elevations & floor plans	27 August 2020
302917-10-010-B	Details	27 August 2020
302917-10-011-D	Details	27 August 2020
302917 10-005 E	Proposed elevations & floor plans	14 July 2020
302917 10-006 E	Proposed elevations & floor plans	14 July 2020
302917 10-506 D	Proposed block plan	14 July 2020
302917-10-505-D	Site plan	14 July 2020
302917 10-500	Existing plans	14 July 2020
10-200	Existing plans	19 March 2020
10-300	Existing plans	19 March 2020
10-400	Existing plans	19 March 2020
302917	Existing plans	19 March 2020
PPS19-1806-B1FS	Existing plans	19 March 2020
PPS19-1806-B2FS A	Existing plans	19 March 2020
PPS19-1806-B3FS1 A	Existing plans	19 March 2020
PPS19-1806-B3FS2	Existing plans	19 March 2020
PPS19-1806-B3FS3	Existing plans	19 March 2020
PPS19-1806-B4FS1 A	Existing plans	19 March 2020
PPS19-1806-B4FS2 A	Existing plans	19 March 2020
PPS19-1806-ES2 A	Existing plans	19 March 2020

Reason: To define the scope and extent of this permission.

- 3 The relevant works shall not take place/no development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority. :

i) Sample of external materials to include bricks and coping detail to new brick walls, pantiles and metal profile sheet cladding

The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policy DM15 and DM16 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 4 No works involving new/replacement windows shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new/replacement windows to be used (including details of glazing bars, sills, heads and methods of opening and glazing) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policies DM15 and DM17 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 5 No works involving new/replacement doors shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new/replacement internal/external doors and surrounds to be used (including details of panels and glazing where relevant) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policies DM15 and DM17 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/20/0506/FUL](#) & [DC/20/0507/LB](#)