



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	S/3976/18/LB
Site	Rectory Farm, Middle Street, Thriplow
Ward / Parish	Whittlesford/ Thriplow
Proposal	Part demolition of existing barns extensions alterations and conversion of three barns to dwellings
Applicant	Laragh Homes
Presenting Officer	Karen Pell-Coggins
Reason Reported to Committee	Departure application
Member Site Visit Date	N/A
Key Issues	Heritage assets
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks part demolition of existing barns, extensions, alterations and conversion of three barns to dwellings.
- 1.2 The development would also result in less than substantial harm from the change from an agricultural to more domestic character to the significance of the Tithe Barn as a designated heritage asset.
- 1.3 However, a viability appraisal has been submitted to demonstrate that the provision of five dwellings in addition to conversion of the Tithe Barn to two dwellings is the required to enable the Tithe Barn to be repaired. This residential development would be the optimum viable use of the building and provide a public benefit which would outweigh the limited harm to the significance of the heritage asset.
- 1.4 Officers consequently recommend that the Planning Committee approves the application subject to conditions.

2.0 Site Description and Context

- 2.1 The site is located on the western side of Middle Street, partly within the Thriplow development framework and partly in the countryside. It measures approximately 0.72 of a hectare in area and currently comprises a group of agricultural buildings including a grade II listed, seven bay, render/ timber weatherboarding and tin, Tithe Barn on the road frontage to the east, a single storey traditional building to the west, and modern buildings and the ruins buildings further west. Some of the buildings are in a poor condition. The site is situated in the conservation area.
- 2.2 There is a render wall along the boundary with Middle Street, a flint wall along the boundary with No. 20 Middle Street, a low fence along the boundary with No. 22 Middle Street, and a post and wire fence along the rear boundary.
- 2.3 Vehicular access to the site is in the north eastern corner from Middle Street.
- 2.4 There is a mature pine tree within the garden of No. 20 Middle Street close to the access and some mature trees close to the modern open sided barn and the barn to the south of the site.
- 2.5 The site lies within flood zone 1 (low risk). Green Belt land lies to the north and west. The Manor House is a grade II* listed building that is situated on the east on the opposite side of Middle Street. It has a grade II listed garden boundary wall and three grade II listed garden ornaments. A public right of way runs along the northern boundary of the land to the west from Middle Street to Lower Street. Residential development lies to the north, east and south.

3.0 The Proposal

- 3.1 The application seeks part demolition of existing barns, extensions, alterations and conversion of three barns to dwellings.
- 3.2 Plots 1 and 2 would consist of the retention, alteration and conversion of the existing one and half storey element of the Tithe Barn, the retention of the wall to the east but demolition of the single storey element and replacement with a new cartshed, and the demolition of the single storey element to the west and its replacement with a new extension' cartshed. The alterations to the retained building include the reinstatement of the original dual pitched roof, insertion of glazing to existing openings and the creation of new openings, repair of the existing timber frame, insertion of floors, and partial enclosure of the bays at ground and first floor. The materials of construction would be bricks/ render/ dark timber boarding for the walls and clay plain tiles and natural slate for the roofs.
- 3.3 Plot 4 would consist of the retention, alteration, extension and conversion of the existing barn. The extension would project to the front. The materials of construction would be dark timber boarding for the walls and natural slate for the roof.
- 3.4 The remainder of the existing agricultural buildings on the site would be demolished apart from the outbuilding which forms part of a new dwelling.
- 3.5 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

4.1 Reference	Description	Outcome
S/3975/18/FL	Part demolition of existing barns extensions alterations and conversion of three barns to dwellings	Parallel application

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

5.2 South Cambridgeshire Local Plan 2018

NH/14 Heritage Assets

5.3 Other Supplementary Planning Documents

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009
Listed Buildings SPD – Adopted 2009

6.0 Consultations

6.1 **Thriplow Parish Council** – Supports the application.

6.2 **Conservation Officer** – Has no objections, as amended.

Comments 01 August

The relevant heritage assets are the Rectory Farm Title Barn Grade II and Thriplow Conservation Area.

Following detailed conservation comments provided on 13/01/2021 it was concluded that there would be less than substantial harm associated with the development proposed within the setting of the barn. Whilst changes had been made in response to earlier comments it was considered that the cumulative domestic effect of the new dwellings, particularly Units 3 and 5, would alter the agricultural nature of the site, detracting from the Tithe Barn's setting as a contributor to its significance.

The NPPF required that great weight is given to the asset's conservation (199) and that any harm is to be clearly and convincingly justified, including from development within the setting (200). Less than substantial harm must be weighted against any public benefits of the proposal, including securing optimum viable use (202).

Enabling Development.

HEGPA Planning Note 4 Enabling development para 14 sets out that the amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long term future of the assets.

A previous BNP Paribas assessment concluded that the Applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units was not considered reasonable and the conservation deficit could be addressed by building 3 units. The conclusion was that the existing use was the optimum viable use and there is no case for enabling development and so NPPF para 208 was not engaged.

A new BNP Paribas report has been produced in response to updated information from the applicant and their agent. This report undertook a new appraisal assuming 7 residential units (2 conversion units and 5 new build units taking into account amendments). They conclude that the Applicant's assertion that the repairs and refurbishment of the Grade II Tithe Barn can only be facilitated through the development of 5 new residential units is reasonable.

This new information suggests that the proposed development is the minimum required to address the conservation deficit and therefore the development meets the case for enabling development.

Taking the above into account whilst there is less than substantial harm arising from this proposal the benefit of repairing and refurbishing the Tithe Barn which would secure its optimum viable use would outweigh this harm. NPPF paras 202 and 208 would apply.

Recommend conditions:

Conservation Area

- Window details
- Sample panel of facing materials
- Non-masonry walling system
- Render details

Listed Building

- Joinery Details
- Timber frame repairs
- Window details
- Roof details
- New walls
- Mortar and render details
- Precise details of fixing and type of internal insulation.
- Precise details of internal floor and wall finishes.

Previous Comments (summary)

The proposals relating to the conversion and restoration of the Tithe Barn remain welcome and considered to result in a net enhancement to the listed building and conservation area. The conversion proposed is acceptable, with honest intervention and enhancements in the restoration of the lost roof form and height which will have a positive impact on both the character and appearance of the listed building, and that of the conservation area with the reintroduction of the dominant role the building would historically have had within the street scene. The conversion will provide a viable future use for the listed building in a manner considered to be consistent with its conservation.

However, it is considered that there will be harm associated with the development proposed within the setting of the barn. The proposed dwellings are considered to follow an appropriate aesthetic, and their scale, heights,

and massing have been revised to mitigate the sense of dominance in relation to the barn. Nevertheless, the cumulative domestic effect of the new dwellings remains a factor, particularly the effect of Units 3 and 5 seen together in relation to the barn. This cumulative domestic effect will alter the agricultural character of the site, detracting from the Tithe Barn's setting as a contributor to its significance.

When the elements of enhancement and harm are taken together, the proposal is considered to result in a minor degree of harm, amounting to a low level of less than substantial harm to significance of the Grade II listed Tithe Barn.

The NPPF requires that great weight is given to the asset's conservation (193) and that any harm is to be clearly and convincingly justified, including from development within the setting (194). Less than substantial harm must be weighed against any public benefits of the proposal, including securing optimum viable use (196).

The applicant puts forward that residential conversion of the Tithe Barn is the only viable use and therefore the optimum viable use (PPG). In this case, the public benefits of the scheme would be considered to outweigh the harm identified.

Enabling Development

HEGPA Planning Note 4: Enabling Development (June 2020) offers relevant guidance. Paragraph 19 sets out that Ideally enabling development would not harm the heritage asset it is intended to conserve. In some circumstances it may be necessary to accept some harm if there are no reasonable alternative means of delivering or designing the scheme with less or no harm. Paragraph 14 set outs that the amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long-term future of the assets.

More fundamentally, per paragraph 7, A typical example of enabling development may be a proposal for houses near a listed building that would not normally be given planning permission (for example because it would be in breach of countryside policies), but where the listed building's long term future can only be secured by using the uplift in value of the land resulting from that development. Some enabling development might result in an adverse impact on the asset even though if possible, it should be sited so as to avoid doing so.

The Council's Viability Consultant has reassessed the scheme and concluded that the development generates a negative RLV of -£1,099,043 and the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is now reasonable.

Given the above assessment, the proposed development is considered to result in the optimum viable use for the site

The public benefits of the development would subsequently outweigh the less than substantial harm identified to the significance of the heritage assets.

The proposal would therefore be defined as enabling development to justify the works to ensure the future of the listed Tithe Barn.

6.3 **Historic England** – Has no comments.

6.4 **Council's Viability Consultant** – We have undertaken an updated appraisal of the proposed Development assuming 7 residential units (2 conversion units and 5 new build units), taking into account the above amendments. The scheme generates a negative RLV of -£1,099,043. We therefore consider the Applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is reasonable.

6.5 Full copies of all consultation responses are available to view on the website.

7.0 **Assessment**

Heritage Assets

7.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.

7.2 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

7.3 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

7.4 Policy NH/14 of the Local Plan requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets.

7.5 The application is accompanied by a Heritage Statement (amended), Structural Report, and Demolition Plan.

7.6 The site comprises the Tithe Barn, a grade II listed building. It is situated in the Conservation Area and within the of a grade II* listed dwelling at The

Manor House, 27 Middle Street and grade II listed wall and garden ornaments at The Manor House, 27 Middle Street.

7.7 The Tithe Barn was listed in 2017. The listing description is as follows: -

Summary

A substantial timber-framed aisled barn, thought to have C14 origins as part of a significant medieval ecclesiastical estate, and later owned by a notable Cambridge College. Now (2017) in use for agricultural storage purposes.

Reasons for Designation

The Tithe Barn at Rectory Farm Thriplow, in Cambridgeshire, a timber-framed aisled barn believed to have C14 origins as part of an important ecclesiastical estate, and later becoming the property of a notable Cambridge college, is listed at Grade II for the following principal reasons:

- * Architectural interest: as a legible example of aisled construction, one of England's most significant and influential vernacular building construction traditions, represented in high-status domestic and agricultural buildings throughout the medieval period and beyond, and as a complex example of a timber-framed structure, displaying many aspects of the development of important regional historic carpentry techniques;
- * Historic interest: for its original function as a key component of an important medieval ecclesiastical estate, built to receive agricultural tithes and later becoming part of the landholding of a notable Cambridge college;
- * Degree of survival: despite the loss of the upper section of the roof structure, the proportion of surviving historic fabric is sufficient to provide clear evidence of the building's original form, function and constructional detailing, and to confirm the claim to special interest in a national context.

History

The building known as the Tithe Barn at Rectory Farm, Thriplow, is believed to have its origins in the early C14, and to have been built as a tithe barn for the Bishop of Ely's landholding in Thriplow. It subsequently passed into the ownership of Peterhouse College in Cambridge, and in 1780 was recorded as forming part of a large group of farm buildings associated with the Rectory (now Rectory Farm) in a survey of the Rectory landholding. The tithe barn is identified as the 'Wheat Barn' on the survey drawing, which shows other farm buildings, including a barley barn and attached cowhouse, a stable, hogsties, and a cart shed, with the Rectory located to the north-west of the tithe barn. The Rectory and the other buildings have since been demolished, although all were present on an 1840 plan of the site, which also showed the site surrounded by what is

referred to as a moat, but which also might be drainage ditches. A 1930's photograph shows the tithe barn with a thatch roof covering to what is presumed to be the original roof structure. The building was subsequently altered, with the replacement of the original roof pitches above tie beam level with metal trusses. The building is no longer in active agricultural use (2017), but is used for storage purposes.

Details

An aisled barn, thought to have been built as a tithe barn for the Bishop of Ely in the C14 , and altered in the late C19 or early C20.

MATERIALS: the barn is timber-framed, the framing set upon low, clunch side walls, replaced in some areas with weatherboarded stud work on low brick plinths. The roof is covered with corrugated metal sheeting, replacing earlier thatch.

PLAN: the building is linear, aligned east-west on the southern boundary of the farmyard, and of double aisle form.

EXTERIOR: the building is formed of seven bays, with a double doorway forming the principal entrance on the north wall in the central bay. The doorway has double-ledged and braced, boarded doors. The low, aisle side walls extend on both sides of the double doorway with the pitch of their metal-sheet roof coverings possibly reflecting the line of the original or earlier roof slope prior to the replacement of the upper part of the roof structure. There is a single door opening to the west side of the main entrance to the barn, and sections of a low brick plinth. The east gable wall is largely plastered, with an inserted double doorway to the south side, and weatherboarding to the gable apex above a narrow band of glazed stud work. The west gable is similarly covered with a mixture of wide weatherboarding and plastered stud work, and has an inserted doorway to the centre, enclosed within a lower attached outbuilding (does not form part of this assessment). The rear (south) elevation has a single, small off-centre window opening.

INTERIOR: the building's timber frame is largely intact, and is clearly legible within the building's interior, which is a single, undivided space. The frame is formed around two arcades of substantial aisle posts, each arcade supporting an arcade plate. These plates, some formed with splayed scarf joints, extend the full length of the barn interior. The aisle posts support longitudinal and transverse braces which extend upwards to meet the aisle plates and the tie beams of the aisle trusses respectively. Some braces are curved, others straight, the original members pegged, whilst some later replacements are face-nailed. Empty mortices indicate the location of missing braces. In most bays, the aisle posts are connected to the aisle walls by short horizontal beams, but a number of aisle bays are now separated by low walls. Evidence of incremental repair and adaptation can be seen throughout the interior, including what appear to be a number of replacement aisle posts which do not feature the

jowelled heads of the original frame members. A number of the original aisle posts have narrow diagonal trenches on one side face, possibly suggesting the presence of passing braces as part of an earlier roof structure, or of re-used timber. Sections of the building's aisle roofs retain early rafters and riven laths, but the roof pitch above tie-beam level has been lowered, and the upper section of the roof trusses replaced by slender, iron truss members.

- 7.8 The significance of the listed building is its 14th century origins and historic association with an ecclesiastical estate.
- 7.9 The main significance of the Conservation Area is the development around the church and three original manors still remaining together with the lanes that form the historic core of the village which are separated by open meadows.
- 7.10 The significance of The Manor House is its 16 century origins and historic association with Barrington's Manor, which was one of the three original manors in the village.
- 7.11 The Conservation Officer has advised that the works to the listed Tithe Barn would enhance the character and appearance of the listed building and conservation area through appropriate alterations and the reinstatement of the original roof which would reintroduce the dominant role that the building would have originally had when viewed from Middle Street.
- 7.12 However, there would be some harm from the development to the setting of the barn through the cumulative domestic effect of new dwellings seen in relation to the barn which would alter the agricultural character of the site.
- 7.13 Overall, the proposal is considered to result in a minor degree of harm, amounting to a low level of less than substantial harm to significance of the Grade II listed Tithe Barn.
- 7.14 The NPPF requires that great weight is given to the asset's conservation (193) and that any harm is to be clearly and convincingly justified, including from development within the setting (194). Less than substantial harm must be weighed against any public benefits of the proposal, including securing optimum viable use (196).
- 7.15 The works to the listed Tithe Barn would result in costs of £106,267. Therefore, the scheme has been developed with number of additional dwellings as enabling development to allow for improvements to the listed barn.
- 7.16 A Viability Report was submitted with the application which included an appraisal which set out the costs of the scheme and the likely income generated as a result of the development.

- 7.17 The Council's Viability Consultant assessed the appraisal and had concerns in relation to the constriction costs, contingency, disposal fees, programme timetable and viability benchmark. It was advised that if applicants value of the existing buildings at £300,000 was correct, the existing use is the optimum viable use and there is no case for enabling development.
- 7.18 An appraisal was subsequently undertaken to establish the quantum of enabling development that would be required mitigate the conservation deficit. The development of 3 new build units (in addition to the conversion of the existing building to two units) mitigated the conservation deficit in full, leaving a surplus of £34,193.
- 7.19 In summary, the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units was not considered reasonable.
- 7.20 Since that time, the developers and the Council have jointly instructed a Quantity Surveyor to establish reasonable construction costs for the proposed development and the other costs have been updated.
- 7.21 The Council's Viability Consultant has reassessed the scheme and concluded that the development generates a negative RLV of -£1,099,043 and the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is now reasonable.
- 7.22 Given the above assessment, the proposed development is considered to result in the optimum viable use for the site
- 7.23 The public benefits of the development would subsequently outweigh the less than substantial harm identified to the significance of the heritage assets.
- 7.24 The proposal would therefore be defined as enabling development to justify the works to ensure the future of the listed Tithe Barn.
- 7.25 The proposal would not give rise to any harmful impact on the significance of designated heritage assets subject to conditions as recommended by the Council's Conservation Officer, which officers consider reasonable and necessary as part of any listed building consent.
- 7.26 The proposal would comply with the provisions of the Planning (LBCA) Act 1990, the NPPF and Policy NH/14 of the Local Plan.

8.0 Recommendation

- 8.1 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

Planning Conditions

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The works hereby permitted shall be carried out in accordance with the approved plans and specification of works as listed on this decision notice.

788/A3/100B	Location Plan
788/A3/101	Demolition Plan
788/A1/305W	Site Plan
788/U1-2/A2/310E	Units 1 and 2 Ground Floor Plan
788/U1-2/A2/311E	Units 1 and 2 First Floor Plan
788/U1-2/A2/312C	Units 1 and 2 Roof Plan
788/U1-2/A2/313C	Units 1 and 2 Front and Rear Elevations
788/U1-2/A2/314B	Units 1 and 2 Side Elevations
788/U1-2/A3/315B	Units 1 and 2 Sections AA and BB
788/U1-2/A2/316B	Units 1 and 2 Sections CC, DD and EE
788/CL/A3/384A	Unit 1 Cartlodge Plans and Elevations
788/U3/A3/320E	Unit 3 Ground Floor Plan
788/U3/A3/321D	Unit 3 First Floor Plan
788/U3/A3/322D	Unit 3 Second Floor Plan
788/U3/A3/323C	Unit 3 Roof Plan
788/U3/A3/324E	Unit 3 Front and Rear Elevations
788/U3/A3/325D	Unit 3 Side Elevations
788/U3/A3/326B	Unit 3 Sections
788/CL/A3/382	Units 3 and 7 Cartlodge Plans
788/CL/382/A3B	Units 3 and 7 Cartlodge Elevations
788/U4/A3/330E	Unit 4 Ground Floor Plan
788/U4/A3/331D	Unit 4 Roof Plan
788/U4/A3/332F	Unit 4 Front and Rear Elevations
788/U4/A3/333B	Unit 4 Side Elevations
788/U5/A3/340E	Unit 5 Ground Floor Plan
788/U5/A3/341D	Unit 5 First Floor Plan
788/U5/A3/343B	Unit 5 Roof Plan
788/U5/A3/344E	Unit 5 Front and Rear Elevations
788/U5/A3/345E	Unit 5 Side Elevations
788/U5/A3/346A	Unit 5 Sections
788/CL/A3/380B	Unit 5 Cartlodge Plans
788/CL/A3/381C	Unit 5 Cartlodge Elevations
788/U6/A3/350E	Unit 6 Ground Floor Plan
788/U6/A3/351G	Unit 6 First Floor Plan

788/U6/A3/352D	Unit 6 Roof Plan
788/U6/A3/353E	Unit 6 Front and Rear Elevations
788/U6/A3/354D	Unit 6 Side Elevations
788/U6/A3/355D	Unit 6 Sections
788/U7/A3/360B	Unit 7 Ground Floor Plan
788/U7/A3/36B	Unit 7 First Floor Plan
788/U7/A3/362A	Unit 7 Roof Plan
788/U7/A3/363C	Unit 7 Front and Rear Elevations
788/U7/A3/364C	Unit 7 Side Elevations
788/U7/A3/365B	Unit 7 Sections

Reason: In the interests of good planning and for the avoidance of doubt.

3. No proposed new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

4. No brick or stonework above ground level shall commence until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing to the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

5. No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

6. No external render and any self or applied-colour shall be applied until details of the type and finish of render/colour has been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the agreed details.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

7. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

8. No works to install new or alter existing timber framing, or remove any member or part member of the timber frame, floor joists or roof timber, shall commence until details including a justification, methodology of repair and drawings at a scale of 1:20 showing the extent of any repairs to the timber frame (including jointing, pegging, junctions, chamfering, moulding, weathering, etc.) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

9. No proposed new windows shall be constructed in the existing listed building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

10. No roofs shall be constructed until a sample of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to and approved in writing by the Local Planning Authority. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To ensure detailing and materials appropriate to this listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

11. No new walls shall be constructed until the drawings to a scale of 1:20 providing details of the roof/wall junctions, including eaves, fascias and soffits, wall/floor junctions and wall/wall junctions have been submitted to and agreed in writing by the Local Planning Authority. This includes junctions between historic and new work. Construction of walls shall thereafter take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

12. All mortars, plasters and render shall be lime rich to specifications submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

13. No work shall commence on the relevant part of the works, until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:
 - a. Precise details of fixing and type of internal insulation
 - b. Precise details of internal floor and wall finishes

The works shall be carried out in accordance with the agreed details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

Background Papers:

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 Plan 2018
- South Cambridgeshire Local Development Framework SPDs