

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2749/13/FL and S/2750/13/LB
Parish(es):	Landbeach
Proposal:	Conversion of former archaeology store to create two dwellings with use of the former granary as ancillary residential use, erection of freestanding cycle and bin store, and extension of existing hardstanding
Site address:	Worts Farm, High Street
Applicant(s):	Cambridgeshire County Council
Recommendation:	Approval
Key material considerations:	Impact on character and setting of Listed Buildings and character of Conservation Area; highway safety; residential amenity; infrastructure requirements.
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Nigel Blazeby
Application brought to Committee because:	The Officer recommendation is contrary to the response of Landbeach Parish Council
Date by which decision due:	8 April 2014

Executive Summary

1. The applications relate to a curtilage listed building that is being used for the storage of Cambridgeshire County Council's archaeology archives. Alternative premises have been secured for the County's archive storage. Planning permission and Listed Building Consent is sought to convert the building to two dwellings. The proposed development also includes the use of the courtyard to the front as garden and parking, and the erection of a freestanding bin and cycle store adjacent to the front boundary wall.

2. Concerns have been raised by the Parish Council and local residents regarding the highway safety implications of the proposal. However, the Local Highways Authority has commented that the use of the site as two dwellings would result in fewer movements than the permitted use for storage/warehousing purposes (B8 use), and that a highway safety objection could not therefore be substantiated.
3. Local residents have also raised concerns regarding the impact of the proposal upon the character and appearance of the building. Following discussions and a site meeting with the Conservation Officer, concerns were raised that the regular arrangement and position of the proposed additional fenestration would give it an overly domestic character. Amended plans have been requested to address this issue by introducing a more haphazard arrangement to the fenestration that is more reminiscent of a traditional barn.
4. Subject to the receipt of the aforementioned amended plans, to no further objections being raised by the Ecology Officer and to the prior completion of a Section 106 Legal Agreement, approval is recommended of both the planning and listed building applications.

Site and Proposal

5. The site lies within the village framework and Conservation Area and comprises a Grade II listed granary and a curtilage listed timber barn. It forms part of a former farm that has been subdivided and developed since the early 1990's. Wort's Farm House (No.16 High Street) was the principal dwelling of the group of buildings and is Grade II listed. To the south are a range of former agricultural barns. Nos. 16a and 16b to the rear/west are former barns that have been converted to dwellings, whilst the main timber barn on the site is used as an archaeological archive store by Cambridgeshire County Council. Within the courtyard of this barn is the Grade II listed brick granary which abuts the High Street, whilst a high brick wall defines the eastern boundary/frontage of the site with the High Street. The site is accessed via a shared driveway that also serves the farmhouse and converted barns.
6. The application proposes to convert the main barn to two three-bedroom dwellings, with the former granary being offered for ancillary residential use in conjunction with one of the dwellings. It is also proposed to erect a freestanding bin and cycle store adjacent to the front boundary wall and to extend the existing hardstanding within the courtyard area in order to provide space for parking and manoeuvring for both dwellings.
7. The information accompanying the application states that the County Council has secured alternative premises for its archives, thereby making the barn and land within its curtilage surplus to requirements.
8. In order to facilitate the residential use of the main barn, it is proposed to insert a number of new openings at both ground floor and first floor levels into the principal east facing elevation, and several smaller openings and rooflights into the rear/west elevation.
9. No detailed plans have been put forward for the granary building. It is intended that the granary would be offered for sale with the dwelling directly opposite (ie – the northern section of the barn) for use as an ancillary residential building (eg – as a home office/studio) to suit the individual client's requirements.

10. The application has been accompanied by a Heritage Statement. This states that the site historically included the granary and barn, as well as additional buildings along the eastern boundary wall adjacent to the road and along the southern boundary wall forming an enclosed courtyard. It also comments that the grassed courtyard that exists today is not a historic feature and is a result of the domestication of the courtyard after the demolition of some farm buildings in the late 20th century.
11. The gault brick and slate granary is deemed to be of high significance due to the extent of historic fabric remaining, including historic grain bins and paraphernalia on the first floor. Whilst no specific proposals for the granary are included with the application, the Heritage Statement explains that any scheme should seek to retain the open character of the building and to ensure the first floor would remain intact.
12. The main barn is argued to be of moderate historic and architectural significance due to the extent of changes and removal of fabric that was carried out in 1992 when the building was converted to an archaeological store. This included the replacement of weatherboarding and the replacement of the former corrugated roof with slate, structural repairs that included steel banding/wind bracing, closing-off of the main cart door openings, rebuilding of the lean-to on the northern gable, repairs to the frame and installation of insulation. Breaks in the plinth wall on the east and west elevations indicate the locations of two pairs of threshing doors.
13. Internally, the main barn has six timber-framed bays. A large amount of original fabric was replaced during the conversion works. The barn is open from floor to ceiling in the northern two bays and a mezzanine comprises the southern four bays. The timber framing is a mixture of historic and re-used historic timber members, whilst several new timbers were inserted during the conversion works. These have been reinforced with steel and the barn insulated between the members. There are also several steel tie-bars on the ground floor and mezzanine and a timber partition has been inserted in the centre of the barn.
14. The Heritage Statement explains that any conversion should seek to reinstate former openings and that there should be as few rooflights as possible and confined to the west elevation. It states any windows should be located in the historic timber bays of the barn to avoid removal of historic fabric and that external shutters should be used. Surviving historic fabric such as the brick plinth should be preserved – previous proposals which show windows cut into the plinth wall are not considered acceptable in heritage terms. The existing internal divisions were created in 1992 and not considered of any historic or architectural value, although voids near the threshing door entrances would be favoured.
15. The group value of the buildings is considered to be of moderate significance. The southern and eastern side of the original courtyard buildings been demolished. The former farm buildings to the west survive but have been converted to residential. The Heritage Statement contends that the site could be enhanced through reinstatement of buildings in the courtyard.

Planning History

16. **S/1731/09/LB** – Alterations – single-storey lean-to extension to granary and convert to office/studio (B1 use) – refused.
17. **S/1538/09/F** – Extensions to granary to create office/studio – refused and dismissed at appeal.

18. **S/1809/08/F** – Conversion of archaeological storage barn to two dwellings and refurbishment and extension of granary to create an office/studio – refused for the following reasons:
- Detrimental impact on character and historic fabric of the listed/curtilage listed buildings and to the character and appearance of the Conservation Area.
 - Insufficient on-site car parking for the proposed residential and business uses, and inadequate pedestrian and vehicular visibility splays.
 - Insufficient evidence to justify lack of affordable housing provision on the site.
 - Failure to address increased need for play space within the village.
 - Failure to provide an adequate level of bat survey information.
19. **S/0432/92/LB** and **S/0424/92/F** – Part demolition and conversion of redundant hay barn into archaeological store – approved.

Planning Policies

20. *National Planning Policy Framework 2012*
21. *Local Development Framework*

South Cambridgeshire LDF Development Control Policies DPD 2007:

DP/1: Sustainable Development

DP/2: Design of New Development

DP/3: Development Criteria

DP/4: Infrastructure and New Developments

HG/1: Housing Density

HG/2: Housing Mix

HG/3: Affordable Housing

NE/1: Energy Efficiency

NE/6: Biodiversity

CH/2: Archaeology

CH/3: Listed Buildings

CH/4: Development Within the Curtilage or Setting of a Listed Building

CH/5: Conservation Areas

ET/6: Loss of Rural Employment to Non-Employment Uses

NE/15: Noise Pollution

SF/10: Outdoor Playspace, Informal Open Space and New Developments

SF/11: Open Space Standards

TR/1: Planning for More Sustainable Travel

TR/2: Car and Cycle Parking Standards

Development Affecting Conservation Areas SPD – Adopted January 2009

Open Space in New Developments SPD – Adopted January 2009

Biodiversity SPD – Adopted July 2009

Listed Buildings SPD – Adopted July 2009

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

22. *Draft Local Plan*

S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development
S/11: Infill Villages
CC/1: Mitigation and Adaptation to Climate Change
HQ/1: Design Principles
NH/4: Biodiversity
NH/14: Heritage Assets
H/7: Housing Density
H/8: Housing Mix
H/9: Affordable Housing
E/13: Loss of Employment Land to Non Employment Uses
SC/6: Indoor Community Facilities
SC/7: Outdoor Play Space, Informal Open Space and New Developments
SC/8: Open Space Standards
SC/11: Noise Pollution
TI/2: Planning for Sustainable Travel
TI/3: Parking Provision

Consultations

23. **Landbeach Parish Council** – Recommends refusal:

“Overdevelopment of the site, and serious concerns about vehicle access, parking and movement. It is a blind access on a corner.”

24. **The Conservation Officer** – Raises no in-principle objections to the conversion of the barn to two units. Concern is expressed regarding the external appearance as the regular arrangement and positioning of the proposed windows would not be reflective of the haphazard pattern normally expected within a barn. The internal layout is a matter that can be dealt with by way of condition.

25. **The Landscape Design Officer** – No objections although suggests that the bin/cycle store be repositioned within the site.

26. **The Environmental Health Officer** - No objections subject to conditions to control the hours of use of power-operated machinery during the construction period and requiring details of any driven pile foundations, and informatives preventing bonfires or burning of waste on site.

27. **Affordable Homes** – Following consultation with John Pocock, a commuted sum of £130,000 is required.

28. **The Local Highways Authority** – Raises no objections, stating that the change of use from B1/B8 to residential would result in a reduction in vehicle movements.

29. **County Archaeology** – The site lies in an area of high archaeological potential. The site should be subject to the requirement for archaeological investigation before commencement of development, to be secured by planning condition.

Representations

30. Letters have been received from Nos. 16, 16a, 16b and 18 High Street. The main points raised are:
- a) No objections to the principle of converting the barn to residential use, stating this is probably the only viable reuse whilst maintaining the existing character of the site. However, it is considered the building should be converted to one dwelling rather than two due to the physical restrictions of the site.
 - b) The proposal to convert the barn to two dwellings represents overdevelopment of a historically and architecturally important site. Neither house would have a large enough garden for its size and the northern house would have its garden used entirely as access.
 - c) The use as an archaeological store has resulted in limited vehicle movements. Visibility from the existing shared access is very restricted, especially to the right. The proposal would materially increase the number of movements, resulting in an increased highway safety hazard.
 - d) The provision of just two parking spaces per dwelling is insufficient. There is no provision within the scheme for visitors cars or deliveries.
 - e) If approved, the access should be required to be resurfaced from its existing gravel finish to a more robust finish such as block pavior or bound gravel.
 - f) There should be no windows in the southern elevation of the building overlooking No.18's private garden.
 - g) Nos. 16a and 16b object to the proposed bathroom windows in the rear elevation of the barn as this would be out of character with the original form of the barn, and windows are not necessary for bathrooms (for which mechanical ventilation provides an alternative solution). There are no objections to the velux rooflights proposed for the first-floor landing areas.
 - h) Confirmation should be provided that the dividing wall between the former store property and No.18 belongs to the former store.
 - i) Control should be exercised to ensure any tv/radio aerials would be mounted inside the roof area.
 - j) Can a bin storage area be created adjacent to the granary? This would entail the partial demolition of the boundary wall to achieve this.

Planning Comments

Principle of residential use/loss of employment

31. Policy ET/6 of the Local Development Framework states that the conversion of existing employment sites to non-employment uses within village frameworks should be resisted unless one of the following criteria is met:
- It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. Applications will need to be

accompanied by documentary evidence that the site is not suitable or capable of being made suitable for continued employment use. evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises; or

- The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or
- The existing use is generating environmental problems such as noise, pollution or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.

32. The original building has been converted to an archaeological store. The relevant permission imposed no constraints on the use of the building, noise limits or staff numbers, and the consent therefore represents an unrestricted permission for B8 storage/distribution purposes. The proposed conversion to residential would therefore result in the loss of an existing employment use. The premises have not been marketed for the minimum 12 month period referred to in the above policy. However, such an approach is not considered to be necessary in this instance for the following reasons:

- The building was converted to an archive store by the County Council in the 1990's in order to make best use of an existing County owned building. At the same time, adjacent buildings were converted to residential use. The storage use has always been very low-key and benign, has never provided any employment, and has not made any contribution to local employment opportunity. The proposal would not therefore result in a loss of local employment.
- Given the unrestricted nature of the planning permission, the building and site could be used much more intensively than at present without the need for any further consent. This has the potential to result in highway safety problems, and unacceptable noise and disturbance to adjacent residents.
- An alternative employment use in the B1 use class would give rise to significantly more vehicle movements than a B8 storage use, thereby resulting in highway safety issues. The Highways Authority has advised, for this reason, that it would favour a residential conversion over employment use of the site.
- The building is not suitable and does not meet the applicable standards for continued use as an archive store, and the County Council has acquired alternative premises for the use.
- A residential use would provide the best opportunity to ensure the buildings, including the listed granary, are maintained and preserved in perpetuity.

33. It is considered that a residential conversion represents the optimum way to secure a re-use of the main barn, as well as providing the best opportunity to secure a new use for the granary building. No plans have been put forward for the granary at this stage, as this would be offered for sale with one of the dwellings. Should any works be proposed to this building, this would need to be the subject of separate applications for planning permission and Listed Building Consent.

Impact on Listed Buildings and Conservation Area

34. The Granary is Grade II listed in its own right, whilst the barn is curtilage listed to the Grade II Wort's Farmhouse. The farm group is significant as a historic farmstead around a listed farmhouse and granary, reflecting the agricultural history and function of the site and context of the rural village. The farm buildings date from the 19th century agricultural revolution and form a small model courtyard characteristic of that period. The buildings occupy a very sensitive and prominent position within the Conservation Area. Barns to the rear were converted to residential in the 1990's but are less prominent than the frontage group now being considered for conversion.
35. In 2008, an application to convert the storage barn to two dwellings and to extend and convert the granary to form an office/studio was refused. The current application seeks to address the reasons for refusal of the 2008 application and has been submitted following pre-application discussions and a site meeting with planning and conservation officers.
36. The previous scheme sought to convert the main barn to two dwellings. The proposal involved the insertion of a significant amount of glazing in the east/front elevation of the building. The original full-height openings were proposed to be reinstated and glazed, and seven additional openings inserted in the front elevation, six of these extending from the eaves and into the plinth of the building. Externally, the application proposed a single-storey pitched roof extension to the south side of the granary, the erection of a four-bay cart shed along the eastern boundary wall, and the erection of low walls/screens within the courtyard in order to subdivide the garden areas. The alterations, as a whole, were considered to be overly domestic in appearance and detrimental to the simple character and appearance of the building.
37. In the current proposal, further information (a timber frame survey) has been submitted to show the extent of historic fabric remaining and the impact of the changes on this fabric. The Heritage statement identifies the building as being of only moderate significance that was subject to significant alteration during its conversion in the 1990's. This included new weatherboarding and the replacement of the former corrugated roof with slate, as well as structural repairs that included closing-off of the main cart door openings, rebuilding of the lean-to on the northern gable, repairs to the frame and installation of insulation.
38. The current application still proposes the two full-height openings on the front elevation. The historic plans and information in the Heritage Statement explain these are informed by historic openings that have, in recent years, been partially or entirely covered up. Officers therefore consider the reinstatement of these openings to be acceptable. The current scheme has significantly reduced the extent of other glazing in the front elevation by replacing the long additional strip glazing with small ground and first floor windows that do not encroach into the historic plinth of the building. Whilst this is certainly an improvement, the Conservation Officer has expressed concern that the regular pattern and positioning of the new windows is not reflective of the haphazard pattern expected within a barn and that two of the ground-floor openings cut into the historic diagonal bracing of the frame. To the rear, it is considered the wall openings should be replaced with rooflights, and the rooflights arranged in an irregular pattern. Revisions to the position and arrangement of fenestration on both the front and rear elevations have been requested.
39. With regards to the internal arrangement, the Conservation Officer has advised it would be possible to convert the barn to two dwellings without harming its historic character. The internal layout indicated in the submitted drawings does include a

number of partitions and reduces the openness of the building to some extent. The Conservation Officer is of the view that a 4-bay/2-bay arrangement rather than two 3-bay dwellings and/or an upside-down living arrangement with the bedrooms on the ground floor and living accommodation could result in an internal layout that better respects the character of the building. The County Council has made it clear that it has no intention of developing out any scheme itself and, if permission is granted, would be intending to market the site as two dwellings, with the detailed design then being determined by the eventual purchaser(s). The County Council is therefore keen to obtain a consent that is as close as practicably possible to an outline permission. Any changes negotiated at this stage are therefore highly likely to be subject to further revision at a later date. With this in mind, the Conservation Officer has advised that the final detail of the internal layout of the barn is a matter that could be dealt with through a condition of any listed building consent.

40. In the previously refused scheme, the enclosed garden areas to the front of the barn were deemed to harm the setting of the listed and curtilage listed buildings by introducing a physical barrier subdividing the open space that constituted the former farmyard. Walls, screens and gates not normally associated with farmyards were deemed to result in an overly domestic appearance that would detract from the agricultural character of the site and its associated buildings. The previous scheme also included significant extensions to the granary and the erection of a four-bay cart lodge, both pitched roof structures visible over the boundary wall.
41. The current application seeks to retain the open character of this courtyard by providing a shared access and parking area and grassed garden areas between the parking spaces and front boundary. The Heritage Statement states that low walls or screens should not be introduced to this farmyard area and that the courtyard could be subdivided by inserting low hedgerows/planters instead. This could be resolved through an appropriately worded planning condition.
42. A bin/cycle store is proposed adjacent to the eastern boundary of the site. This would be a simple wooden structure that, at 2m high, would be no higher than the boundary wall and would be open-sided to the courtyard, in-keeping with the form and design that evidence suggests the former outbuildings along this boundary would have taken.

Highway safety

43. Strong concerns have been raised regarding the highway safety implications of the proposal on the basis that visibility from the existing access is restricted and that the proposed use would result in an increase in vehicle movements.
44. Whilst it is acknowledged that the existing use of the building as an archaeological storage barn is relatively benign and results in limited vehicle movements, the planning permission under which the building was converted represents an unrestricted B8 (storage and warehousing) use. The application therefore has to be considered against the traffic generation that the lawful use of the site has the potential to generate.
45. The Local Highways Authority has advised that the use of the site as two dwellings would result in fewer movements than associated with the lawful commercial use. As such, the application is considered acceptable from a highway safety perspective. Whilst it is acknowledged that visibility when exiting the existing shared access is restricted, especially to the south, highway safety improvements would not be justified in this instance. It should also be noted that improving visibility would entail the

removal of part of the historic boundary wall, and this would have a materially harmful impact on the setting of the Listed Buildings and character of the Conservation Area.

Ecology

46. Application S/1809/08/F was refused in part on the basis that it failed to provide an adequate level of bat survey information to establish the extent of the potential impact of the development together with any required mitigation.
47. A bat survey of the granary building was undertaken in connection with the 2009 application for the building, and this survey has been submitted with the current application. The Ecology Officer has raised a holding objection on the basis that this survey is out of date and that no survey has been carried out of the main barn.
48. In response to this objection, additional survey work has now been undertaken. This concludes that there is no trace of a bat roost being present in either building. The large timber barn has no significance for bats. There is some evidence of a single species of bat making occasional but very rare visits to the granary building but not for roosting purposes. The large barn has a single house sparrow nest in the apex of the south gable end. The report concludes that, prior to any building works/reroofing of the granary, the building should be re-inspected to ensure no bats are present.
49. The comments of the Ecology Officer in respect of the above are awaited and will be reported to Members either in writing prior to the Committee meeting or verbally at the meeting.

Residential Amenity

50. With regards to residential amenity issues, a residential rather than commercial use of the site would enhance the amenities of occupiers of adjacent dwellings by removing potentially noisy operations from their immediate environs.
51. The converted barn incorporates openings in its front and rear elevations. The front openings overlook the shared amenity space whilst the rooflights/openings to the rear are at a high level and overlook the access and parking areas (rather than private amenity spaces) of the dwellings to the rear (Nos. 16a and 16b High Street). The development is not therefore considered to give rise to an unacceptable loss of privacy to surrounding residents.
52. No first-floor openings are proposed in the side elevation looking towards No.18 High Street. A condition removing all Class A permitted development rights would prevent any future openings being inserted in this elevation without planning permission.

Affordable Housing and infrastructure requirements

53. Policy HG/3 of the LDF requires one of the dwellings to be an affordable property. In accordance with the Affordable Housing SPD, the applicants have established that there are no providers willing to take on a unit, and a commuted sum of £130,000 has been calculated by the Council's appointed valuation officer.
54. The current development plan is proposed to be replaced by the emerging Local Plan, within which draft policy H/9 seeks to raise the threshold of affordable housing provision to sites of three or more dwellings.

55. Paragraph 216 of the NPPF advises that from the day of publication, decision-takers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.
56. The draft Local Plan has been approved by the Council for submission to the Planning Inspectorate for 'Examination in Public' and is therefore at an advanced stage in its preparation. In respect of unresolved objections, four representations have been received on draft policy H/9, with three of these opposing the policy and the fourth supporting and offering comment. Notably all the representations consider the proposed threshold of three dwellings too low (and seek to raise this). No representations seek to maintain (or lower) the current threshold of two dwellings and as such there are no unresolved objections to this draft policy as far as it relates to this application.
57. It is therefore considered that sufficient weight can be attributed to draft policy H/9 and that approval of the application without affordable housing contributions would be acceptable.
58. To comply with the requirements of Policies DP/4 and SF/10 of the Local Development Framework, all residential developments are required to contribute towards the off-site provision and maintenance of open space, indoor community facilities, and household waste receptacles, as well as towards associated monitoring and legal fees.
59. A Heads of Terms template has been completed and submitted with the application, and the Section 106 Agreement required to secure the required contributions would need to be completed in advance of any decision being issued.

Recommendation

S/2749/13/FL

Subject to the prior signing of a Section 106 Legal Agreement, receipt of revised external elevation drawings, and to no objections being received from the Ecology Officer, delegated powers are sought to approve the application subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: [drawing numbers to be inserted].
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include

specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed in accordance with the approved details before that dwelling is occupied and shall retained as such thereafter.

(Reason - To ensure that the appearance of the site does not detract from the character of the Conservation Area and the character and setting of listed buildings in accordance with Policies DP/2, CH/4 and CH/5 of the adopted Local Development Framework 2007.)

6. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details:

- a) Minimum 1:20 scale details of windows and doors.
- b) Sample of any new materials.
- c) Materials proposed for hard surfaced areas including roads, paths, drives and car parking areas.
- d) Rainwater goods.
- e) Flues and extracts.

(Reason - To ensure the development preserves the character and appearance of the Conservation Area and the character and setting of the curtilage Listed Buildings in accordance with Policies DP/2, CH/3, CH/4 and CH/5 of the adopted Local Development Framework 2007.)

7. No development shall take place until a schedule of proposed works detailing all elements of the buildings involved in the conversion to be repaired, replaced, renewed, rebuilt or newly constructed, including below ground features and specifications of material to be used, has been submitted to and approved in writing by the Local Planning Authority. No works shall be carried out other than in accordance with the approved schedule. Any material variations considered necessary as work progresses shall also be so approved.

(Reason - To ensure that all elements of interest in the buildings are retained in accordance with Policies DP/2, CH/3, CH/4 and CH/5 of the adopted Local Development Framework 2007.)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within the following classes of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
 - Part 1 (Development Within the Curtilage of a Dwellinghouse) - Classes A, C, D, E, F, G and H
 - Part 2 (Minor Operations) - Classes A and C
 - Part 40 (Installation of Domestic Microgeneration Equipment) - All Classes(Reason - In the interests of preserving the setting and character of the listed and curtilage listed buildings and the character and appearance of the Conservation Area and to protect the amenities of neighbouring residents in accordance with Policies DP/2, DP/3, CH/4 and CH/5 of the adopted Local Development Framework 2007.)
9. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
10. During the period of demolition, construction and conversion, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
11. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - i) Contractors' access arrangements for vehicles, plant and personnel;
 - ii) Contractors' site storage area(s) and compounds(s);
 - iii) Parking for contractors' vehicles and contractors' personnel vehicles;Development shall not be carried out other than in accordance with the approved details.
(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

S/2750/13/LB

1. The works to which this consent relates shall be started not later than the expiration of three years beginning with the date of this decision notice.
(Reason - To ensure that consideration of any future application for works will not be prejudiced by listed building consents which have not been acted upon.)
2. Before work commences, a full specification and schedule of works and working drawings shall be submitted for the prior, written approval of the Local Planning Authority. The specification, schedule and accompanying drawings shall comply with the conditions of consent. Any amendment to this specification or to any part of the approved works, including works required by Building Regulation or from a structural survey, shall be approved beforehand in writing by the Local Planning Authority.

- (Reason - To ensure the proper control of works and compliance with the approved plans and the conditions of this consent.)
3. All brickwork repairs shall match the existing brick, bonding and mortar.
(Reason – To ensure such repairs match existing brick detail).
 4. Works shall not commence on site until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - a) Sample of new materials to be used for the walls and roofs.
 - b) Minimum 1:20 scale details of windows, doors and roof lights.
 - c) Extracts and flues.
 - d) Water supply and waste pipes.
 - e) Insulation
 - f) Meter boxes.
 - g) Staircases
 - h) Rainwater goods(Reason – To ensure details appropriate to this curtilage listed building).
 5. No part of the fabric of the building, including any timber framing, internal plaster, or infill panels shall be removed without the prior written consent of the Local Planning Authority.
(Reason – To protect the fabric of this curtilage listed building).
 6. No part of the fabric of the building, including any timber framing and brickwork shall be cleaned without the prior written consent of the Local Planning Authority.
(Reason – To protect the fabric of this curtilage listed building.)
 7. Notwithstanding the submitted drawings, the proposed internal works are specifically omitted from this consent, and shall be the subject of further discussions. Revised proposals, together with any associated revised changes to the external appearance of the building, shall be submitted to and agreed in writing by the Local Planning Authority before works commence on site, and carried out in accordance with the approved drawings.
(Reason – To protect the character and fabric of this curtilage listed building).

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Supplementary Planning Documents: District Design Guide, Landscape in New Developments, Conservation Areas, Listed Buildings

- Proposed Submission South Cambridgeshire Local Plan 2013
- Planning File References: S/2749/13/FL and S/2750/13/LB

Report Author: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251