

Rusling End Farmhouse Cartshed, SG4 8TD

Re-establishment of change of use with updated layout

REF-CS: Design & Access with Heritage Statement

Date: 09/06/2025

This document is submitted with the following accompanying documents:

Ref	Detail	Scale
REFCS-LOC	Location Map	1:500@A3
REFCS-PHOTO	Photo Survey	A4
REFCS-002 PLAN	Existing plan & cross sections	1:50@A3
REFCS-002 ELEV	Existing elevations	1:50@A3
REFCS-003 PLAN	PROPOSED plan & cross sections	1:50@A3
REFCS-003 ELEV	PROPOSED elevations	1:50@A3
REF-CS-drainage	Drainage	1:500@A4
REF-CS-MAT	Notes on construction materials	A4
Census Information	Additional information	A4

1.0 Proposal

Repair and alteration of the building adjacent to the road referred to as the "cart-shed" at Rustling End Farm to provide a private ancillary leisure facility and annex guest bedroom accommodation.

Planning permission was granted in 2018 to restore the barn and change its use to a residential annex linked to the principle farmhouse. This application seeks to renew and update that permission for the new owner.

The updated plans make the most of the 2 storey cart-shed by converting the existing loft level to the residential area of the annex and introducing a mezzanine level to the timber clad cart-shed which will house the ancillary leisure equipment. The mezzanine will keep the openness of the existing space whilst introducing a level at which the roof structure can be admired at eye level. At this level, the scale of the building can also be appreciated.

The alterations have no detrimental effect on the external appearance of the existing buildings and/or of the character of the built heritage context. In addition, according to the heritage statement provided in the original planning permission obtained in 2018: **"internally it is difficult to discern any surviving historic layout, and as a consequence, the buildings have limited historical interest"** (ref: paragraph 7.12)

2.0 Existing buildings

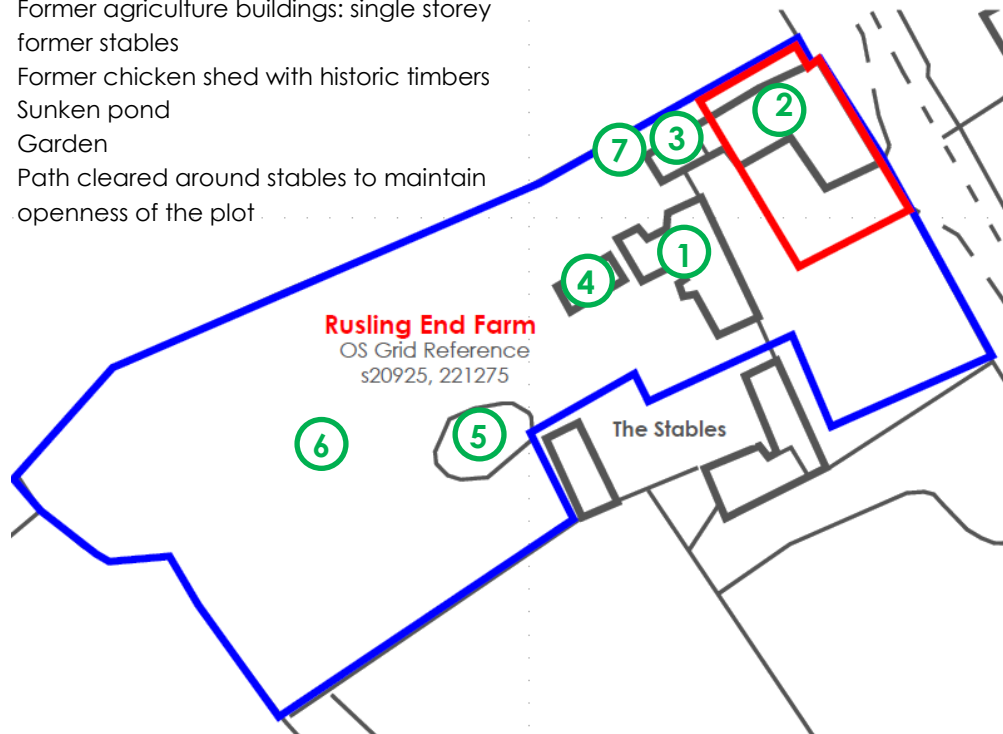
The names of each element listed in the diagram below are gleaned from the descriptions in the **heritage report** prepared by Stephen Bradwell, MA MRTPI IHBC in the planning application approved in 2018 (ref: **18/00743/LBC**)

The main focus of this current proposal is the cart-shed, which is the most recent of the buildings at Rustling End Farm, suspected to have been "damaged by fire in the early 20th century and largely rebuilt in its current form using softwood timber frame with

feather edge boarding over and a 1980's inappropriate concrete tile roof."
(source: Henwood/Hamid family & prior agricultural tenants)

The existing site comprises of:

- 1) Principle Farmhouse (listing 1295648)
- 2) Former agriculture buildings: 2storey cart shed**
- 3) Former agriculture buildings: single storey former stables
- 4) Former chicken shed with historic timbers
- 5) Sunken pond
- 6) Garden
- 7) Path cleared around stables to maintain openness of the plot



3.0 Background information

Rustling End Farm is a former farmhouse with associated buildings.
The main farmhouse is Grade II listed and its entry with Historic England is as follows:

"Farmhouse. C17 timber frame. Late C18 or early C19 red brick casing. Gable ends have some C17 flint and red brick chequered walling. Plain tile roof. 2 storeys. 5 windows, those of ground floor segmental headed. 2-light C20 casements. Door on right centre in c1970 tile-hung porch. External left chimney stack. Rear gabled projection on right with some exposed timber framing. Interior has exposed beams and joists forming 3-4 bays."

(Note: The associated barns are not mentioned in the listing)

Planning history:

18/00742/FP - Conversion of two existing outbuildings to create one 2-bed dwelling with separate vehicular access and one 1-bed ancillary annex (to existing farmhouse)

18/00743/LBC - Internal and external alterations to 2no. outbuildings to facilitate conversion of 1no. outbuilding to 1-bed ancillary annex (to existing farmhouse) and 1no. outbuilding to 2-bed dwelling with separate vehicular access.

2020: Property sold – Barn 1 (Threshing barn) restored as per permission obtained

2023 Property divided for sale – LBC & FP permissions from 2018 rendered invalid from division of land – retrospective planning permissions applied for and obtained in 2024

24/00720/FP - Retention of subdivision of site, ancillary hard and soft landscaping works and partial change of use of ancillary land to residential curtilage. Retention of conversion of barn into 1 No. residential dwelling including external alterations, installation of flue and air source heat pump

24/00870/LBC - Retention of internal and external alterations to curtilage listed barn to facilitate conversion into one dwelling

25/00652/LBC - Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse. Internal and External alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation.

25/00651/FPH - Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse. External alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation.

The original use of the principle building as a working farmhouse ceased in 1977 when it was sold by Knebworth Estate to Mr & Mrs O Hamid (please see **Census** information provided).

4.0 Heritage Statement

The heritage statement submitted with the 2018 LBC is still applicable here and the relevant paragraphs have been extracted here to help the process:

- 1.2 *To provide a sound basis for this assessment, this statement seeks to describe the historic context of these buildings and to provide an assessment of the potential impact of these proposals in respect of their surviving character and appearance, and overall significance, in the context of the relevant local and national planning policies.*
- 3.2 *Overall it is considered that whilst these proposals involve some loss of historic fabric and minor changes to the buildings' external appearance and existing floor plans, they will retain their historic agricultural character and principal architectural features. These proposals will therefore preserve the overall significance of these former agricultural buildings and also the principal listed building (see section 7 below)*
- 4.2 *The property at Rusling End consists of a former farm complex that includes the principal farmhouse, a two storey detached dwelling, with an L-shaped range of former agricultural buildings to the front (**Barn 2**), which appear to comprise of a former cart shed and stables, and a further range of farm buildings to the south (**Barn 1**), comprising of a former threshing barn, which is possibly the most historically and architecturally important building on this site after the farmhouse, and a range of stables/looseboxes.*
- 4.3 *This complex of farm buildings around the former farmhouse is shown in more detail on the early Ordnance Survey (OS) maps and the HER suggests the layout is shown on the 1845 tithe map indicating that the farm buildings date to at least the early 19th century, and the list description dates the farm house to the 17th century*
- 4.4 *The range of farm buildings are now effectively redundant for modern agricultural purposes, and are presently used informally for purposes ancillary to the main house. These buildings are in a reasonable state of repair, but they are in need of a more beneficial use that will secure their long-term future and as the structural survey illustrates, they are capable of appropriate repair and conversion without requiring alterations or demolition works.*

BARN 2

- 4.9 *To the front (east) of Rusling End Farmhouse is an L-shaped range of former agricultural buildings that includes a cart-shed and a stables (Photos 9 & 12)*
- 4.10 *A single storey timber clad building on a brick plinth, with a concrete pantile roof supported on modern roof timbers, lies along the road frontage (Photos 9 & 10). This building has a pair of*

double-width doors onto the road and a single personnel door on the inner (west) elevation suggesting it was used as a cart-shed for storage with easy access to the road (Photos 9 & 11)
(N.B: This building currently has 1 level but is in fact 2 storeys high)

- 4.11 At 90° to this building is a range of single-storey buildings that run along the boundary of the site. The main element consists of a former stables building, built in brick, laid in Flemish bond, with a plain tile roof (Photo 12), and a small lantern in the ridge of the roof. The inner (south) elevation has a centrally placed single door, with a glazed fanlight above, flanked by a pair of casement windows.

(N.B: This building is 2 storeys high- it is currently one level with a loft)

- 4.12 A smaller single storey building range extends westwards from the former stables, consisting of a weather boarded building with a slate roof, although the rear wall is built of brick with a panel of flintstone (Photos 13 & 14)

- 4.13 No internal evidence remains of the former uses of these buildings, now used for domestic storage and ancillary purposes.

7.0 IMPACT OF THE PROPOSED DEVELOPMENT

- 7.1 The proposed development relates to conversion works to the former agricultural buildings associated with Rusling Farmhouse. Overall the proposed alterations are relatively modest in scope and they generally respect the buildings' historic and architectural interest and their associations with the principal listed building.

Barn 2: The Cart Shed and Stables

- 7.10 The former cart shed and stables are also presently used for low key storage uses and are in need of new beneficial use. It is proposed to convert these buildings to an ancillary leisure annex to Rusling End Farmhouse. The proposed alterations, which are relatively modest in scale, have been designed to retain, as far as possible, existing openings, historic fabric and historic floor plans in order to preserve and enhance the traditional rural and historic character of these two buildings.

- 7.11 No major alterations are proposed within the cart shed and the principal elevation to the road frontage will be unchanged (Photos 9 & 10). It is proposed to insert a new casement in the gable elevation (Photo 10), but this new opening will be relatively discreet and will not affect the overall character of the building.

- 7.12 Internally it is difficult to discern any surviving historic layout, and as a consequence this part of the building is of limited interest. The proposals seek to provide a new arrangement of rooms, providing a relatively simple sub-division with new internal walls to form the individual rooms, which will provide a central passageway between the doors in the front and rear elevations. These alterations will have no impact on its character or appearance, or its significance.

- 7.15 The proposed alterations to the range of buildings alongside Rusling End Farmhouse are therefore relatively modest in scope and will retain the historic character and appearance of these buildings and their associations with the principal farmhouse.

8.0 CONCLUSION

- 8.2 As described above these alterations to convert the ... former cart shed ... to uses ancillary to the main farmhouse are relatively modest in scope, but they will provide a long-term beneficial use for these curtilage buildings enabling them to be used in a manner that secures their conservation without adversely affecting their overall character or appearance, or the overall significance and setting of Rusling End Farmhouse, the principal listed building.

- 8.3 Furthermore the proposed development offers the opportunity to better reveal the significance of these buildings, particularly the threshing barn, where the proposed changes will reveal both the internal double height space and internal floor plan of the building as well as the historic circulation route through the building.

8.4 In this context the NPPF advises local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the Council's emerging planning policies support development proposals that enable heritage assets to be used in a manner that secures their conservation and preserves their significance.

8.5 It is therefore considered that these proposals accord with the objectives of Local Plan Policy 25, which supports the re-use of rural buildings for residential purposes, together with the objectives of emerging Local Plan Policies SP13 & HE1 and the NPPF, which seek to ensure that heritage assets are conserved in a manner appropriate to their significance, whilst promoting viable uses consistent with the conservation of the heritage asset.



Photo 9: Front elevation of the former cart-shed fronting the road



Photo 10: Front and gable elevation of the former cart-shed fronting the road



Photo 11: Internal (rear) elevation of the cart-shed



Photo 12: Front and gable elevation of the former stables



Photo 14: Rear elevation of the single-storey building and stables

5.0 Planning Policies

Justification for the change of use has already been established in the 2018 planning permission. The updated layouts similarly, do not harm the historic fabric of the buildings, but gives them viable uses consistent with their conservation, in line with the original application.

The designs support the re-use of redundant rural buildings for residential purposes, and maintain the ultimate objective to ensure that heritage assets are conserved in a manner appropriate to their significance, whilst promoting viable uses consistent with the conservation of the heritage asset.

NPPF Section 5 – Delivering a sufficient supply of homes

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The proposals would involve the conversion, repair and renovation of redundant assets of this heritage property, so that they are properly maintained and preserved as part of the daily upkeep of the main farmhouse as a comfortable home.

The proposal maintains the original planning condition that the barn is kept as an annex linked to the main farmhouse.

NPPF Section 9 – Promoting sustainable transport

116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network, following mitigations would be severe, taking into account all reasonable future scenarios.

118. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a vision-led transport statement or assessment so that the likely impacts of the proposal can be assessed.

There are no changes to be made to the number of residential units or vehicular movements in this proposal. The existing highways access will continue to be used as it is. A car charging port and bicycle stands will be added.

NPPF Section 11 – Making effective use of land

124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

125 (d) promote and support the development of under-utilised land and buildings, especially if this

would help meet identified needs for housing where land supply is constrained and available sites could be used more effectively

Footnotes:

(50) As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings, supported by the use of compulsory purchase powers where appropriate.

The proposals bring back into use neglected and redundant structures previously used for farming activities but now discontinued.

NPPF Section 12– Achieving well-designed places

35. Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

137. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design style of emerging schemes is important for clarifying expectations and reconciling local commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take into account the views of the community. Applicants that can demonstrate early, proactive and effective engagement with the community should be looked on more favourable than those that cannot

The proposals enhance the original assets by providing comfortable living space for guests to stay in a self-contained annex without causing detrimental impact on the site as a whole.

No major alterations are proposed within the cart shed and the principal elevation to the road frontage will be unchanged, as per the permission obtained in 2018. Any new openings are in keeping with the original permission, will be relatively discreet and will not affect the overall character of the building. No additional parking is required.

NPPF Section 13– Protecting green belt land

155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed ⁵⁶;
- c. The development would be in a sustainable location, with particular reference to [paragraphs 110 and 115 of this Framework] ⁵⁷; and
- d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.

The proposals do not make any changes to the Green Belt boundary and lie wholly within the boundary lines already established.

Paragraphs 156-157 refer to major developments and affordable housing so are not applicable in this case.

NPPF Section 15– Conserving and enhancing the natural environment

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The scheme respects the historic context and setting by preserving the main features of the cart-shed, using traditional materials and restoration techniques to ensure the historic fabric and character is kept as the priority throughout the process.

The mezzanine level to the main cart-shed will be designed so that it can be removed without harm to the original fabric of the building.

NPPF Section 15– Conserving and enhancing the historic environment

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal

210. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Providing a purpose for daily enjoyment is the best way to ensure that a structure is well maintained and to protect it from further neglect. The minor changes detailed in this application are insignificant in relation to the original permission granted in 2018, further enhancing the property for future enjoyment and preservation.

NHDC 2011-2031 Policy SP1 – Sustainable development in North Hertfordshire

This Plan supports the principles of sustainable development within North Hertfordshire. We will:

- c) Grant planning permission for proposals that, individually or cumulatively:
 - iii) create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices;
 - iv) protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment);

Government policy is clear that the purpose of planning is to help achieve sustainable development. This means improving our lives today while not compromising our ability to do so in the future. It means supporting growth whilst protecting key elements of the natural and historic environment

The farmhouse is now part of the higher quality housing mix and as such, the owner will seek to make best use of the assets in ownership to best enhance the property as well as lifestyle of residents. The proposals in this application are modest and provide improvements which keep up to modern ways of enjoying the abandoned structures. They are set well within the domesticated footprint of the site and will not harm the overall setting or biodiversity in the area.

NHDC 2011-2031 Policy SP2 – Settlement Hierarchy and Spatial Distribution

4.21 Our Sustainability Appraisal says that our policy will have a range of positive effects in seeking to focus new development within or adjoining existing settlements. There may be some potential negative impacts in terms of interaction with existing residential areas and environmental aspects due to development being on greenfield sites. However, these impacts can be mitigated and addressed through design and layout considerations and other policies in this Plan.

This policy relates to new housing provision and is not applicable to this proposal. However, we acknowledge the statement about design and layout considerations which are addressed by the other policies noted in this document.

NHDC 2011-2031 Policy SP5 – Countryside and Green Belt

4.61 Proposals for development within the Green Belt will be considered against national policy. Where the proposed use can be considered acceptable in principle, we will use the detailed policies of this Plan to determine whether permission should be granted.

This has been addressed in the section for ***NPPF Section 13: Protecting Green Belt Land***

NHDC 2011-2031 Policy SP6 – Sustainable Transport

We will deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. We will:

- e) Assess development proposals against the parking standards set out in this Plan and having regard to relevant supplementary advice;
- f) Require applicants to provide assessments, plans and supporting documents to demonstrate the safety and sustainability of their proposals; and
- g) Protect existing rights of way, cycling and equestrian routes and, should diversion be unavoidable, require replacement routes to the satisfaction of the Council.

The number of number of parking and/or vehicular movements will remain as existing. No impact will be made on existing rights of way, cycling or equestrian routes. A car charging port and bicycle stands will be added.

NHDC 2011-2031 Policy SP8 – Housing

4.120 Our Sustainability Appraisal concludes that this policy provides clarity about the scale and location of housing which will be delivered in North Hertfordshire up to 2031. As well as securing long-term housing supply, stipulating the type and mix of housing required, the policy should help to support economic growth in the District through increasing local demand and spend and by creating jobs in construction and other development-related industry.

Rustling End Farmhouse is a long established home in the North Herts rural setting. Its quality and historic value plays a very important part in the housing mix in this desirable area. Therefore, it is important that the homeowner is able to make improvements and enhancements to ensure that this remains a valuable asset to the area. This proposal further enhances the home by allowing friends and family to stay in the annex.

NHDC 2011-2031 Policy SP9 – Design and Sustainability

4.121 Design is central to good planning. The achievement of high quality, sustainable design is required by Government guidance. Planning policies should promote high quality, inclusive design in layouts and buildings in terms of function and impact. Design which does not make the most of opportunities to improve the character and quality of an area should be refused.

These proposals provide a sustainable future for the redundant structures associated with the farmhouse, making the most of these existing assets and ensuring their survival.

NHDC 2011-2031 Policy SP12 – Green Infrastructure, Biodiversity and Landscape

4.156 North Hertfordshire has a varied and attractive natural environment which is under increasing pressure from development, recreational uses and changing agricultural practices, particularly in the areas which are adjacent to the towns and villages.

4.157 The natural environment forms the setting to the towns and villages in which people live, work and spend their leisure time. Where possible, it should be protected and enhanced in the future to maintain the existing high quality of life that people in the District enjoy.

The proposals are minor in scale, and are contained in the domestic footprint of the site to enhance the quiet enjoyment of this home in the North Herts countryside.

NHDC 2011-2031 Policy SP13 – Historical Environment

4.172 National policy seeks to conserve the historic environment which contributes to the local distinctiveness of the area, but also to facilitate development where it would not lead to substantial harm. In addition to this, the historic environment is among environmental matters that must be considered when pursuing sustainable development. The Council will take a positive and proactive approach to this historic environment. This section is our heritage strategy setting out the main features of the historic environment in North Hertfordshire.

The change of use has been accepted by in planning terms by NHDC in 2018. The essential details remain the same as the original application – namely, conversion to annex with ancillary leisure usage. The alterations are minor and in keeping with the policies and aspirations of the local and national planning policies. The utmost care will be made to protect and preserve the historical elements at all times.

NHDC 2011-2031 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;

No changes will be made to existing highway access. A car charging port and bicycle stands will be added in compliance with policies for promoting sustainable transport

NHDC 2011-2031 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;

No changes will be made to existing number of dwellings or parking on the site

NHDC 2011-2031 Policy D1– Sustainable Design

9.1 National guidance states that planning should achieve high quality and inclusive design for all development. Development proposals should consider the potential for minimising their impact on the environment both during construction and throughout the life of the development whilst creating development that responds to and enhances its surroundings. It's also recognised that good quality design is essential for health and well-being.

9.2 Development must respond positively to the site and the local context taking into consideration position, orientation, scale, height, layout, massing, detailing and use of materials.

9.9 The potential for future changes in technology and lifestyles should be considered when planning and designing schemes to ensure flexibility in the use of buildings throughout their life.

The plans continue to respect the criteria of the planning permission obtained in 2018 – to sensitively restore and convert the barn for residential use. Sympathetic and traditional techniques will be used by experienced heritage restoration experts. Any new additions will be designed so they do not harm the structural fabric and may be removed and restored to the current state.

NHDC 2011-2031 Policy D3– Protecting living conditions

9.19 All development has the potential to have an adverse impact on its neighbours, in a wide variety of ways. Such harm may arise from traffic generation, parking, loss of daylight and sunlight, noise, overlooking, pollution (including light pollution) and dominance as well as other issues.

There will be no impact on neighbouring properties as they do not overlook any adjacent properties. There will not be in change in activity of the site which will remain a single dwelling.

NHDC 2011-2031 Policy D4– Air quality

Planning permission will be granted provided that development proposals:

- a) Give consideration to the potential or actual impact on local air quality, both during the demolition/ construction phase and as a result of its final occupation and use;

Construction will be carried out by specialist contractors with care and consideration to all, including minimisation of any pollution or waste, to provide high quality sympathetic construction and restoration.

NHDC 2011-2031 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.

The proposals comply with all of the above.

NHDC 2011-2031 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.

This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions

NHDC 2011-2031 Policy HE1– Designed 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.
- Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):
- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
 - b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and
 - c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.

The Heritage Statement that was submitted with the planning permission obtained in 2018 (planning ref **18/00743/LBC**) is still relevant to this application as it addresses the Cart-shed and the change of use.

In addition, the site is acknowledged by planning to be a domesticated area and therefore unlikely to have any archaeological assets.

6.0 Conclusion

The designs continue to support the re-use of redundant rural buildings for residential purposes, and maintain the ultimate objective to ensure that heritage assets are conserved in a manner appropriate to their significance, whilst promoting viable uses consistent with the conservation of the heritage asset and ensuring they are kept intact and protected for continued enjoyment of future generations.