

## **UTT/2520/11/FUL – (FARNHAM)**

*(Referred to Committee by Cllr Loughlin Reason: Should the recommendation be for approval to assess the impact on neighbouring properties and loss of local amenity).*

**PROPOSAL: Demolition of extension to barn and outbuildings, and partial demolition of stable building. Conversion of barn to 2 no. dwellings. Erection of associated outbuildings. Creation of new vehicular and pedestrian access**

**LOCATION:** Walkers Barn, Levels Green, Farnham

**APPLICANT:** Hassobury Management Ltd

**AGENT:** Donald Purkiss Associates

**GRID REFERENCE:** 547511/224522

**EXPIRY DATE:** 16 February 2012

**CASE OFFICER:** Miss S Wellard

### **1.0 NOTATION**

1.1 Outside development limits, Grade II Listed Building

### **2.0 DESCRIPTION OF SITE**

2.1 The application relates to farm buildings which forms part of the historic farmyard of Walker's Farmhouse. The buildings are Grade II listed. The main building to the south is a large double aisled, 8 bay timber framed barn of 16<sup>th</sup> century origins. The structure to the west is a brick and flint built single-storey outbuilding that runs along the roadside of the site.

2.2 The site is currently used as a do-it-yourself livery yard. The brick built outbuilding contains stabling, and timber purpose built stables have been erected within the site. The main barn is partly used in association with the stables, for storage of tack, feed and hay, and is partly used for storage.

2.3 The site is accessed by a track to the south of the main barn. There is an open field to the south of the buildings, that comprises a large floodlit ménage.

2.4 To the north and north east of the site are neighbouring residential dwellings. The building immediately adjacent the northern boundary of the site is a converted barn that is used for tourist accommodation.

### **3.0 PROPOSAL**

3.1 The proposed scheme seeks to convert the main timber framed barn and the single-storey brick and flint building to two residential dwellings.

3.2 The main barn would be split with the five bays to the east forming one dwelling and the three bays to the west linked to the single-storey structure by a glazed element to form a second dwelling. Two of the five bays to the east would remain open to the roof, and one of the three bays to the east. New windows and openings would be formed in all elevations. The existing block work lean-to extension the south of the main barn would be demolished.

- 3.3 The main barn is currently roofed with corrugated sheeting and it is proposed to remove this sheeting and re-roof with handmade clay plain tiles. The external walls would be finished with black featheredged boarding.
- 3.4 It is proposed to close the existing vehicular access to the south of the barn and create a new access to the north by removing part of the existing flint wall. The existing ménage would be removed and the field divided into two to form residential gardens.
- 3.5 The existing modern timber purpose built stable blocks within the site would be removed. Two new outbuildings would be erected within the courtyard to provide covered parking accommodation and storage. The courtyard would be hard landscaped, existing hedging would be retained and walls repaired as necessary. New walls would be constructed in brickwork to match the existing walls.
- 3.6 The application has been amended from the original proposal. The proposed garden curtilages have been reduced in scale to align with the existing ménage. The window in the eastern elevation at first floor level would be glazed with obscured glass. A new window opening in the southern elevation has been repositioned to serve the bedroom rather than be situated over a proposed void. Additional information has been submitted with regards to the current and proposed use of the site and the financial viability of retaining the current use and making improvements to the listed building.

#### **4.0 APPLICANTS CASE**

- 4.1 Design and Access Statement (Summary): Explains the proposed layout, scale, appearance and built form. The proposed scheme will preserve and enhance the historic buildings and their environment. The protected lane is unsuitable for use by commercial vehicles. Alternative uses would generate more traffic movements than the proposed residential use and this is why the site has not been marketed.
- 4.2 Structural Survey (Summary): The main barn is in good structural condition for a building of this age and type of construction. It may be converted to form two dwellings with the retention of the majority of the existing original timbers. It will be possible to convert the outbuilding with the retention of the original roof structure and with care the rear flint wall may also be retained.
- 4.3 Protected Species Survey (Summary): Protected species on site is limited to a transitional roost for single numbers of Natterer's bat and a foraging pipistrelle bat within the listed barn. The other buildings are not suitable for bats. Compensation for the loss of the original roosts has been provided for above one of the garages. There is a colony of house sparrows nesting on site which must be accommodated in the new development. In compliance with PPS9 recommendations have been made for house sparrow provision and a dedicated pipistrelle roost on the west gable of the barn. Adjacent to the north boundary of the site is a pond. A habitat suitability assessment for great crested newt was undertaken on the pond and the result was poor meaning that the pond characteristics are not suited to a breeding population of this species. The pond is separately from the proposed development by a wall and fencing. There is no significant vegetation on the site.
- 4.4 Transport Statement (Summary): Rectory lane is a single track, protected lane with informal passing places. The site does not afford particularly good sustainable transport link, as such in terms of transportation and a sequential test of land use, residential development is the most appropriate land use as the traffic generation would be considerably lower than the same size of business development.
- 4.5 Additional Supporting Information from applicant (Summary): The site is not a business in itself and is not a public facility, recreation space or a community use. Other riding facilities are available within the village. The tenant farmer has offered all the licensees with horses at the site alternative stables at Levels Green.

Without the grazing on the other side of the road which is not part of the application, the stables could not be let out nor could the yard be run as a riding school. The modest income that the yard brings in will never be enough to secure that the barn is restored and preserved.

- 4.6 Additional Supporting Information from Savills (Summary): The stables together with sufficient grazing could reasonably be expected to continue to generate the current level of income. If the barn itself was made weatherproof, it could potentially generate an additional income of £4,000 per year. In other words, if one had the required grazing and carried out repairs on the barn, the site could potentially generate an income of £11,000 per year (less the cost of additional grazing). At that rate, it would take at least 20 years just to cover the cost of repairs by which time, inevitably, further repairs would be required. The current use of the barn does not generate any income and the use of the stables is not a viable means of generating an income to maintain a barn of this size in the long term.

## **5.0 RELEVANT SITE HISTORY**

- 5.1 None relevant

## **6.0 POLICIES**

### **6.1 National Policies**

- Policy PPS5 Planning for the Historic Environment
- Policy PPS4 Planning for Sustainable Economic Growth
- Policy PPS7 Sustainable Development in Rural Areas

### **6.2 East of England Plan 2008**

- Policy SS1 - Achieving Sustainable Development
- Policy ENV6 – The Historic Environment
- Policy ENV7 – Quality in the Built Environment

### **6.4 Uttlesford District Local Plan 2005**

- Policy S7 The Countryside
- Policy H6 Conversion of rural buildings to residential use
- Policy GEN1 Access
- Policy GEN2 Design
- Policy GEN7 Nature Conservation
- Policy GEN8 Vehicle Parking Standards
- Policy ENV2 Development affecting Listed Buildings
- Policy ENV4 Ancient Monuments and Sites of Archaeological Importance
- Policy ENV6 Change of use of agricultural land to domestic garden
- Policy ENV9 Historic Landscapes

## **7.0 PARISH TOWN COUNCIL COMMENTS**

- 7.1 Farnham Parish Council: The application is a worthy and viable application which complied with the Uttlesford Local Development Plan. In coming to this conclusion the Parish Council had looked for a flexible interpretation of striking a balance between the effective use of the barns at the site whilst sustaining the effective character of those barns.

The concerns about the economic effects and lack of leisure facilities on Farnham are unfounded as the applicant confirmed that the stables and ménage at the site would be located at Levels Green Farm. Page 3

Notes minor concerns with regards to the position of the upper floor windows on the east elevation of the proposed property which currently appear to overlook the swimming pool of the adjacent property and ask if there is any flexibility in the positioning of those windows.

Acknowledge the concern from some parishioners on the demolition of part of the flint wall forming the roadside boundary of the site in order to allow vehicle access. It is acknowledged however that this wall is currently in a poor state of repair.

## **8.0 CONSULTATIONS**

### **Local Highways**

8.1 No objection subject to the imposition of highway conditions.

### **Archaeology Officer**

8.2 The Historic Environment Record shows that the proposed development lies within the historic farm and moat complex at Walkers Farm (HER3859). The historic environment assets consisting on both the buildings within the farm complex and any below ground archaeological deposits associated to the moat and earlier occupation of the farm will need to be recorded as part of the development programme and should be secured by an appropriate condition attached to any forthcoming planning consent.

### **Natural England**

8.3 Used their standing advice to assess the application. With regards to bats, permission may be granted subject to appropriate conditions including a detailed mitigation and monitoring strategy for bats. The lpa should consider requesting biodiversity enhancements for great crested newts (e.g. creation of new water bodies and suitable terrestrial habitat).

### **Essex Wildlife Trust**

8.4 No comments received

### **Drainage Engineer**

8.5 The application states that surface water drainage will be to soakaway but no further information is provided in particular relating to the drainage of the vehicular access/hardstandings. There is no reference to PPS25 in the Design and Access Statement. The aim when redeveloping a brownfield site should be to return run off to the previous greenfield rates. Recommends condition should be imposed.

### **Conservation Officer**

8.6 Recommends approval subject to the imposition of conditions.

### **CPRE Essex**

8.7 Object to the application for the following reasons:  
1) It would replace the attractive and working rural character of the area with domestic driveway and gardens  
2) There would be a loss of recreational facilities as a consequence of the demolition of stables and riding area  
3) There would be an erosion of Farnham's rural economy through the loss of stables and riding area

Following email stating - To make you aware that I have been informed by Mrs Susie Dutton, that in terms of the stables and riding facilities an alternative location has been offered to house these, which is, I understand very close by. I was not aware of this when I made the previous comments. Should this alternative be an acceptable and viable option then my comments 2 and 3 would no longer be relevant.

## 9.0 REPRESENTATIONS

- 9.1 With regards to the original consultation, a site notice displayed at entrance to the site and the occupiers of 9 neighbouring properties notified via letter. 76 Letters of objection received which are summarised as follows;
- Loss of stables/riding facility
  - Adverse impact on local rural economy (loss of site and to those people associated with the equine use)
  - Loss of provision of recreational activity/community use
  - Erosion of potential of the property for increased economic activity.
  - Loss of rural character of area by conversion of and to gardens and driveways
  - Loss of rural views
  - Concern over demolition of part of the historic flint wall
  - There is evident deterioration of this rural building that needs a solution.
  - Adverse impact on residential amenity by way of overlooking, noise pollution, extra traffic, external lighting.
  - Removal of wall and installation of new access drive in close proximity to holiday lets immediately adjacent would diminish the tranquillity of the accommodation day and night
  - Concern over increase in traffic on rural lane
  - Threat to local wildlife
  - Sets precedence for future expansion
  - Not enough capacity at Levels Green Farm to accommodate 12 new horses and a ménage
  - The building is not redundant. It has been used for storage by local business, Stansted Glass
  - Proposed garaging/cartlodes are too large and would clutter the site and spoil views, having a negative impact on the setting of the listed buildings.
  - Windows and rooflights would create domestic character and spoil the agricultural character of the barn.
  - Light pollution caused by the open nature of the barn
  - Mr and Mrs Fraser Andrews offered to buy the barn in September 2011 with a covenant preventing residential use in perpetuity. The applicant has not undertaken UDC requirement to undertake active marketing of the site for business use.
  - Parish Council's representation does not reflect the discussion at the meeting
- 1 letter of support received
- 9.2 The application was amended and additional supporting information submitted. All those who commented on the initial proposal were reconsulted;  
71 letters of objection received whereby previous concerns remain.  
1 letter of withdrawal of original objection  
2 letters stating that Mr Fraser Andrews expectations of financial viability are realistic and achievable, however the number of lessons quoted may take a while to achieve.  
3 letters from Mr and Mrs Fraser Andrews (Walkers Farm House);
- Provides information stating that there is potential to enhance the income that is currently earned by the livery yard site, whilst preserving the existing terms of the tenant farmer's lease. Puts forward two business options for the site. There is significant demand for equestrian business use in the area. Current income levels quoted do not realise the market potential of the site. He has sufficient grazing land for such a business. There is local demand to occupy the surplus space in the barn for storage use. States that use as a business would provide ample funds to sustain the fabric and structure of the barn. The quotations for weatherproofing the barn are not credible for essential repairs.
  - Obscure glass will not overcome planning issues

- Scale of cartlodges will overshadow our garage and summerhouse.

## 10.0 APPRAISAL

The issues to consider in the determination of the application are:

- Principle of the proposed development with regards to Local Plan policy
- Impact of the proposal on the historic character and appearance of the listed buildings
- Impact of the proposal on the visual amenities of the locality
- Impact of the proposal on residential amenity
- Impact of the proposal on highway safety
- Impact of the proposal on protected species

### Principle of the proposed development with regards to Local Plan policy

- 10.1 Uttlesford Local Plan Policy S7 states that the countryside shall be protected for its own sake, and planning permission shall only be granted for development that needs to take place there or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there. The reason for the proposal being in the proposed location is self-evident.
- 10.2 Local Plan Policy H6 refers to the conversion of rural buildings to residential use. Such conversion will be permitted if a number of criteria are satisfied. Criteria a) of this policy requires that it can be demonstrated that there is no significant demand for business uses, small scale retail outlets, tourist accommodation or community uses. This criterion is fully discussed below.
- The other criteria of Policy H6 are as follows;
- b) They are in sound structural condition. The structural survey supports this criteria.
- c) Their historic, traditional or vernacular form enhances the character and appearance of the rural area. The buildings are listed, of a traditional appearance, and this criteria is therefore fulfilled.
- d) The conversion works respect and conserve the characteristics of the building. This is discussed in the report below where it is considered that this criteria is fulfilled.
- e) Private garden areas can be provided unobtrusively. This is discussed in the report below where it is considered that this criteria is fulfilled.
- The policy also states that conversion to residential use will not be permitted on isolated sites in the open countryside located well away from existing settlements. This is not an isolated site, residential dwellings and barn conversions to residential and tourist use have been granted at the adjacent land to the north of the site.
- 10.3 With regards to Criteria a), additional information with regards to this policy has been provided by the Council and states that re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building. Part of the process of demonstrating the level of demand will be to actively market the property for all the uses specified in the policy, for a continuous period of at least six months prior to the submission of an application. If an applicant has genuinely sought to establish whether there is a demand, it is for that applicant to make their own judgment on how best to establish that level, and to provide an explanation of this judgment in a submission to form part of the application. This would be broader than simply relying on marketing.
- 10.4 The applicant has not marketed the site for commercial use and has provided information with the application, and also subsequent information to explain why this has not been done and why they consider residential use to be the only viable option for the site. The

applicant, supported by information from Savills, contends that residential re-use would enable the listed building to be weatherproofed and protected.

- 10.5 During the process of the application, it has come to light that the owner of the adjoining residential property had proposed to purchase the site to retain its use as a livery yard. The neighbour has stated that he could make a viable business use of the site, and has provided information to support this which has been summarised above.
- 10.6 The information submitted by the applicant and neighbour significantly differ.
- 10.7 It is agreed that the site would not be suitable for certain employment uses, particularly retail and any large-scale business use, by reason of the poor access road that serves the site. Information has been provided to show that tourist accommodation is not sought in this area. Given the state of the buildings, it would not be financially viable to use the site for any community uses, and there are already other community facilities within the village.
- 10.8 It is not for the Council to assess the financial figures that have been submitted or the economic viability of the site. Given the information provided by the neighbour, it appears that the applicant has not satisfied the criteria of Policy H6(a) as it has not been demonstrated that there is not a demand for business use. Therefore the application does not accord with the requirements of the policy.
- 10.9 However, whilst this may be the case, it is considered that the most important outcome of any application at the site should be to ensure that a suitable use is found for the building that would best safeguard the character and setting of the listed building. Policy ENV2 of the Local Plan states that in cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.
- 10.10 The best way to ensure that a building is preserved is to use it. It appears that the use of the building for its current purposes could not provide an adequate income to repair or preserve the listed building in the long-term. Further, the use would not fully use the space that the building provides. The building is not weatherproof and continuing the current use would ultimately mean that the building would require additional structural work in the future. Altering the building to form two dwellings would appear to provide the best opportunity to ensure that the entire building is restored and enhanced.
- 10.11 It is considered that the potential to safeguard the character and appearance of the listed building (in accordance with Policy ENV2) by using it for residential use, outweighs the requirement for the site to be considered for other uses as stated in Criteria a) of Policy H6.
- 10.12 There has been much objection to the application based on concern that the rural business and equine facilities will be lost. The existing stables and ménage are privately owned and the owners could cease the use of the site for equine purposes at any time. Therefore, this loss of a private business cannot be considered in the assessment of the application that has been put forward.

#### **Impact of the proposal on the historic character and appearance of the listed buildings**

- 10.13 Policy ENV2 of the Local Plan states that development affecting a listed building should be in keeping with its scale, character and surroundings. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.

- 10.14 The Council's Conservation Officer has been consulted on the associated listed building application and has made the following comments;

*'The barn subject of this application is a timber framed 8 bay structure of C16 origins. The barn is redundant for agricultural use and due to its architectural and historic interest it is listed in its own right. Consequently it is important to find an economically viable use which would secure its future.*

*The proposal subject of this application is to convert it to two residential units with some accommodation and an access to the forecourt being formed within and through a single storey range running parallel to the road. This proposal has been a subject of preliminary enquiry and the final scheme has addressed the officer's original concerns.*

*I find the proposed scheme sensitive and one which aims at the retention of the agricultural character of the barn to substantial degree. The aisles which are an important element of the internal character of the barn have been left mostly un-obscured and the fenestration of the upper part of the barn intelligently provided by vertical glazing laying flush within the roof plane. The windows and doors appear to take advantage of existing opening as much as possible and a small glass link would join the main barn to the converted flint range unobtrusively.*

*I find on balance acceptable the removal of the indicated part of the road side outbuilding, which appears to be of later date, in order to provide an access to the two new units. Such access directly into the yard would be closer related to the historical location of entry to this historical farmstead. Finally I consider that formation of two new cart loges of traditional design and materials would respond well to local agricultural vernacular and would not diminish the setting of the listed buildings in the vicinity.*

*In conclusion I suggest approval subject to the imposition of conditions'.*

- 10.15 With regards to the amendment to the positioning of the window on the southern elevation, the Conservation Officer has verbally agreed that she has no objection to the movement of the window.
- 10.16 Whilst there has been concern raised to the partial removal of part of the flint wall and to the domestic use of the building, the Conservation Officer considers that the proposal is acceptable, and in accordance with National and Local Plan policy.

### **Impact of the proposal on the visual amenities of the locality**

- 10.17 As stated above, the proposal is not considered to have any harmful impact on the character or setting of the listed buildings. The rural character of the locality would be retained as the barns would be retained and restored. The existing modern purpose made stables would be removed from the site, as would the unattractive blockwork lean-to addition to the southern site of the barn. The existing corrugated metal roof of the barn would be replaced with handmade plain clay tiles. These features would enhance the appearance of the site. Due to the layout of the proposed development, the farmyard character of the site would be retained.
- 10.18 Local Plan Policy ENV6 states that change of use of the land from agricultural to domestic garden will only be permitted if the proposal, particularly the scale, does not result in a material change in the character and appearance of the surrounding countryside. As originally proposed, it was considered that the proposed domestic garden area was too large and would result in a material change to the character of the surrounding area. The application has been amended so that the proposed gardens would align with the existing ménage. Whilst it is still noted that the curtilages would be large, it has to be taken into account that the existing ménage would be removed, along with the inappropriate floodlighting that surrounds it. Any permission could be conditioned to ensure that



permitted development rights are removed so that the gardens would not be cluttered by domestic paraphernalia and so that appropriate soft landscaping is proposed around the site boundaries. It is considered that the proposal now accords with Policy ENV6.

- 10.19 The proposed garages/cartlodes would be located within the site. It is considered that they would be of an appropriate scale and appearance to respect the rural character of the site. They would not compete with the prominence of the main barn building and given their position would not be visually intrusive outside of the site.

#### **Impact of the proposal on residential amenity**

- 10.20 The occupiers of Walkers Farm House have objected to the application as the proposed windows in the eastern end elevation of the building would overlook their private garden area (in particular the swimming pool). The application has therefore been amended. The full length first floor level window to serve the main bedroom is proposed to be glazed with obscured glass. The proposed new fenestration in the southern elevation has been amended so that a window has been repositioned to serve the bedroom rather than be situated over a proposed void. These amendments would overcome the concern with regards to overlooking and can be ensured by condition. There is also a window at second floor level, however this is an existing opening into the building and would not be used to serve any accommodation.
- 10.21 The proposals would not cause any undue loss of privacy to any neighbouring residential property.
- 10.22 The proposed garages would be at an appropriate distance from the boundaries and neighbouring properties to ensure there would be no adverse impact caused. They are single-storey structures with rooms in the roof space, with pitched roofs that slope away from the site boundaries. It is considered that the position of the garages would enclose the courtyard area within the site and would act to reduce any impact from activity within the site to the occupiers of the adjoining properties.
- 10.23 The existing vehicular access to the site would be stopped up and a new access formed adjacent to the holiday let accommodation to the north of the site. Whilst it is acknowledged that the access would be situated in close proximity to the adjoining property, the existing stables abutting this property and associated noise/smells would be removed. The proposed use would cause no more disturbance to the occupiers of the holiday lets than the existing use of the site.

#### **Impact of the proposal on highway safety**

- 10.24 The existing access would be stopped up and a new access formed at the northern end of the frontage of the site. The Local Highway Authority has been consulted on the proposal and have no objection subject to the imposition of highway conditions. The proposal for two dwellings would not increase the amount of traffic entering the site or on the protected rural lane in comparison to the existing use.

#### **Impact of the proposal on protected species**

- 10.25 The application has been accompanied by a Protected Species Survey that found the presence of Natterer's bat and a foraging pipistrelle bat within the listed barn, and a colony of house sparrows nesting on site. A bat roost is proposed in the roofspace of one of the proposed cartlodes.
- 10.26 Natural England have commented on the proposal with regards to their standing advice. It has been recommended that with regards to bats, permission may be granted subject to appropriate conditions including a detailed mitigation and monitoring strategy for bats. Biodiversity enhancements for great crested newts (e.g. creation of new water bodies and suitable terrestrial habitat) should also be considered. Given the physical barrier between

the pond at the neighbouring site and the application site, it is considered to be inappropriate to require enhancements for potential great crested newts in this instance.

## 11.0 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The potential to safeguard the character and appearance of the listed building (in accordance with Policy ENV2) by converting it to residential use, outweighs the requirement for the site to be considered for other uses as stated in Criteria a) of Policy H6.
- The proposals would conserve and enhance the character and setting of the listed building.
- No neighbouring residential properties would be adversely affected by the proposals.
- The development would have no adverse impact on highway safety.

## RECOMMENDATION – CONDITIONAL APPROVAL

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

3. Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include

- i. means of enclosure;
- ii. car parking layouts;
- iii. other vehicle and pedestrian access and circulation areas;
- iv. hard surfacing materials;
- v. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
- vi. proposed and existing functional services above and below ground (e.g. drainage power, Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A to F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005).

5. Prior to the first occupation of the dwellings, the ménage and associated floodlighting shall be removed for the site and the site shall be developed in accordance with approved landscape plans.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed on any elevation.

REASON: In the interests of protecting the character of the listed building and the residential amenities of the locality in accordance with Policies GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005).

7. Before the first occupation of the dwelling hereby permitted the windows at first floor level in the east elevation shall be fitted with obscured glazing of an obscuration level of at least 4 on the Pilkington Glass Scale, and any part of the windows that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

REASON: In the interests of the amenity of surrounding residential uses in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2009)

8. Prior to the commencement of the development hereby approved, a detailed scheme of mitigation and a monitoring strategy for bats shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the scheme of mitigation/monitoring and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

9. Notwithstanding the submitted details, before the commencement of development details of surface water drainage works, including full construction details of paved areas, shall be submitted to and approved in writing by the local planning authority. Subsequently the drainage shall be implemented in accordance with the approved details. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To control the risk of flooding to the development and adjoining land in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005).

10. Prior to the occupation of any of the proposed dwellings, the proposed private drive shall be constructed to a width of 5.5m for at least the first 6m from the back of the carriageway and provide with an appropriate dropped kerb crossing of the highway verge.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway in the interest of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

11. No unbound material shall be used in the surface treatment of the vehicular access within 6 meters of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

12. Prior to the commencement of development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice of the highway in the interest of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

13. The existing access to the south of the barn show on Site Location Plan, Drawing Number 1113.01A shall be suitably and permanently closed up incorporating the reinstatement to full height of the highway verge as soon as the new access is brought into use.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict on the highway in the interest of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

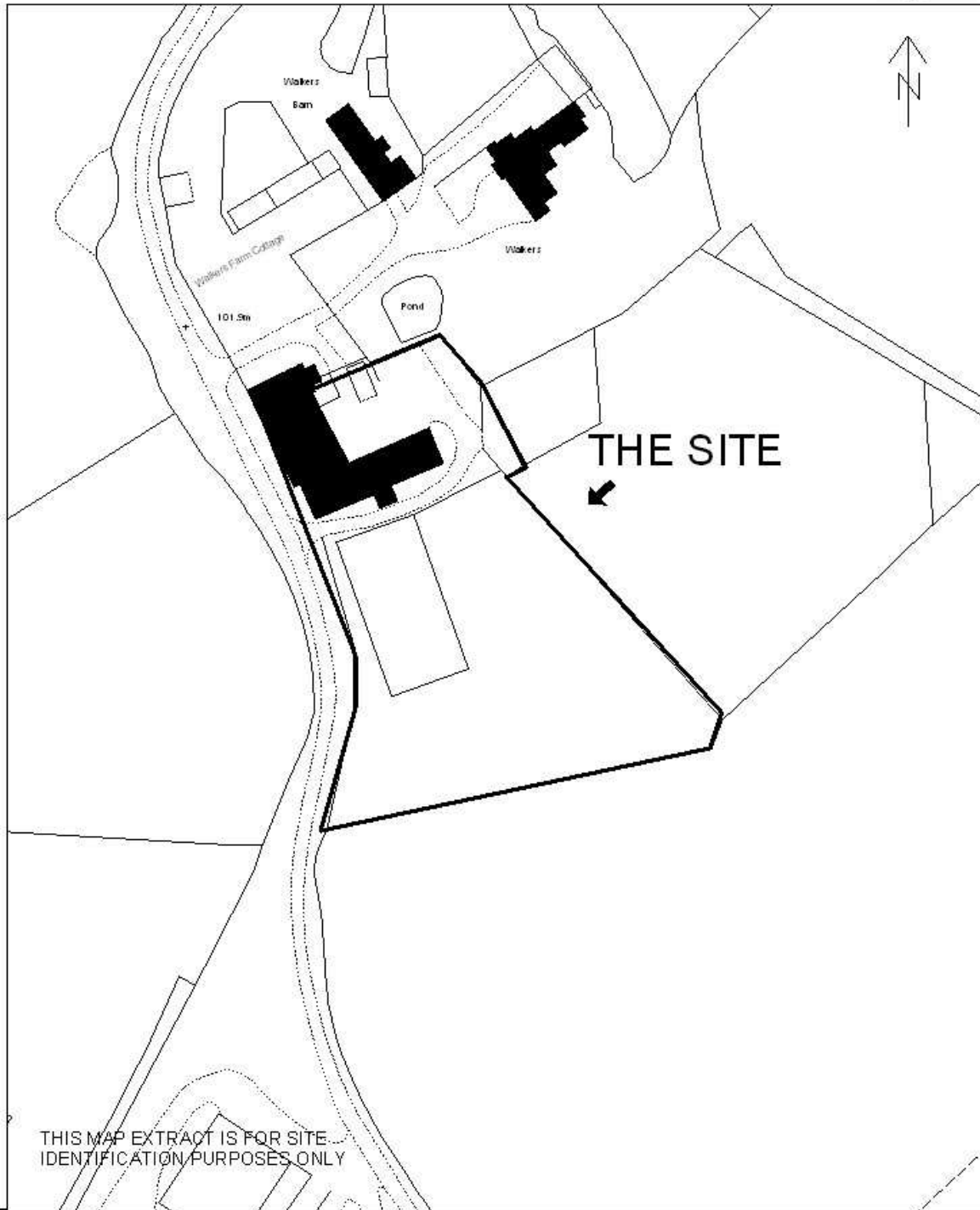
14. Prior to the commencement of the development, details of the areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles including construction traffic, shall be submitted to and approved in writing with the local planning authority. These areas shall be identified clear of the highway. The works shall accord with the approved details.

Reason: To ensure that appropriate loading/unloading facilities are available so that the highway is not obstructed during the construction period in the interests of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

15. No development shall take place within the area indicated until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and Planning Policy Statement 5.

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