

LORDSHIP FARM BARNs

HOLWELL, HERTS

PLANNING, DESIGN & ACCESS STATEMENT

CONVERSION OF A GRADE II LISTED BUILDING AND ASSOCIATED BUILDING TO CREATE TWO SEMI-DETACHED DWELLINGS (1 X 3 BED AND 1 X 4 BED) INCLUDING DEMOLITION OF MODERN EXTENSION AND REPLACEMENT SINGLE STOREY EXTENSION. ERECTION OF FOUR DETACHED AND SEMI-DETACHED DWELLINGS (4 X 4 BED), CART SHEDS FOR COVERED PARKING, ASSOCIATED PARKING, GARDENS AND MINOR ALTERATION TO EXISTING VEHICULAR ACCESS AND PARTIAL WIDENING OF DRIVEWAY FOLLOWING DEMOLITION OF EXISTING SITE STRUCTURES

JANUARY 2026

1.0 INTRODUCTION

- 1.1 This application seeks full planning permission and listed building consent to enable the conversion and extension of two existing buildings to create two new homes and the demolition and replacement of the associated former farm buildings to provide a further four units resulting in the provision of six new homes in total.
- 1.2 The applications follow previous consents at the site for similar development reference 22/01842/P and 22/01843/LBC as granted on 9 January 2023. These permissions enable the demolition of the poor quality, modern site buildings and the construction of four new dwellings and a cart shed for parking alongside the retention and repair of the listed barn and attached barn to create two further dwellings. As part of the conversion works, the 20th century extension attached to the northern side of the Listed Barn is to be replaced.
- 1.3 The Applicant has discharged the pre-commencement conditions to enable a material start to be made ensuring that these existing consents remain 'alive' as a baseline position at the site. Implementation of the consents through works to install the driveway access were commenced in early December. However, upon review it is considered that the existing consents can be improved in terms of the quality of accommodation created, functionality and the overall impact upon the listed building. That is the purpose of this submission.
- 1.4 A comparison of the extant scheme and the current proposal is included in Section 4 of this statement. In general terms, two of the proposed dwellings are again proposed to be created through the conversion of the Listed Barn and adjoining barn with four provided in new build elements grouped around a central courtyard in the style of a traditional agricultural farmstead. This current proposal includes the construction of a new internal structural wall which is considered necessary for the stabilisation and structural support of the external walls of the Plot 1 barn. It is also proposed to omit the previously approved first floor mezzanine within the Listed Barn and replace this with an open mezzanine sitting area, better preserving the internal spatial character of this Heritage Asset. The new dwellings have been re-designed to enhance the functionality and quality of accommodation provided for the future occupiers.

1.5 This statement explains how the proposals respond to relevant National Planning Policies and guidance, those of the North Hertfordshire Development Plan and would deliver a high quality redevelopment proposal whilst safeguarding the special character of the listed barn and safeguarding its future maintenance and management in its optimum viable use.

1.6 It is set out as follows:

Section 2.0 : Site Description & Context

Section 3.0 : Relevant Planning History

Section 4.0 : Comparison of Extant & Current Proposals

Section 5.0 : Relevant Planning Policy

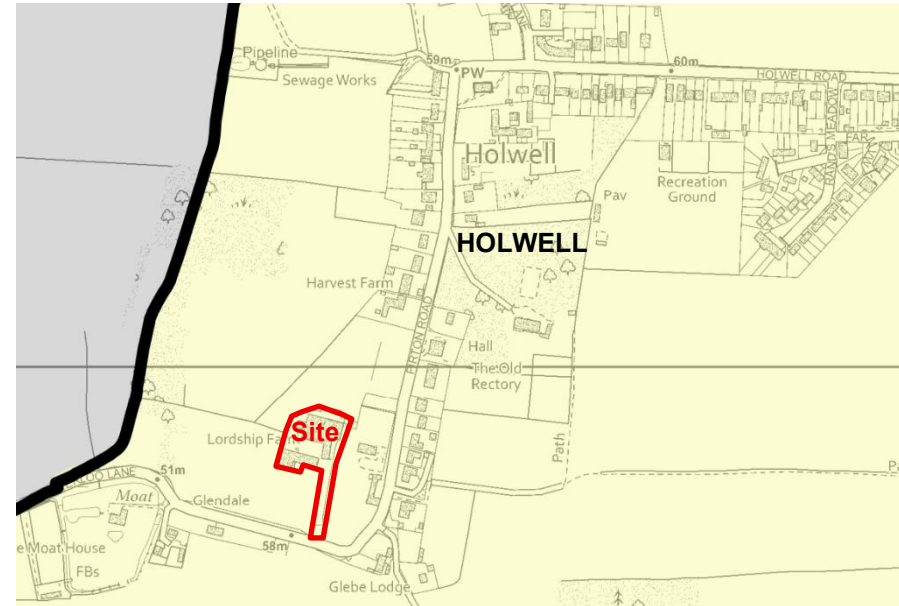
Section 6.0 : Planning Analysis & Design & Access Statement

Section 7.0 : Conclusions

2.0 SITE DESCRIPTION & CONTEXT

Location & Context

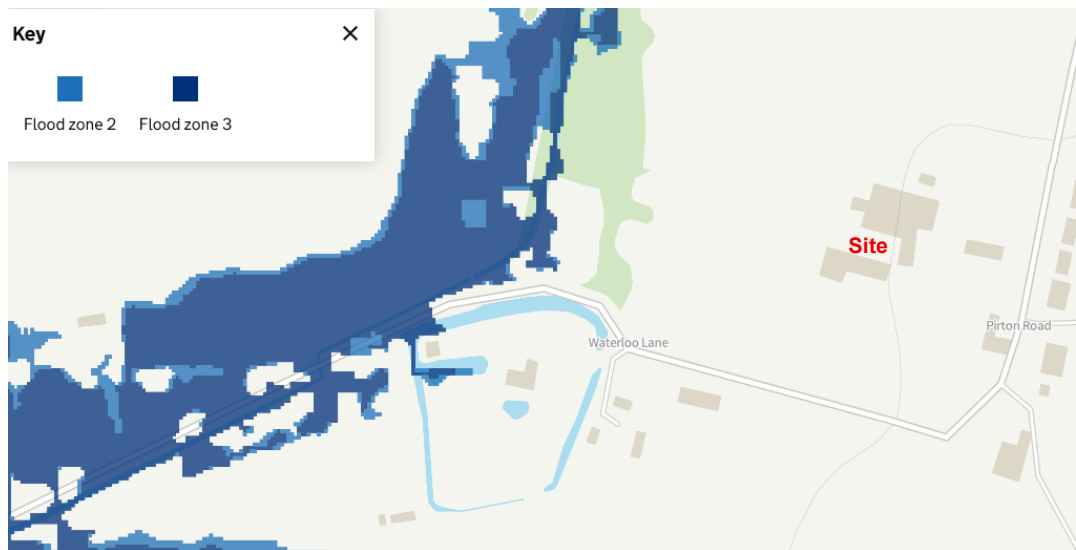
- 2.1 Holwell is defined as a Category B Village in the adopted Local Plan and lies within the Rural Area beyond the Green Belt.
- 2.2 The village benefits from a church located to the east site of Pirton road, a village hall, farmers shop and a children's playground and recreation field.
- 2.3 Further facilities are available in Pirton which is located approximately 1 mile to the south west. These include two pubs a tea room, primary school and shop.
- 2.4 Bus service 89 runs through the village connecting it with Pirton and onto Hitchin and Shillington.
- 2.5 The site at Lordship Farm stands at the south western edge of the village as shown on Proposals Map extract above.
- 2.6 It is accessed from the south via an existing driveway. This arrives adjacent to the southern gable of the main Listed Barn before then bearing north west to access the existing hardstanding areas between the historic buildings and more modern former farm buildings.



Local Plan Proposals Map Extract

2.7 As confirmed by the map extracts below the site lies in Flood Zone 1 with the nearest areas of Flood Zones 2 and 3 set well to the west.

2.8 As also shown and discussed in detail within the supporting Heritage Statement, the site contains a listed barn and lies adjacent to the listed Lordship Farm farmhouse. There is a further listed building to the south west (the Moat House) and then the village Church to the east and Rectory Gate Cottage to the north east. The village (and site) are not the subject of any Conservation Area or other heritage designations.



Extract from the 'Flood Map for Planning' web resource



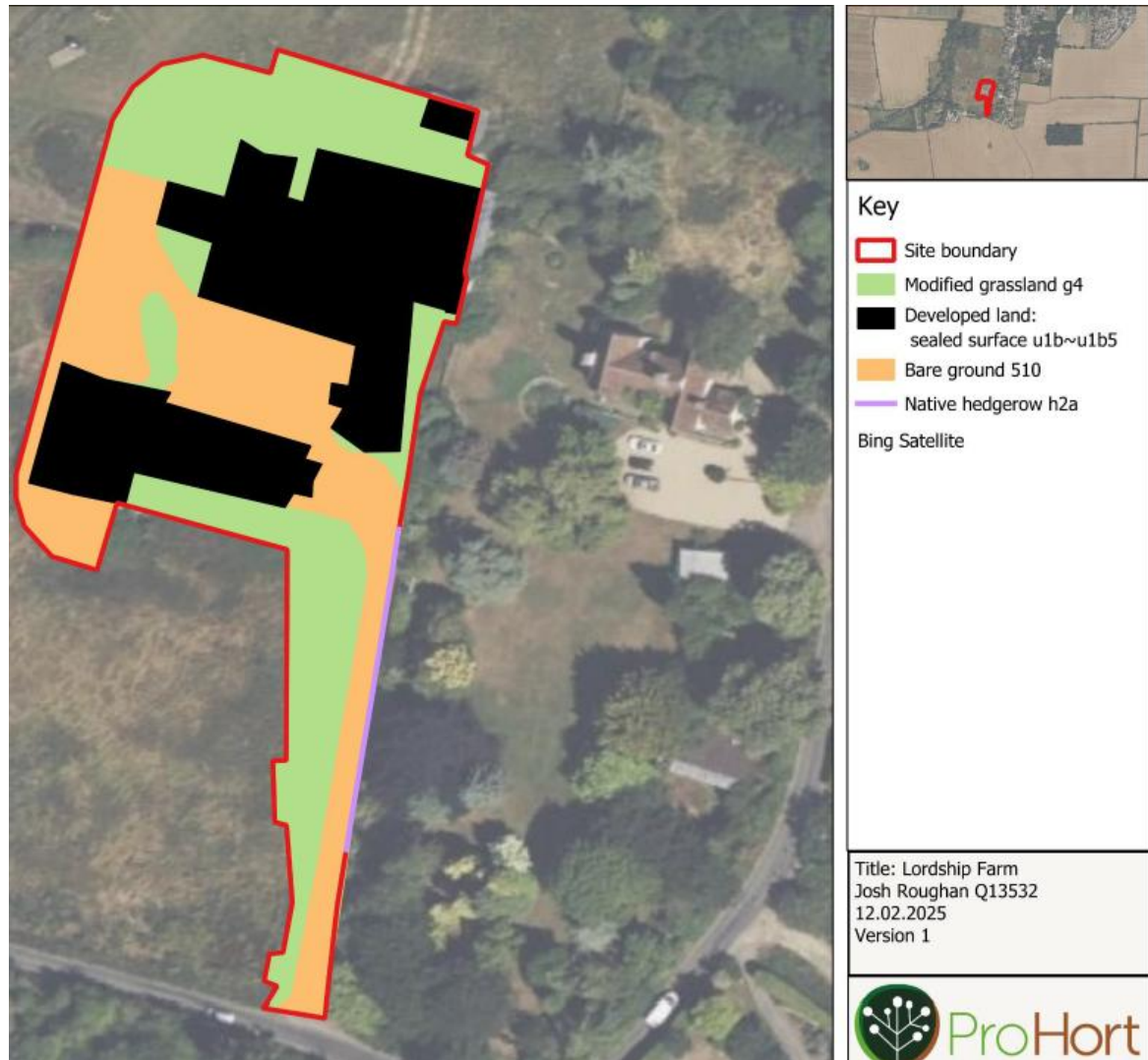
Extract from the Historic England web resource

2.9 The site is not the subject of any other 'Planning', 'Environmental' or 'Wildlife' designations nor are there any Tree Preservation Orders affecting the site.

2.10 As part of the preparation of the application the site has been the subject of an ecological appraisal and an arboriculture assessment. These reports should be read alongside this statement.

2.11 In summary there are no important trees within the application site but there is one Grade A and three Grade B trees within the garden of Lordship Farm and a number of poorer quality Grade C trees set close to the eastern edge of the driveway. The works proposed by this application would have no impact upon any of these trees.

2.12 As shown in the extract plan opposite, the Preliminary Ecological Assessment (PEA) confirms that the majority of the site is comprised of existing built form (buildings), bare ground (including hardstanding) and modified grassland. There is a small length of native hedgerow along the eastern edge of the access.



Plan extract from the Pro Hart PEA

Existing Site Buildings

2.13 The main buildings of interest lie toward the eastern edge of the site. Firstly the listed barn comprises a gabled 5 bay box frame with joweled principal wall posts, heavy close studding, and heavy section roof plate, mid rail and cill beams set on a masonry plinth of mixed brick, chalk, clunch and flint/stone construction. The roof structure (opposite) has been re-built with replacement sawn softwood rafters and purlins constructed as a queen strut roof structure carried off the original tie beams. The Heritage Assessment advises that *“the visual character of the surviving original sections of timber frame is consistent with 17th Century construction”*.

2.14 Secondly the non-designated historic barn which adjoins the listed barn and runs in a north south alignment with its gable facing the entrance driveway. The Heritage Statement comments: *“It is obvious that this structure has gone through a number of significant phases of construction, alteration and re-building and the associated Border Archaeology Archaeological Standing Building Recording report provides a helpful phase plan which suggests 3 principal stages in the evolution of the structure over the course of the 18th, 19th and 20th Centuries”*.



Internal view of the listed barn structure

2.15 The other site buildings include various modern grain barns and stores. These are generally steel frame construction, some with dwarf walls and timber boarding to the sides or with profile sheeting. There is also a 6 bay open-fronted cart building to the south side of the grouping. The following photographs provide an understanding of the site layout and appearance of the buildings.



View on approach along the drive from the south



View from within the courtyard looking at the west side of the historic barn



Modern steel barns to the west side of the complex



View along the northern side of the site looking east



View showing the reducing levels from the cart shed to west side of site



View from the eastern boundary showing the listed Lordship Farmhouse



Aerial view from the south looking north over the site and Lordship Farm

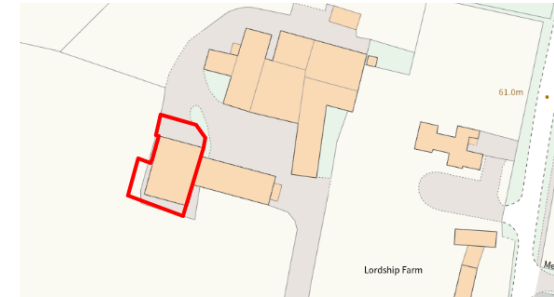


Aerial view from the north looking south over the site and Lordship Farm

3.0 RELEVANT PLANNING HISTORY

3.1 There are a number of entries included on the online planning register for the application site.

3.2 Firstly on 10 February 2016 the Council confirmed, (under reference 15/03073/1PN), that prior approval was not required to enable a change of use of the most south westerly agricultural building (shown opposite), to one 6 bedroom dwelling. External alterations involving the installation / replacement of windows, doors, roofs and exterior walls were also noted as falling within the Class Q permitted development provisions.

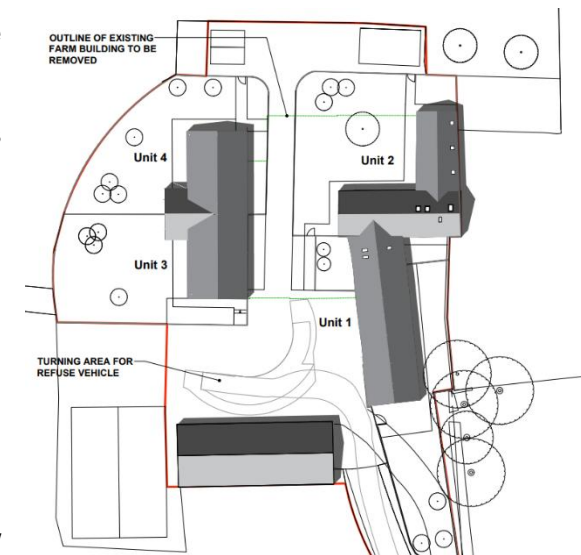


Site location plan showing permitted conversion

3.3 Following this in January 2018 an application (reference) 17/01697/1LB proposing the demolition of a number of existing structures and the conversion of retained buildings to form four residential dwellings, including the replacement of the extension to listed building was withdrawn.

3.4 In September 2018, planning permission and listed building consents reference 18/01186/FP & 18/01187/LBC were granted enabling the conversion of the listed building and associated historic barn to form two dwellings, the conversion of a further building to create two houses and the use of the cart shed for covered parking.

3.5 The plan extract opposite shows the permitted scheme which would have delivered four new units in total.



Site plan as approved in 2018

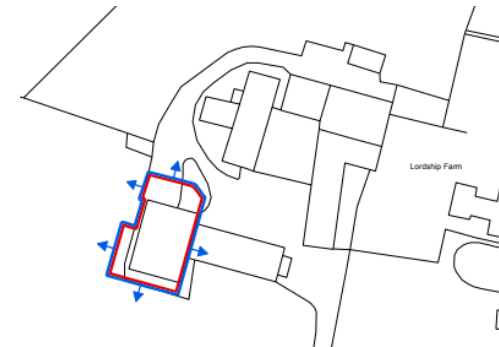
3.6 In December 2018 a further Prior Approval consent was granted (reference 18/03023/PNQ) under Class Q enabling the conversion of the south western barn to create a single storey five bedroom dwelling. If implemented alongside the September approvals (above) this would have provided five dwellings at the site.

3.7 The Prior Approval proposal for this barn was updated in January 2020 (Reference 19/02963/PNQ) reducing it from a five to a four bed scheme.

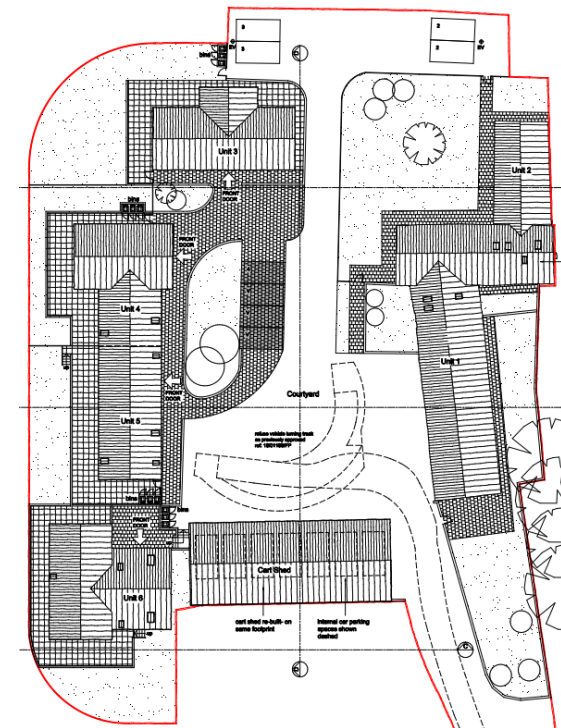
3.8 The most relevant element of the sites planning history however is the grant of Planning and Listed Building Consents Reference 22/01482/FP and 22/01483/LBC enabling the conversion of the listed building and historic barn to two semi-detached residential dwellings (1 x 3-bed and 1 x 4-bed) including demolition of modern extension and replacement single storey extension and the erection of four detached and semi-detached dwellings (3 x 4-bed and 1 x 5-bed); four bay cart shed for covered parking and associated parking and gardens.

3.9 The approved layout is shown opposite. As noted in Section 1 the applicant has discharged the relevant pre-commencement conditions to enable a material start at the site to be undertaken before the expiry of the consents in January 2026.

3.10 Given the similarities between these consents and the proposals which are the subject of this current application it is considered relevant to refer to the comments provided in the officers report when approving the extant scheme. These are provided in italics on the following pages with comments following as necessary.



Site Location plan as approved



Approved site layout plan

Principle

4.3.3 Policy CGB1 states:

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.*

Policy CGB4 states:

- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:*
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;*
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and*
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.*

4.3.4 Part d) of CGB1 is considered applicable, as the proposal relates to existing rural buildings. Part d) refers to CGB4 as above, where the proposal needs to comply with c) of CGB4, which essentially requires new development to avoid a materially greater impact than the existing buildings.

4.3.5 Previous consents 19/02963/PNQ and 18/01186/FP are considered materially relevant to this application. Planning permission 18/01186/FP has commenced, therefore 4 dwellings as approved by that application could be lawfully built out on the site. The other approval 19/02963/PNQ has lapsed, however there is a new pending similar application 22/02985/PNQ that is considered likely to be approved as relevant legislation remains very similar. Therefore 6 dwellings will be able to be built on the site lawfully, which is the same number of units proposed as the current application.

4.3.6 The number of dwellings proposed will therefore remain at 6. The siting and extent of their curtilages in relation to the main farmyard area would be similar to those approved under 19/02963/PNQ and 18/01186/FP. Units 3, 4 and 5 would be further west and north than units 3 and 4 of 18/01186/FP, however they would remain on the main farmyard area and be in a red-edged area

similar to that of 18/01186/FP. There would also now be one dwelling in the SW corner instead of the two approved by 19/02963/PNQ, resulting in a less intensive use in this more publicly visible part of the site.

4.3.7 Overall, the impacts of the proposed development are considered materially similar to those of the existing buildings, and also previous permissions at the site. The proposed development is considered acceptable in principle. There would also be a benefit of 6 new dwellings being built under the new Local Plan.

3.11 There has not been any material changes in Planning Policy since the January 2023 approval. The previous consent remains extant and so a material consideration in this case. It is therefore considered that the same analysis as set out by the case officer in 2023 remains valid in the case of the current application.

3.12 A comparison of the extant and proposed scheme is provided in Section 4.

Design & Heritage

4.3.8 The Council's Conservation Officer has not objected to the current planning application, which is given significant weight. It is not considered that the application harms the setting and significance of the designated heritage assets relative to this application, and that the works proposed to these buildings are of an acceptable design.

3.13 As noted above a comparison of the previously approved and current proposals is provided in Section 4. It is considered that the proposals remain substantially similar to the extant scheme and again would not result in any harm to the setting and significance of any heritage assets. Rather as discussed further in this statement there are a number of heritage benefits arising from the proposals.

4.3.9 The proposed development will appear as a courtyard of converted barns that would not be dissimilar to previous consents 19/02963/PNQ and 18/01186/FP. The south elevation of new unit 6 would be further from the public highway than the existing barn approved to be converted under 19/02963/PNQ, and is considered would have less Impacts than that conversion. Unit 3 would have limited and acceptable impacts on the locality due to its size and siting in the north of the site. The Council's CO has not objected in terms of whether the proposal will adversely affect the setting and significance of listed buildings.

- 3.14 The current proposal retains the appearance of a courtyard of converted barns and occupies a similar footprint to the extant scheme.

Neighbour amenity

4.3.11 There are no dwellings to the north, west and south of the site, therefore the cart shed and units 3 to 6 will not harm amenity. The closest dwelling is Lordship Farmhouse to the east. The conversion and east elevations of units 1 and 2 are very similar to those of 18/01186/FP which were not considered harmful to Lordship Farmhouse, therefore it is not considered that the amenity of that dwelling would be affected. Impacts on amenity are considered acceptable.

- 3.15 This analysis again remains valid. There are no dwellings to the north west or south and sufficient separation exists between the eastern edge of the site (Plots 1 and 2) and Lordship Farmhouse.

Future living conditions

4.3.12 There are no uses, buildings, structures or trees adjacent or near the site that could cause unreasonable living conditions to future occupants. Living conditions for units 1 and 2 would be comparable to those of units 1 and 2 of previous permission 18/01186/FP and are acceptable. The dwellings are considered to have adequate amenity space, and their main habitable rooms would receive adequate outlook and light. Bin storage and collection arrangements are acceptable.

4.3.13 Privacy for the dwellings and their privacy gardens would be largely acceptable as they have been designed such that most upper floor openings would provide views over their curtilages, communal areas of the site, and undeveloped countryside.

4.3.14 Exceptions are a first floor east elevation window of unit 3, and two first floor north elevation windows of unit 4, that could cause loss of privacy to other gardens of other proposed dwellings. These windows would however serve bathrooms and could be required to be obscure glazed by condition if permission was to be granted. New openings could also potentially be inserted into units 3, 4, 5 and 6 that could cause loss of privacy in the future, however a condition removing Class A, B and C permitted development rights would allow for this to be controlled. Future living conditions are acceptable.

- 3.16 Again this analysis remains valid. The proposed dwellings are not the subject of any overshadowing and the layout does not result in any unreasonable relationships being created in terms of inter visibility and privacy. It is considered that the proposed amendments to the layout deliver amenity enhancements with the parking previously shown to the north of Units 2 and 3 removed reducing comings and goings in that part of the site adjacent to the garden areas.

Parking and highways

4.3.15 Each dwelling would have two parking spaces and covered cycle storage, therefore this is acceptable. Three visitor parking spaces are proposed, which is 1.5 less than set out in the car parking requirements. It is however considered that the site is large enough to accommodate most additional visitor parking demands. The highways officer has not objected, and subject to applying the conditions recommended by that officer, impacts on public highways are acceptable.

- 3.17 The proposal now includes one additional visitor parking space and so may be considered an improvement compared to the extant scheme.

Landscaping and ecology

4.3.16 The site contains only minor vegetation, and the development won't harm trees to the east. The balance of hard and soft landscaping is considered acceptable, and further details will be required by condition.

- 3.18 The built footprint now proposed is reduced from that shown on the extant scheme and includes larger garden spaces as a result and additional areas of soft landscaping. Whilst the previous layout was noted as acceptable, this proposal enhances the landscaping still further.

4.3.17 The proposal will result in the demolition of all buildings on site apart from the listed and curtilage listed buildings (which would be converted). Due to the nature of the site and its rural location, the demolition of the buildings has the potential to affect protected species and their roosts.

4.3.18 A material consideration in this regard is that previous planning permission 18/01186/FP approved the demolition of all buildings in the central area of the site. This permission has now commenced, therefore those buildings could be demolished under that approval. That permission was subject to conditions 8, 9 and 10 relating to barn owls, therefore similar conditions (or a condition requiring compliance with the Construction and Ecological Management Plan document) would be attached to this application if permission was to be granted.

4.3.19 This application now also proposes the demolition of the cart shed and a barn in the SW corner of the site. The barn has been approved for conversion under prior approval application 19/02963/PNQ (and will likely be approved again for conversion under pending application 22/02985/PNQ) which do not consider ecological impacts. The impacts of the conversion are considered

similar to those from demolition, therefore it is not considered that ecological concerns can be raised in relation to the demolition of the barn. In any case, bats and birds (the species most likely to be affected) are protected by law (including their roosts and nests), which will provide safeguards. The above is also considered applicable to the proposed demolition of the cart shed. Herts Ecology have in addition not objected to the application subject to conditions, which can be attached to any permission granted.

- 3.19 The same buildings as previously approved for demolition are again proposed for demolition and this work can already be undertaken as a result of the pre-commencement conditions having been discharged. However it is recognised that this new application will be viewed as a separate standalone submission and an updated ecology report has been provided.

4.3.20 It is considered that biodiversity net gain can be achieved by additional planting. Further details will be required by an appropriate condition. Landscaping and impacts on ecology are considered acceptable.

- 3.20 Since the grant of the 2023 permission, a requirement to demonstrate a 10% Biodiversity Net Gain has been introduced. A BNG assessment has therefore been provided to demonstrate how the proposals can deliver a total increase of 12.12% in terms of area habitats through the planting of 16 native trees. There will be also be a 55.23% biodiversity net gain in terms of linear habitats. This will be achieved through the creation of a new native hedgerow and improvements to existing hedgerows.

Climate change mitigation

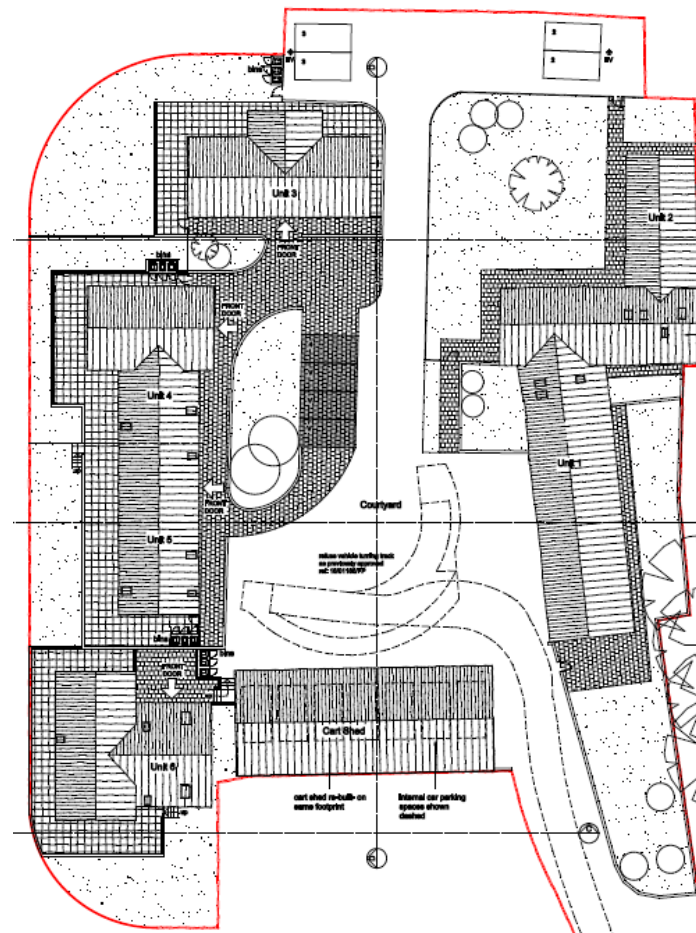
4.3.21 The development would result in similar impacts as those from approvals 18/01186/FP and 19/02963/PNQ. An Electric Vehicle domestic charging point condition for the dwellings would also encourage the use of more sustainable transport if permission was to be granted.

- 3.21 A similar analysis remains valid in this case. Each dwelling is to be provided with an EV charging point.

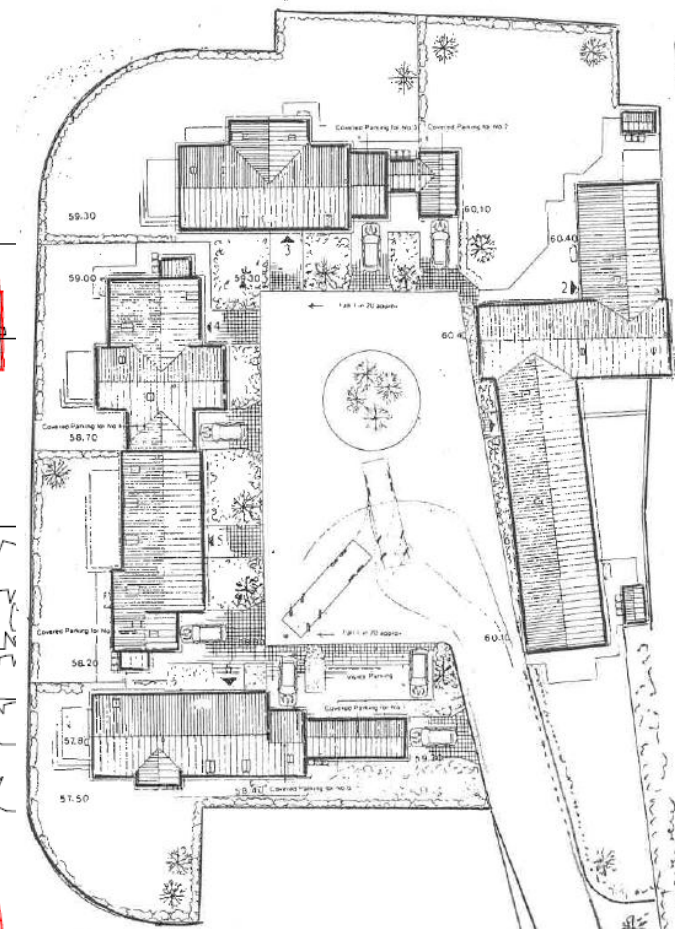
4.0 COMPARISON OF EXTANT & CURRENT PROPOSALS

Layout

- 4.1 As shown opposite, the extant and now proposed layouts are very similar, although, it is respectfully considered that the current proposal exhibits various clear benefits.
- 4.2 The footprints of the Plot 1 and 2 dwellings (*the listed building and historic barn*) remain largely unaltered from the extant scheme save for the slightly wider replacement extension to the north side of Plot 2.
- 4.3 Parking is removed from the areas north of Plots 2 and 3.

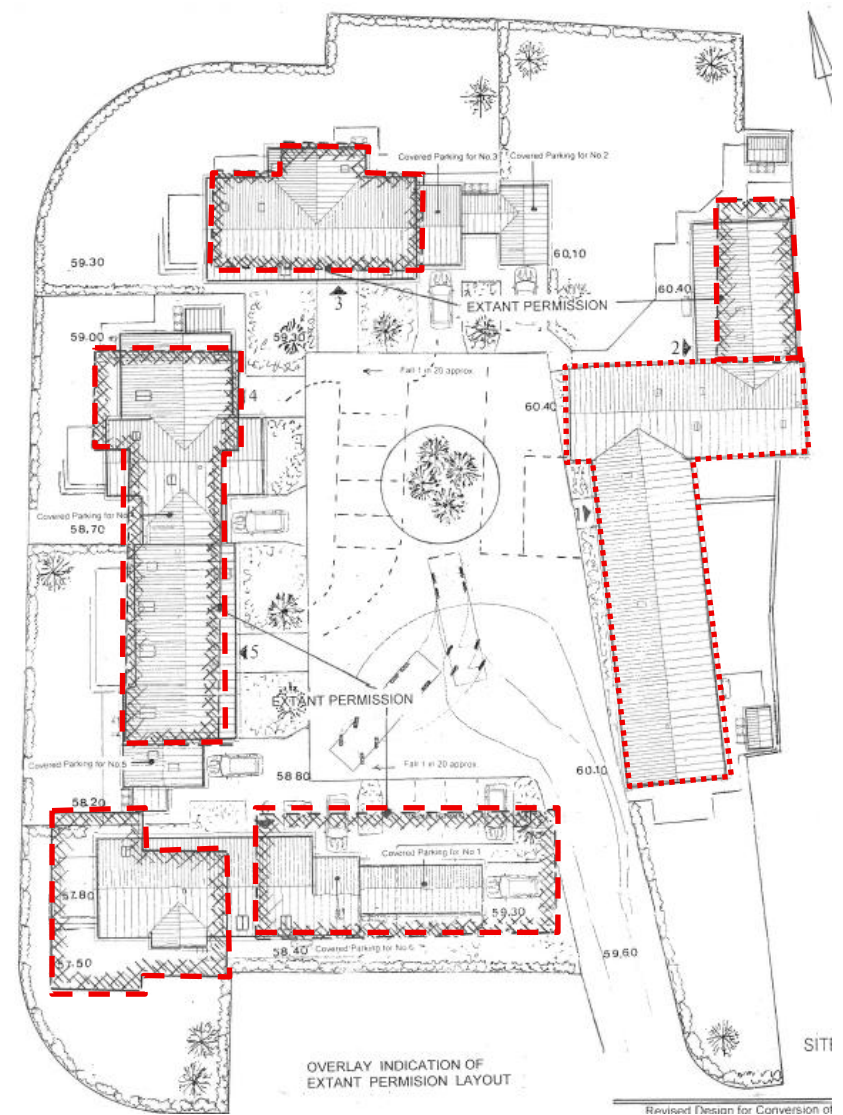


Extant Layout



Proposed Layout

- 4.4 Plot 6 is reduced in scale and slightly repositioned to the east thereby removing the need for the internal stepping and providing level access from the parking area. The cart shed is also reduced in scale / depth.
- 4.5 The extract opposite provides a helpful overlay of the two layouts. The red outline is the footprint of the extant scheme.
- 4.6 As will be noted the removal of the driveway and northern parking area enables the creation of a more enclosed courtyard which is considered advantageous in terms of a traditional farmstead form.
- 4.7 The layout also provides more space to the site boundaries, particularly around Plot 6.
- 4.8 A more appropriate main pedestrian access to Plot 1 from the courtyard rather than at the southern gable is also introduced.
- 4.9 The layout retains appropriate parking and turning whilst introducing a central landscaped feature with new tree planting.
- 4.9 It also provides greater functionality to the proposed dwellings as a residential development whilst retaining the elements deemed beneficial from a heritage perspective.



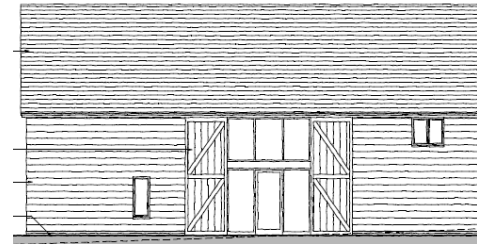
Overlay plan providing a footprint comparison

Elevations

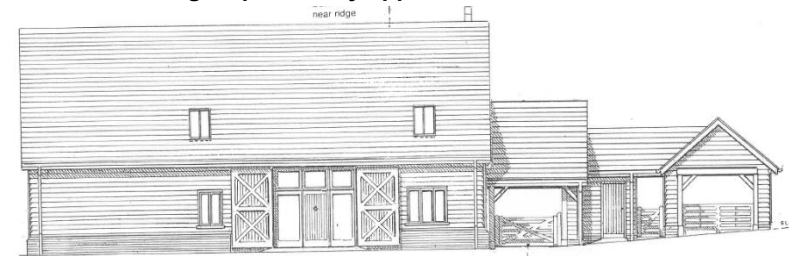
4.10 As with the extant scheme, only minimal alterations are proposed to the retained barns, Plots 1 and 2.

4.11 As shown opposite the proposed Plot 3 dwelling is of a similar scale and form to the approved Plot 3 dwelling but with lower eaves and is extended to the east side to provide a covered 'cart shed' parking space and a second cart shed associated with the Plot 2 dwelling.

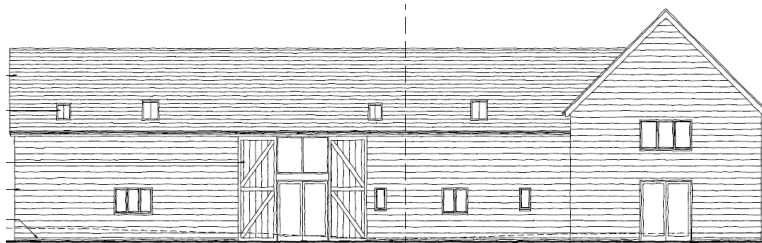
4.12 Plots 4 and 5 as approved were linked and remain linked in the scheme now proposed as shown below. The link is created by the roof of the cart shed for Plot 4. Plot 5 also has a cart shed to the south side.



Plot 3 dwelling as previously approved

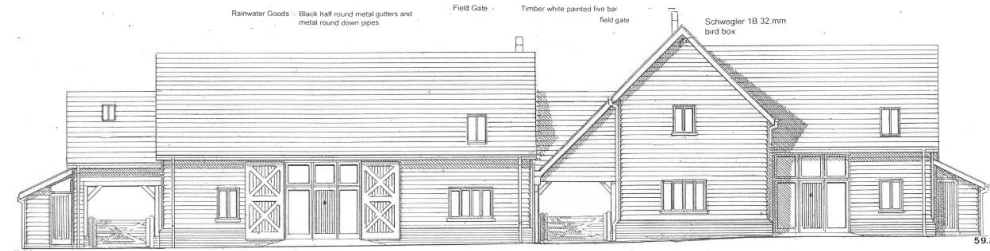


Plot 3 dwelling and cart sheds as now proposed



Plot 5 dwelling as approved

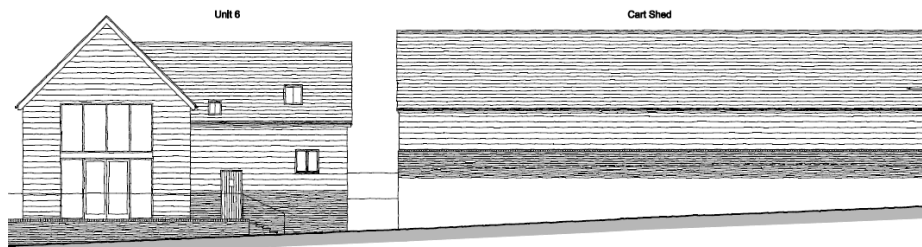
Plot 4 dwelling as approved



Plot 5 dwelling and cart shed as proposed

Plot 4 dwelling and cart shed as proposed

4.13 The previously proposed Plot 6 dwelling was set at a lower level, stepping down to the west and detached from the proposed cart shed to its east side. As shown on the following page the scale and massing of the cart shed is now significantly reduced and linked to the dwelling by an open cart shed structure.



Plot 6 as approved

Cart shed as previously approved



Plot 6 as proposed with linked cart shed

- 4.14 The axonometric sketch extract opposite provides a helpful impression of how the courtyard layout would appear and how the existing and proposed building would physically relate to one another in terms of massing and form.
- 4.15 As will be appreciated the proposals significantly enhance the setting of the listed barn, removing the poor quality existing building which currently prevent appreciation of its original form and character.
- 4.16 The proposed removal of the driveway through and parking beyond Plots 2 and 3 also creates a more coherent and appropriate courtyard layout.



Axonometric view of the proposed layout and built form

5.0 RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) December 2024

5.1 The NPPF provides the governments guidance on the way in which the planning system should approach the delivery of sustainable new development. We highlight the following aspects.

- The purpose of the planning system is to achieve sustainable development (p.7)
- Local Planning Authorities should approach decisions on proposed development in a positive and creative way so that application for sustainable development can be approved wherever possible. (p.38)
- Planning conditions should be used to enable permission to be granted where possible rather than simply seeking to refuse development which could be made acceptable. (p.55 & 56)
- Planning decisions should promote the effective use of land in meeting housing requirements. (P.124)
- Planning decisions should support development that makes efficient use of land. (P.129 & 130)
- Planning decisions should ensure that developments will function well and add to the quality of an area, are visually attractive, sympathetic to character and maintain or establish a sense of place. (p.135)

The North Hertfordshire Local Plan November 2022

5.2 The NHLP was adopted in November 2022.

5.3 Section 13 of the Local Plan describes Holwell as follows:

“13.155 Holwell is a small parish on the border with Bedfordshire. Until 1897 it was part of Bedfordshire. The parish contains the village of Holwell and the surrounding rural area. There is a village hall and church, but little else by way of facilities.

13.156 At the 2011 census the population of the parish of Holwell was 361 and there were 164 dwellings in the parish. Role in settlement hierarchy.

13.157 Holwell is defined as a Category B village within which infilling development that does not extend the built up area into the surrounding countryside will be allowed. The whole parish is classed as Rural Area Beyond the Green Belt.

13.158 There are no sites allocated for residential development in Holwell. 30 homes have been built or granted planning permission since 2011.”

5.4 The following policies are highlighted as those most directly relevant to this proposal:

Policy CGB1: Rural Areas beyond the Green Belt.

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.*

Policy CGB4: Existing buildings in the Rural Area Beyond the Green Belt

- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.

Policy SP9: Design and Sustainability

The Council considers good design to be a key aspect of sustainable development. We will:

- a) Support new development where it is **well designed and located and responds positively to its local context**;

Policy HS2: Affordable housing

Planning permission for new homes will be granted provided that:

- a) Affordable housing is i. provided in accordance with the following targets subject to viability:
- | | | |
|--------------------------------|---|------------------------------|
| Size of site (gross dwellings) | Target percentage of dwellings to be affordable | 11 – 14 dwellings 25% |
|--------------------------------|---|------------------------------|

Policy HS3: Housing mix

Planning permission for new homes will be granted provided that:

- a) An appropriate **range of house types and sizes are provided**

Policy D1: Sustainable design

Planning permission will be granted provided that development proposals:

- a) Respond positively to the **site's local context**;*
- b) Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:*
 - i. **create or enhance public realm**;*
 - ii. optimise the potential of the site by incorporating **Sustainable Drainage Systems (SuDS)**;*
 - iii. **reduce energy consumption and waste**;*
 - iv. **retain existing vegetation** and propose **appropriate new planting**;*
 - v. maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas;*
 - vi. future proof for changes in technology and lifestyle;*
 - vii. **design-out opportunities for crime** and anti-social behaviour; and*
 - viii. minimise the visual impact of street furniture and parking provision;*
- c) Have regard to the Design SPD, and any other relevant guidance;*
- d) Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5;*
- e) For residential schemes, **meet or exceed the nationally described space standards** and optional water efficiency standards.*

Policy D3: Protecting living conditions

Planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions

Policy T1: Assessment of transport matters

Planning permission will be granted provided that:

- a) Development would not lead to highway safety problems or cause unacceptable impacts upon the highway network;*

Policy T2 Parking

Planning permission will be granted provided that:

- a) Parking for residential development is provided in accordance with the **minimum standards set out in Appendix 4 of this Plan**;*

(Appendix 4 requires a minimum of 2 vehicular spaces per 2 or 3 bed dwelling and 1 covered cycle space per dwelling if the dwelling does not benefit from a garage.)

Policy NE1: Strategic green infrastructure

Planning permission will be granted provided that development:

- a) Protects, **conserves and where possible enhances** the strategic green infrastructure network;*
- b) Avoids the **loss, fragmentation, severance** or negative impact on the function of the strategic green infrastructure network;*
- c) Creates new strategic green infrastructure where appropriate and is accompanied by a plan for its long-term maintenance and management; and*

d) Has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the strategic green infrastructure network.

Policy NE2: Landscape

Planning permission will be granted for development proposals that:

- a) Respect the sensitivities of the **relevant landscape character area** and have regard to the guidelines identified for built development and landscape management;*
- b) Do not cause unacceptable **harm to the character and appearance of the surrounding area** or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this;*
- c) Are designed and located to ensure the **health and future retention of important landscape features**; and*
- d) Have considered the **long-term management and maintenance of any existing and proposed landscaping**.*

Policy NE4: Biodiversity and geological sites

*Planning permission will only be granted for development proposals that appropriately protect, enhance and manage biodiversity in accordance with the hierarchy and status of designations and features listed in Policy SP12. **All development should deliver measurable net gains for biodiversity and geodiversity**, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.*

Policy NE7: Reducing flood risk

Planning permission for development proposals will be granted provided that (as applicable):

- a) Development is located **outside of medium and high-risk flood areas (flood zone 2 and 3)** and other areas affected by other sources of flooding where possible;*

Policy NE8: Sustainable drainage systems

Planning permission for development will be granted provided that:

- a) The **most appropriate sustainable drainage solution is used** taking into account technical, viability and design issues to reduce the risk of surface water flooding, enhance biodiversity, water quality and provide amenity benefits;*
- b) It aims to **mimic the natural drainage patterns** and processes as far as possible; and*
- c) Drainage solutions follow the **SuDS hierarchy***

Policy NE11: Contaminated land

Planning permission for development affecting or affected by contaminated land will be granted provided that:

- a) A contaminated land study / contaminated land risk assessment **is submitted as part of the application**;*

Policy HE1: Designated heritage assets

*Planning applications relating to Designated heritage Assets **or their setting** shall be accompanied by a Heritage Assessment/Justification Statement that:*

- i. Assesses **the significance of heritage assets, including their setting**;*
- ii. Justifies and details **the impacts of any proposal upon the significance of the designated heritage asset(s)**; and*
- iii. Informs any necessary measures to **minimise or mitigate against any identified harms**.*

6.0 ANALYSIS

The Principle of the Development

- 6.1 When granting the extant consents (22/01482/FP and 22/01483/LBC) in 2023 in the context of the current Local Plan Policies the Officers report highlighted CGB1 and CGB4 as the relevant matters for consideration.
- 6.2 It was noted that Policy CGB1 (d) enables the re-use of Rural Buildings and that Policy CGB4 (C) requires that new development avoids a materially greater impact than the existing buildings. In this context Officers explained that:

*“4.3.5 Previous consents 19/02963/PNQ and 18/01186/FP are considered materially relevant to this application. Planning permission 18/01186/FP has commenced, **therefore 4 dwellings as approved by that application could be lawfully built out on the site.** The other approval 19/02963/PNQ has lapsed, however there is a new pending similar application 22/02985/PNQ that is considered likely to be approved as relevant legislation remains very similar. **Therefore 6 dwellings will be able to be built on the site lawfully, which is the same number of units proposed as the current application.**”*

- 6.3 In basic terms it was correctly held that the existence of the extant scheme and pending prior approval, provided a baseline at the site and that any new proposals for conversion and / or new build should be assessed against this context i.e. compared to this fall back position.¹ When undertaking the ‘comparison’ exercise the report then sets out that:

*“4.3.6 **The number of dwellings proposed will therefore remain at 6. The siting and extent of their curtilages in relation to the main farmyard area would be similar to those approved under 19/02963/PNQ and 18/01186/FP. Units 3, 4 and 5 would be further west and north than units 3 and 4 of 18/01186/FP, however they would remain on the main farmyard area and be in a red-edged area similar to that of 18/01186/FP. There would also now be one dwelling in the SW corner instead of the two approved by 19/02963/PNQ, resulting in a less intensive use in this more publicly visible part of the site.**”*

¹ The relevant case regarding ‘Fallback’ is ‘Mansell v Tonbridge & Malling Borough Council’

6.4 It is respectfully submitted that the same analysis remains valid when comparing the current proposals with the extant consents 22/01482/FP and 22/01483/LBC. As demonstrated in Section 4, in terms of the external layout and scale:

- Six units are retained in a similar courtyard style layout to that of the extant scheme
- Plots 1 & 2 remain substantially as previously approved.
- Plot 3 remains substantially as previously approved save for the cart shed addition to the east side.
- Plots 4 and 5 remain in the same location as previously approved.
- Plot 6 is reduced in scale in terms of its projection to the west and south compared to the extant Plot 6.
- The cart shed to the east of Plot 6 running along the southern boundary is reduced in scale compared to the extant scheme.
- All buildings are retained at a similar or lower height as the extant scheme.

6.5 It is therefore clear that this proposal which seeks to retain the listed barn and the adjoining historic barn to create two new homes alongside the four new build units can again be considered acceptable as a matter of principle. As the Officers report previously concluded:

*“4.3.7 Overall, the impacts of the proposed development are considered materially similar to those of the existing buildings, **and also previous permissions at the site.** The proposed development is considered acceptable in principle. There would also be a benefit of 6 new dwellings being built under the new Local Plan.”*

6.6 The proposed 6 units would provide a valuable contribution toward the Council’s land supply position which is currently acknowledged to fall well below the required five years.

Heritage Impacts (The Listed Building & Historic Barn)

6.7 As noted in Section 3, when the extant permissions were granted the Council’s Conservation Officer was supportive of the proposals with the officers report summarising the view that:

“4.3.8.....It is not considered that the application harms the setting and significance of the designated heritage assets relative to this application, and that the works proposed to these buildings are of an acceptable design.”

- 6.8 In preparing this current application the proposals have been informed by further detailed heritage assessment by heritage expert Robert Ward Booth (RWB).
- 6.9 RWB advises that the main listed barn holds historic value as a result of the survival of historic building fabric and that the timber frame exhibits a high level of historic and evidential value as a built record of historic patterns of timber frame design and craft practice. It also retains evidential value in that it provides an understanding of the historic patterns of agricultural development and communal value as a physical link to the rural history of the community.
- 6.10 Externally however the aesthetic value of the barn has been heavily degraded as it has been enveloped by poor quality 20th century agricultural buildings which wrap around its western and northern flanks and which seriously harm any ability to experience and understand the original historic form of the building.
- 6.11 In preparing the application proposals care has been taken to make use of existing structural openings to ensure no loss of historic fabric. The scheme proposes that a small staircase and open mezzanine deck is inserted above the kitchen at the western end of the barn. This is the only proposed change to the internal spatial character of the barn and it is respectfully submitted that this is a more sympathetic and less harmful approach than the proposal for an enclosed mezzanine bedroom which was approved under the extant consents. Overall the current proposal delivers a more open plan form than the extant scheme and would better preserve the historic internal spatial character of the Listed Barn.

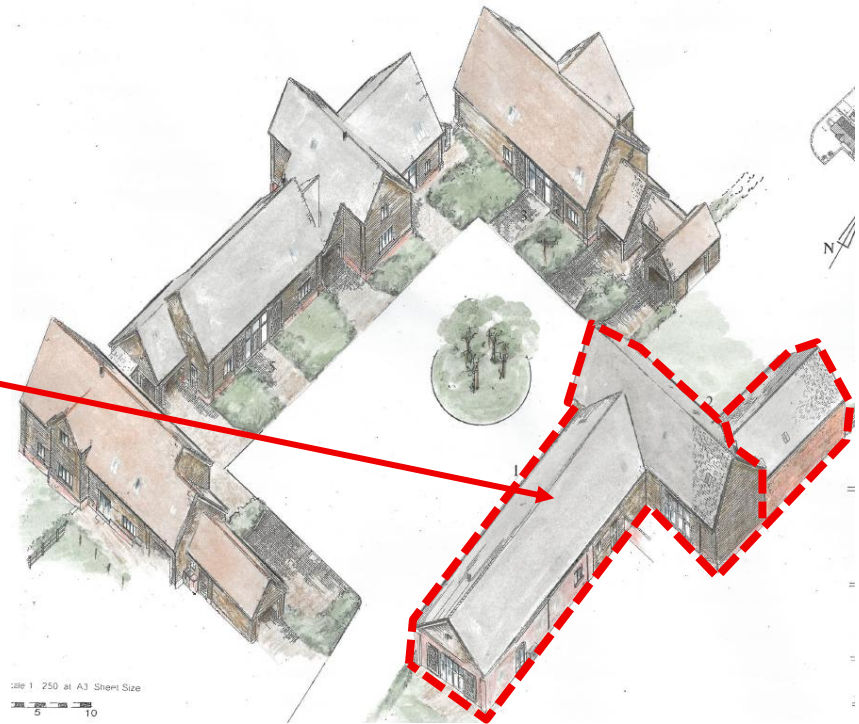
- 6.12 Of additional note is that this proposal seeks to link the historic barn through to the proposed attached bedroom wing by making use of an existing structural opening rather than, (as currently approved), through the formation of a new door opening which requires the cutting of the historic low level masonry plinth, the historic low level sill beam and the removal of surviving historic stud work. Compared to this approved 'fall-back' scheme the current application will therefore reduce the loss of historic fabric which is a clear and positive benefit.
- 6.13 The proposal has the effect of securing the optimum viable long-term use of the building thereby ensuring its maintenance and survival for future generations to come. It also delivers the benefit of removing the current accretion of poor quality 20th century development which envelops the historic building.
- 6.14 In terms of the adjoining historic barn RWB notes that any less than substantial harm arising from the conversion works must be balanced against the fundamentally positive benefit of the scheme which results from the provision of a viable long-term use for the building. In particular it is highlighted that the timber frame of the west elevation of the building, is in a very serious state of disrepair to the extent that it is considered that there is a medium-term risk of large-scale structural failure and collapse. Therefore whilst the works proposed to this barn are similar to the extant scheme they now also include a new internal support wall to address the potential structural failure of the building.
- 6.15 RWB concludes that the principal benefit of the application is that it will secure a viable long-term use for the historic barns which will ensure that these buildings are repaired and stabilised and that they will survive for future generations to come.
- 6.16 The proposal therefore complies with the statutory duty, guidance contained in the NPPF and also Policy HE1 of the Local Plan all of which seek to ensure the protection of Heritage assets and their settings for the longer term.

The Setting of the Listed Building & Character of the Rural Area

- 6.17 At the present time the listed building and historic barn are effectively enveloped by poor quality farm buildings as shown in the aerial photograph below. The axonometric sketch demonstrates how space would be provided to the listed / historic structures particularly to the north and north west sides, allowing these structures to breath and be more readily appreciated.

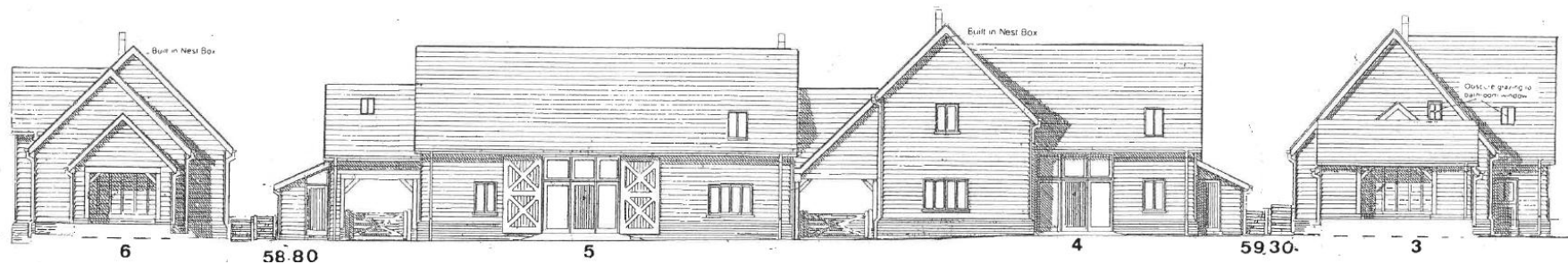


Aerial view of the site as existing



Proposed axonometric sketch view

- 6.18 The new build elements follow a rural 'barn' aesthetic and provide a farmyard / courtyard set back to the west of the main buildings. The two story scale, use of, brick and timber is characteristic of the rural area and provides an impression of a traditional farmstead group at the edge of the village.



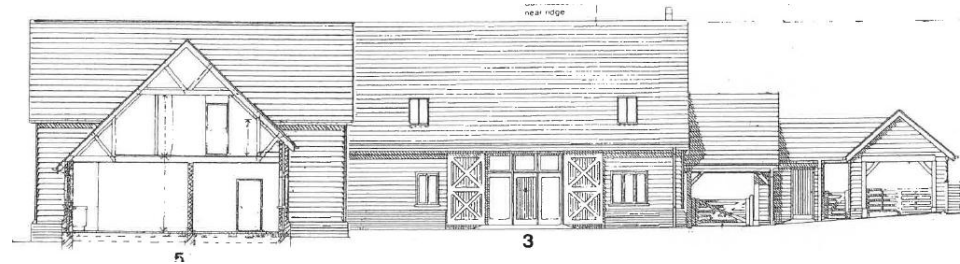
Internal view within the courtyard looking west toward Plots 4 & 5

6.19 The proposed new build elements, whilst forming a coherent group, are broken up through the use of lower cart shed linking elements and cycle / refuse stores as shown above.

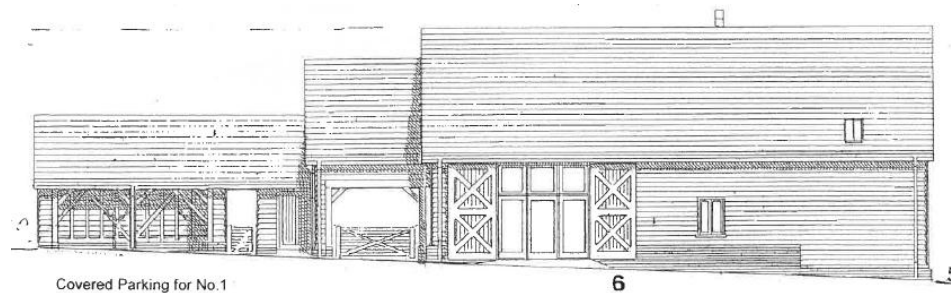
6.20 A similar approach is adopted to the south and north with the main barn ridges stepping down to the cart sheds and stores.

6.21 Windows are shown as casements with traditional solid timber doors, avoiding domestic features and detailing to retain the barn aesthetic.

6.22 It is considered that the proposals respect the setting of the historic barns and the rural character of the location as required by Policy HE1.



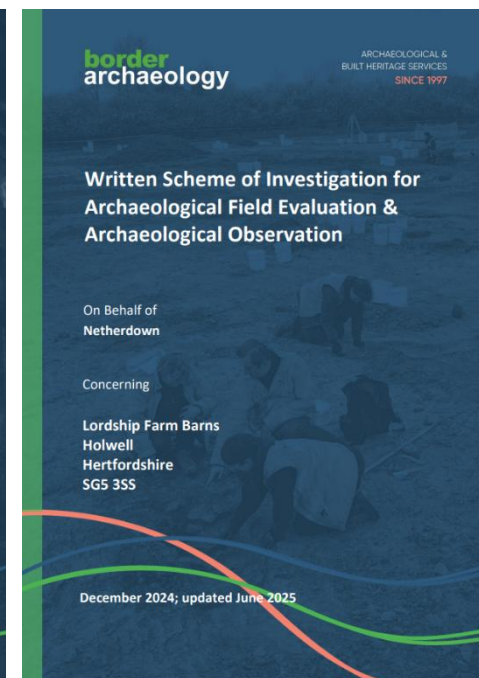
Internal view within the courtyard looking north toward Plot 3



Internal view within the courtyard looking south toward Plot 6

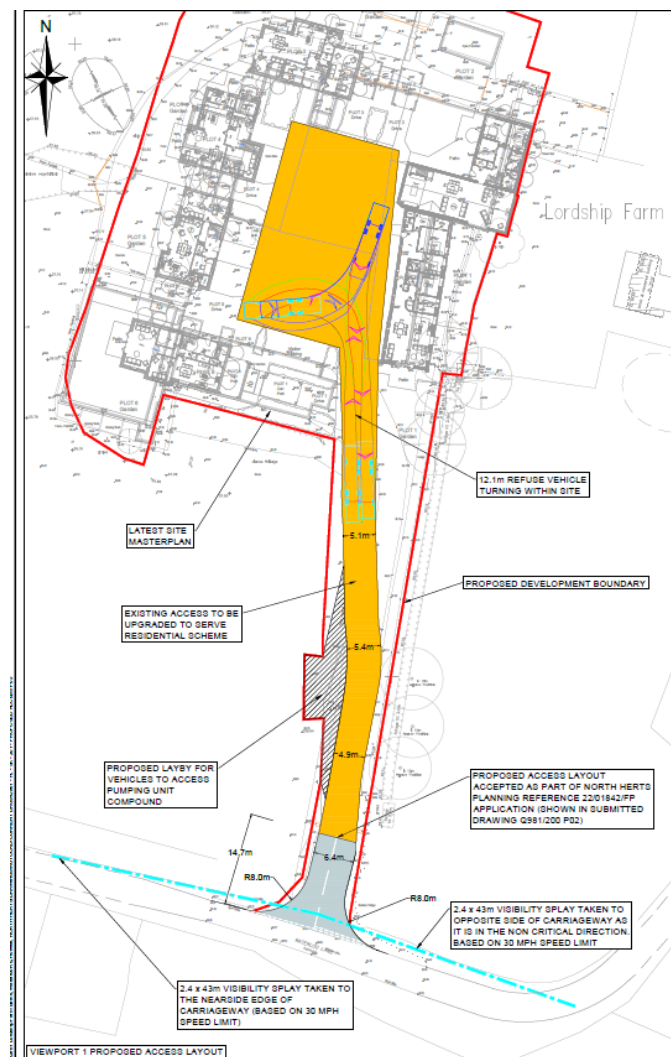
Heritage - Archaeology

- 6.23 As the Council is aware consents reference 22/01842/P and 22/01843/LBC were granted on 9 January 2023 enabling the demolition of the poor quality, modern site buildings and the construction of four new dwellings and a cart shed for parking alongside the retention and repair of the listed barn and attached barn to create two further dwellings i.e. a proposal very similar to the current application scheme.
- 6.24 The Applicant has discharged the pre-commencement conditions and has made a material start ensuring that these existing consents remain 'alive' as a baseline position at the site.
- 6.25 One of the conditions discharged on 26 August 2025 was Condition 18 (Archaeology) reference 25/00214/DOC.
- 6.26 The approved details include:
1. An Archaeological Standing Building Recording; and
 2. A Written Scheme of Investigation for Archaeological Field Evaluation & Archaeological Observation
- 6.27 Both reports were undertaken by Boarder Archaeology and have been included with this current submission.
- 6.28 As a result it is considered that there should not be a need for further archaeological work and a condition requiring compliance with these approved documents would be sufficient at this stage.



Access Parking and Tracking

- 6.29 Local Plan Policy T1 requires that all new developments ensure that a suitable access is provided that would not result in unacceptable impacts upon the public highway. Policy T2 also seeks to ensure that residential developments provide car and cycle parking in accordance with the standards set out at Appendix 4 of the Local Plan. These standards seek a minimum of 2 vehicular spaces per 2 or 3 bed dwelling and 1 covered cycle space per dwelling if the dwelling does not benefit from a garage.
- 6.30 In this case it is proposed to utilise the existing, improved access point as previously approved by the Council when granting the consents in 2018 and 2023 respectively. As shown opposite this includes a 6.4m wide access with 8m kerb radii tying into Waterloo Lane. The access narrows to 4.8m approaching the courtyard area of the site.
- 6.31 Visibility splays of 43m are achieved in accordance with the existing 30mph speed limit in force adjacent to the site entrance. Again this remains as previously approved.
- 6.32 A refuse collection point is shown to the left side of the driveway. However it is recognised that this is located outside of the preferred distance from the dwellings therefore the proposal also enables a 12.1 metres refuse vehicle to enter and turn within the site if preferred.



Access plan and tracking diagram

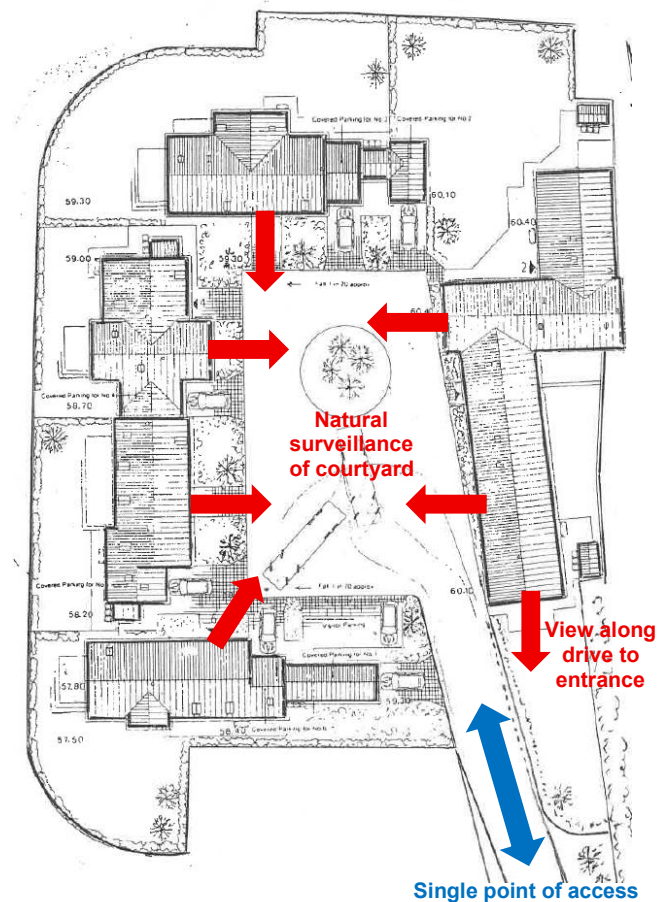
6.33 As demonstrated on the submitted plans each dwelling would be provided with at least 2 parking spaces (one of which is 'covered') and 4 visitor parking spaces are also proposed. Cycle parking is provided within allocated storage areas at each dwelling. The access, parking and servicing arrangements therefore comply with Policies T1 and T2 and remain largely as previously approved.

The Quality of the Accommodation Created for the Future Occupiers

6.34 Policy S1 seeks to ensure that new development is both sustainable and contextual. New developments should meet or exceed national space standards, provide appropriate garden and amenity spaces, and importantly consider how the design can reduce the potential for crime through careful layout and use of natural surveillance (Secured by Design Principles).

6.35 As shown opposite and as previously approved the proposed new dwellings are arranged around a central courtyard creating a natural sense of overlooking and community. Visitors to the site would be 'seen' making it difficult for unwelcome visitors to enter and leave the site unnoticed. Car parking is generally set to the sides of the properties and within cart sheds so that it would not dominate the courtyard area. All units are also shown to benefit from generous private garden spaces well in excess of minimum standards.

6.36 The new build elements to the north west and south would benefit from pleasant outlooks from their rear elevations across the surrounding countryside. Plot 2 would similarly gain uninterrupted views to the north. Plot 1 gains a southerly aspect over the site from its main living space with garden to the east.



Layout as proposed

- 6.37 Internally, the retained barns are laid out to provide generous open plan spaces at ground level and in terms of Plot 2 a master suite at first floor level within the roof space of the proposed extension. The layout would provide high quality, light and airy accommodation for the future occupiers.
- 6.38 The proposed new dwellings offer greater scope to provide a varied internal design. Whilst retaining open plan, kitchen, dining and family areas the houses benefit from separate entrance halls and living rooms. There is similarly greater scope to provide family style accommodation at first floor level with four good sized bedrooms in each case.
- 6.39 The proposals also improve the relationship of the car parking provision to the houses. Through the use of traditional cart sheds at the sides of the buildings the cars are removed from prominent locations within the central courtyard and also from the rear of Plots 2 and 3 as previously approved. This allows easier access for the owners and the ability to park closer to their homes and under cover.
- 6.40 Overall it is considered that the proposals would provide high quality accommodation for the future occupiers.

Impact on Site Neighbours

- 6.41 Local Plan Policy D3 requires that new development has regard to and protects the living conditions of existing and proposed neighbours. In this regard care has been taken to ensure appropriate separation distances between the existing and proposed buildings in term of window positions.
- 6.42 There are no neighbouring dwellings to the north, west or south of the site. The closest dwelling is Lordship Farmhouse to the east of Plots 1 and 2. As there is only one small first floor window and the fact that there is some 30 metres of lawn between Plot 1 and the side wall of Lordship Farm, Officers have previously determined that this relationship is acceptable.

- 6.43 As shown the western elevation of Lordship Farm only includes one small first floor window such that neither actual or a perception of overlooking would be created.



Aerial view showing the relationship with Lordship Farm



View from Plot 1 toward Lordship Farm

Ecology, BNG & Landscaping

Ecology

- 6.44 The accompanying Preliminary Ecological Appraisal (PEA) advises that there is a very low likelihood of badgers using the site but highlights the potential of some boundary hedges to support nesting birds. The terrestrial habitat surrounding the site is assessed as not suitable for Great Crested Newts (GCH) due to large areas of bare ground within the immediate vicinity of the buildings.

- 6.45 The PEA includes a Preliminary Roost Assessment (PRA) which assesses the buildings as holding a 'low potential' for roosting bats due to an abundance of bat roosting provisions and potential access points in the surrounding area which has moderate suitability for foraging bats, and the age of the buildings. One emergence bat survey is recommended however before works commence.
- 6.46 The PEA also recommends that a barn owl nest site verification survey is undertaken before existing buildings are removed.
- 6.47 When approving the similar proposals in 2018 and 2023 officers applied appropriate conditions requiring the preparation and compliance with a Construction and Ecological Management Plan document. The applicant would be happy to comply with a similar condition in this case.

BNG & Landscaping

- 6.48 The existing habitat baseline is assessed as 0.66 units and the linear baseline as 0.20 units.
- 6.49 The application includes proposals to increase native hedge planting and also plant a number of new trees as shown on the extract opposite.
- 6.50 The proposals result in a 12.12% net gain in biodiversity area habitats and a 55.23% net increase in biodiversity linear habitats.
- 6.51 The proposals therefore accord with the requirements of Policy NE4 of the Local Plan.



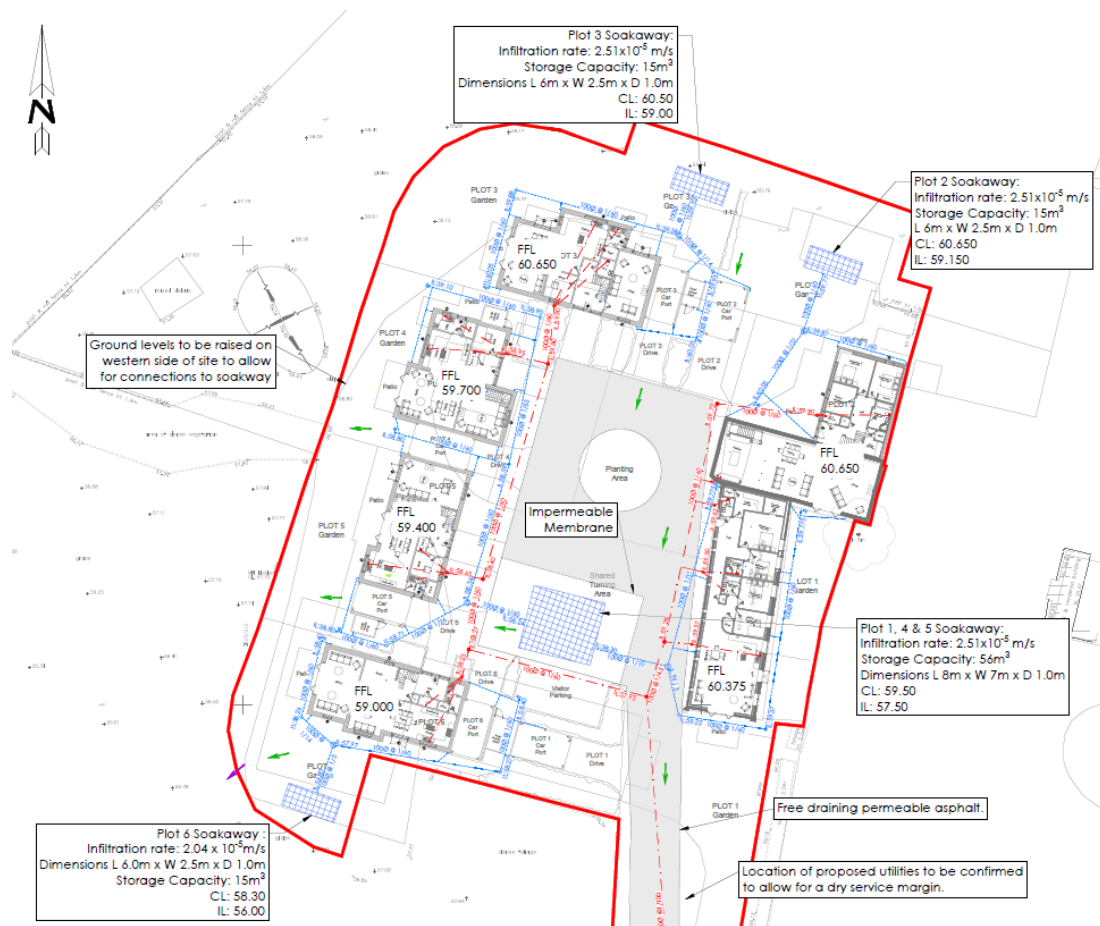
BNG Proposals

Flooding & Drainage

6.52 The application is accompanied by a Flood Risk & Drainage Statement prepared by consultants Stomor. This confirms that the site is located with Flood Zone 1 and so not at risk from flooding from rivers or other water courses.

6.53 In terms of surface water, the existing impermeable area of the site is 0.1698ha. Due to the provision of gardens and landscaping this is to be reduced to approximately 0.1252ha, a decrease of 0.0446ha.

6.54 In accordance with EA guidance, the order of consideration for the disposal of surface water runoff from a development should be as follows: infiltration methods, watercourses, then public sewer network. In accordance with Policy NE8, a sustainable drainage scheme has been developed utilising soakaways as shown on the plan extract opposite. Percolation testing has confirmed the acceptability of this approach.



Proposed surface water strategy

Sustainability & Energy Statement

- 6.55 Local Plan Policy D1 'Sustainable Design', states that new developments must seek to include measures which reduce energy consumption. The Council's recently adopted Sustainability SPD notes at paragraph 1.26 that for minor developments of less than 10 dwellings applicants should provide a Sustainability and Energy Statement for review by Officers as part of the application process. This is the purpose of this section of this Statement. It follows and is based upon the guidance set out in the SPD.
- 6.56 The overall target for the site is that there will be an onsite reduction in regulated carbon emissions of at least 35% beyond the baseline of Part L of the building regulations and all homes will achieve at least a 'B' EPC rating. This is to be achieved by optimising passive design and fabric performance as well as the use of low energy and sustainable heating technologies. The following provides an outline of the aspects which have already been considered and will continue to be developed as part of the detailed design of the site.

Optimising Passive Design & Fabric Performance

Layout:

- 6.57 The proposed dwellings are organised around a rectangular courtyard. Only Plot 3 retains a north facing garden, all others are either west, south or east facing to maximise light and solar gain.

Insulation:

- 6.58 As set out in the SPD, the applicant is conscious that around half of the heat loss in a typical home occurs through the walls and the roof. The Applicant will seek to ensure that insulation levels beyond current building regulation requirements are provided. This is often the cheapest and most effective method of reducing CO2 emissions and energy needs. Good quality insulation including loft insulation, wall insulation, floor insulation and draught proofing keeps buildings warmer in the winter and cooler in the summer. There is clearly greater scope to include additional insulation as part of the new build units than as part of the barn conversions.

Air tightness:

- 6.59 Air leakage occurs in several places but in particular draughty windows, doors and joints between ceilings and walls are the primary causes. In this case it is proposed to include high quality double glazed windows in the new build elements and care is taken to ensure gaps around window and door frames are properly sealed. All holes around services passing through the external walls including water pipes, gas pipes, boiler flues and electrical cables will also be sealed.
- 6.60 Again the heritage significance of the retained barns is recognised and whilst efforts will be made to address issues of air tightness in both cases it is unlikely that the barns will achieve the same levels as the new build elements.

Low Carbon Energy

- 6.61 The SPD highlights a number of low carbon energy options which could be considered as part of residential developments. These include Ground Source Heat Pumps, Air Source Heat Pumps, Solar, PV, Biomass and Wind Turbines.
- 6.62 The applicant favours the use of air source heat pumps. These work by converting the temperature of the outside air into heat for the building and supplying energy for the hot water system. The units are small scale and so do not require a large outside area and can be located discreetly to minimise visual impacts.

Minimising Carbon Footprint

- 6.63 The Applicant is keen to ensure that Whole Life Carbon (WLC) principles are followed as part of the sites development. Consideration has and will continue to be given to both the embedded and operational carbon impacts of the proposals. To minimise waste (which also has the advantage of reducing unnecessary costs), the Applicant will follow best practice through the efficient management of waste during construction. This will reduce construction waste and but where this cannot be avoided, waste will be recycled and so diverted away from landfill as much as is possible.

- 6.64 Operational waste will also be minimised through the encouragement of recycling. This is achieved through the provision of convenient storage for waste internally and also externally to the houses.

Healthy Placemaking

- 6.65 The development is not of a scale whereby new public squares or other open spaces are required or could be provided. However, the proposals have been developed with landscaping as a key element of the scheme. The central courtyard is appropriately overlooked from the dwelling frontages whilst the private garden spaces retain high levels of privacy.

Promoting Biodiversity

- 6.66 As highlighted above a PEA and BNG metric calculation has been undertaken, demonstrating net gain in excess of policy requirements.

Sustainable Travel

- 6.67 To encourage the use of electric vehicles all of the houses are provided with EV charging points. All benefit from cycle storage either within garages or stores within the garden areas.

Conserving Water

- 6.68 The proposals will include aerated washbasin / kitchen taps and shower heads, tapered and low capacity baths, low flush toilets and water efficient white goods and appliances such as washing machines and dishwashers.

7.0 CONCLUSIONS

- 7.1 This application seeks planning permission and listed building consent to enable the conversion and extension of two existing barns to create two new homes and the demolition and replacement of a number of associated farm buildings to provide a further four new homes resulting in an overall development of six properties.
- 7.2 The applications follow and effectively seek changes to the previous consents granted at the site reference 22/01842/P and 22/01843/LBC. The main material changes from the approved, extant scheme are:
- The pedestrian access to the listed barn (Plot 1) is to be taken from the courtyard rather than the southern gable.
 - The internal layout of Plot 1 is replanned to utilise the existing open plan spaces with less intervention to the buildings fabric.
 - The link between the existing Plot 2 barn and the northern extension is now proposed to utilise an existing opening, removing the need to create a new opening (as currently permitted). This change reduces the extent of historic fabric affected by the proposals.
 - The extension to Plot 2 is increased marginally in width.
 - The four new build units have been re-designed to improve their internal functionality and to include parking adjacent to the plots within covered cart sheds.
 - The site layout provides a more enclosed courtyard area with the parking for Plots 2 and 3 no longer having to be set to the north.
 - Plot 6 is reduced in scale and the internal step is removed thereby creating level access for the future occupiers.
 - One additional visitor car parking space is provided.
- 7.3 This statement, the accompanying reports and full plans package demonstrate how the proposals have been carefully considered and, it is respectfully submitted, would deliver a number of heritage advantages compared to the extant scheme. The proposals comply with the requirements of the NPPF and local plan Policies HE1 and D2 in this regard.

- 7.4 The proposals would deliver a high quality residential environment for the future occupiers in accordance with Policy D1.
- 7.5 There are no physical / technical constraints to the sites development and there would be no adverse impacts arising for site neighbours.
- 7.6 The site access from the public highway remains as existing / as previously approved.
- 7.7 No trees or site hedges would be lost and rather through the provision of new tree and hedge planting the development would deliver an on-site net gain in terms of biodiversity in excess of Policy requirements.
- 7.8 Officers support for these applications is therefore sought.