

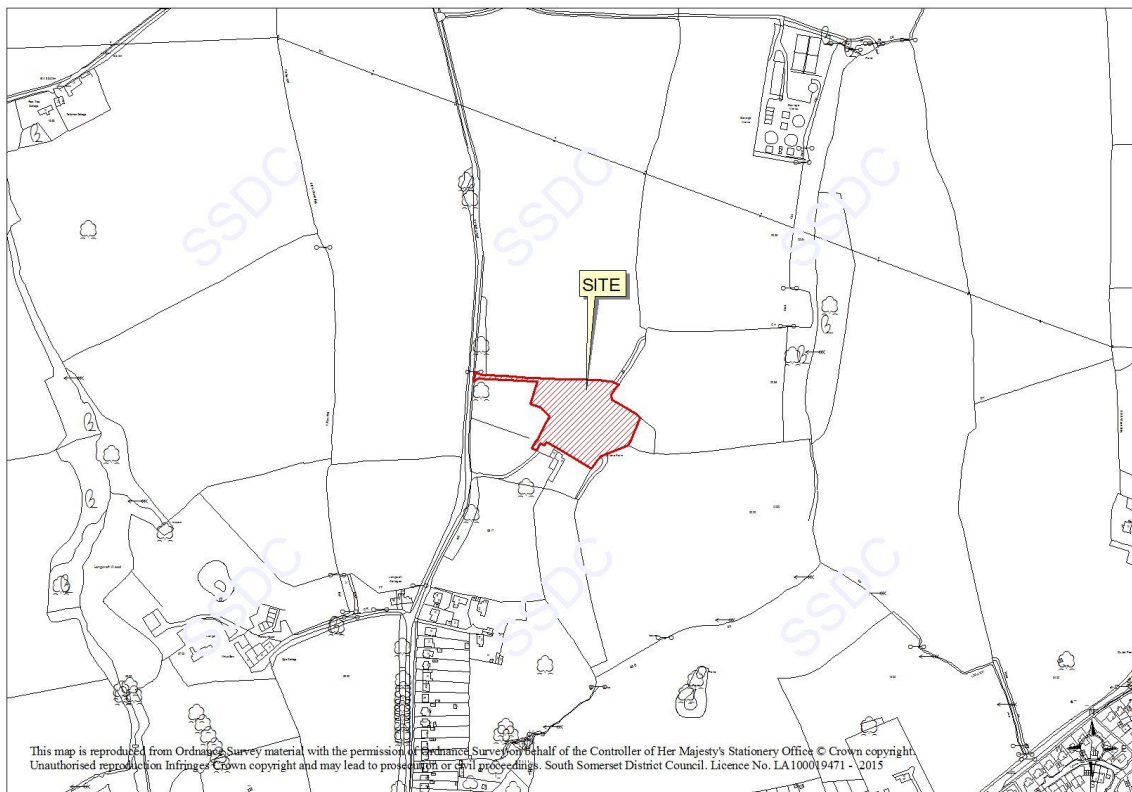
Officer Report On Planning Application: 14/05096/LBC

Proposal :	Conversion of barns to five residential units and reinstatement of cottage to residential use, including associated internal and external alterations, erection of extensions and erection of car ports/garaging (GR 355836/118295)
Site Address:	Stone Farm Stone Lane Yeovil
Parish:	Mudford
WARDS OF YEOVIL WITHOUT Ward (SSDC Member)	Cllr J Gleeson Cllr P A Lock Cllr G J Oakes
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	16th January 2015
Applicant :	Jesus College
Agent: (no agent if blank)	Smiths Gore York House Blackbrook Business Park Taunton Somerset TA1 2PX
Application Type :	Other LBC Alteration

Reason for Referral to Committee

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Chairman to enable the comments of the Parish Council, neighbouring Parish Council, tenant and users of stables to be fully debated.

Site Description and Proposal





The site is located on the Eastern side of Stone Lane, approximately 600m from the junction with Combe Street Lane. Stone Farm is Grade II listed and therefore the historic outbuildings are curtilage listed.

Stone Farm extends to 128 acres of which 105 acres is arable land and 22 acres is permanent pasture.

To the north of the listed farmhouse are a range of historic outbuildings and a former dwelling. Further to the north are modern farm buildings and silo bins.

In detail Barn 1 is located to the Northwest of the main yard. It is a brick built building covered in corrugated metal tin sheeting. Metal sheeting cover the gable ends. On the Northern side of the site is a lean-to. There are external steps to the first floor on the Southern elevation but internally there is no floor. The building is currently being used for unauthorised storage. A new lean-to is proposed on the Northern side constructed of brick with timber cladding. A new floor is to be installed and new glazing in the gable ends. In addition the existing roof covering is to be replaced with clay tiles. A rooflight and flue are proposed on the Southern elevation. This conversion would provide a 3 bed property.

A garden area is proposed to the North and East of the barn.

Barn 2 is located to the East of Barn 1. This forms part of the northern side of the courtyard. This building is a double height building constructed of brick under a clay tile roof. There is a lean-to on the Northern elevation. At the eastern end of the building is an area of concrete block wall with timber boarding above. The building is currently being used for the stabling of horses. The block is to be removed and replaced with glazing with hit and miss boarding in front. A new floor is to be installed. A new build lean-to incorporating a study is proposed to the North. The barn conversion would provide a 4 bed property.

To the North of the site are modern agricultural buildings and grain silos. These are to be demolished and a garden area for this conversion is proposed in their place.

Barn 3/4 is located to the East of Barn 2 and is an 'L' shaped building enclosing the courtyard. This is single storey with brick to the rear and end elevations. Originally it would have been open to the courtyard with the structure being supported on timber posts and stones. Most of the original openings have been infilled with blockwork. The roof is covered with corrugated asbestos sheeting. The building is currently being used for the stabling of horses and as a tack room. A new build single storey extension to complete the courtyard linking round to Barn 2 is proposed. This is on the line of an historic structure. This structure is to be constructed of brick and clay tile to match other buildings. Combined with the existing building it would provide a 4 bed property. Barn 4 is to have new insertions with thin timber boards in front of windows to minimise the domestic appearance. This would provide a 4 bed property.

Currently to the rear / North are single storey agricultural buildings used as for general storage and a historic tractor collection and a manege. These are to be demolished / removed and Garden areas are proposed in their place.

Barn 5 is located at right angles to barns 2 and 3. The building is 2 storey constructed of brick but the Southern wall of the Southern lean-to is faced in natural stone with brick quoins. There is a plain, clay tile roof. There is no staircase but there is a floor with access via a ladder. The ground floor is being used for equestrian storage and as a workshop. It is proposed to install an internal staircase and convert the building into a 3 bed property. Existing openings are to be utilised to from the windows. A garden area is proposed to the East.

Barn 6 is located opposite Barn 5 between the dwelling and Barn 1. This building consists of a 2 storey brick structure at the Southern end and a range of single storey structures to the North. The eastern elevation of the single storey section of the building is filled in with blockwork panels. The single storey buildings are used as stables. The Southern end of the building is to be retained with the tenant at Stone Farm. The Northern end is to be converted into 2 double carports to serve Barns 1 and 2.

At the Eastern end of the site is a former dwelling constructed of brick under a tile roof. This property has previously had permission for the conversion into 2 dwellings, but this has lapsed. It is sought to reinstate and repair the building into a single 4 bed dwellinghouse. Render to the building is to be removed and porches are to be restored. A garden area is proposed to the North and South of the building.

To the West of the building a double garage is proposed to serve the restored dwelling.

On the other side of the courtyard to Barns 3 and 4 a new single storey car port / garage is proposed constructed of brick. Two double car ports are to serve barns 3 and 4 and a double garage is to serve Barn 5.

Currently access to the site is via 2 tracks off Stone Lane. The Southern track goes to the farmhouse with the Northern track to the barns. The Northern access is to be utilised to facilitate these conversions, with an extension to the existing track to serve Barn 4.

The application is supported by a Planning, Design and Access Statement including Heritage Statement, Ecological Survey Report and a Structural Survey.

The proposal has been amended by plans submitted 15 December 2014 to address

concerns raised by the Highways Officer and 21 January 2015 to address the Conservation Officer's concerns.

The site is within Mudford Parish but is within Yeovil Without Ward.

RELEVANT HISTORY

14/05095/FUL - Conversion of barns to five residential units and reinstatement of cottage for residential use, including associated internal and external alterations, erection of extensions and erection of car ports / garaging - Pending Consideration

09/02986/FUL - Alterations, extension, refurbishment and conversion of derelict farmhouse into 2 dwelling houses with associated parking facilities - Application Withdrawn - 20/09/10

01/02085/FUL - The demolition of former farmhouse and the erection of two dwellinghouses with associated parking facilities - Application permitted with conditions - 28/09/01

01/00839/FUL - Alterations, extension, refurbishment and conversion of derelict farmhouse into 2 dwelling houses with associated parking facilities - Application permitted with conditions - 12/07/01

96/02241/FUL - The demolition of former farmhouse and the erection of two dwellinghouses with associated parking facilities - Application permitted with conditions - 29/11/96

95/06553/FUL - Alterations, refurbishment and the conversion of farmhouse into two dwellinghouses with associated parking facilities - Application permitted with conditions - 16/10/95

91/01734/FUL and 91/01735/LBC - Conversion and sub division of farmhouse to form dwelling and self contained holiday flat - Permission granted / Granted consent - 17/02/92

63845/C - Convert existing farm workshop to service outboard marine engines - Refused - 15/6/73

63845/B - Formation of vehicular access - Conditionally approved - 16/8/72

63845/A - Erection of milking parlour, use of existing access - Conditionally approved - 31/3/69

63845 - Extension to existing barn at Stone Farm - Conditionally approved - 16/10/63

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

Paragraph 132 of the NPPF: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear

and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

On the 8th January 2015, South Somerset District Council received the Inspector's Report into the emerging South Somerset Local Plan (2006 - 2028). The conclusion of the report is that the local plan is 'sound', subject to a number of agreed modifications.

Under the terms of Paragraph 216 of the National Planning Policy Framework (NPPF) weight should be given to relevant policies in emerging plans according to 'the stage of preparation', with the proviso in the first bullet point that: 'the more advanced the preparation, the greater the weight that may be given'. Given the plan has passed through the examination process, there can be no doubt therefore that the emerging local plan must be given substantial weight in decision-taking and it is therefore essential that the development is considered against the relevant policies.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application.

The policies of most relevance to the proposal are:

Saved policies of the South Somerset Local Plan (April 2006)

EH3 - Change of Use and Alterations of Listed Buildings

EH5 - Development Proposals Affecting the Setting of Listed Buildings

Policies of the Emerging South Somerset Local Plan (2006-2028)

EQ3 - Historic Environment

National Planning Policy Framework

Chapter 12 - Conserving and Enhancing the Historic Environment

CONSULTATIONS

Mudford Parish Council - *"We have several serious concerns over this application:*

- *On the application form the agent states on sect 18 that the buildings are redundant, this is not the case, this is still a working arable farm with a Livery business. It also states the buildings are vacant, this is also incorrect.*
- *Sect 29, the current tenant/occupier has not received a notice to quit 21 days prior to this application.*
- *No plan has been discussed with the farmer/tenant for alternative buildings to continue operating his agricultural and livery business.*
- *The farmer has been a tenant for 53 years running a successful agricultural and recently livery business over 128 acres.*
- *Up unto this year the grain harvested on the farm was stored at a neighbours farm, that neighbour had warned the farmer at Stone farm that the situation will have to revert back to storage at Stone farm, in the bins/silos currently in the centre of the farm,*
- *We are aware of three applications over the years to reinstate the use of the cottage,*

which Mudford PC have supported, each time the applicant has failed to carry out the conversion. This building has empty for over 60 years.

- The barns listed in the application are all currently used for a busy livery business which provides work and business to the community, the modern barns used for the farming activities are in the centre of the proposed development, and will be demolished if the planning is granted.*
- The tenant and his family have been farming there for 53 years, his daughter is a part of the business and wishes to continue when her father retires, they hold a protected tenancy.*
- The farm was once part of the Goodford estate - 1710 to 1918, the buildings were built at various stages over that period but principally in the 19th, using Mudford brick, manufactured in the parish, there are several buildings which should be protected/listed as good examples of South Somerset agricultural history.*

Conclusions

- 1. Mudford Parish Council support the application to reinstate the cottage (old dairy house) and Barn conversion 1.*
- 2. The conversion of the agricultural buildings is not supported as they are still being used and part of a viable successful farm and livery business."*

Yeovil Without Parish Council (neighbouring PC) - "The comments of Mudford Parish Council are noted.

The development which is being proposed for Stone Farm, by Jesus College Oxford, the owners of the farm, would appear to be an impressive development of a unique site, except for one major drawback.

The tenant of the farm (for the last 51 years) has a protected life tenancy under the agricultural Holdings Act with the right of succession to further generations.

Under these proposals we understand that the farm and the main farmhouse (a grade II listed building) will be physically unaffected and will remain under the control of the tenant, but all the other farm buildings will either be converted into residential accommodation or be demolished - thus leaving the tenant without the necessary buildings and means to continue his thriving agricultural activities on the farm. The development proposals should therefore include either the retention or the construction of sufficient farm buildings to enable the existing farming operations to continue in a viable manner.

It is also noted that;-

- Several of the outbuildings which are to be renovated are fully utilised for a livery business, including stabling, paddocks and a ménage, and it is not therefore true that those buildings are currently redundant or vacant, as alleged in the planning application.

- The cottage has been empty for over 60 years and has been the subject of several planning applications by Jesus College, which have gained planning approval, but on each occasion the applicant has failed to carry out the proposed renovation works.

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We concur with the conclusions of Mudford Parish Council, in particular;-

- We support the application to renovate the cottage and barn no 1.

- The conversion or demolition of the other agricultural buildings is not supported as they are still being used as part of a viable successful farm and livery business - unless arrangements are made for the provision of sufficient alternative agricultural buildings for use by the tenant."

Conservation Officer - Initially commented, *"This scheme has been the subject of detailed pre application discussion. The resulting scheme is considered to be sensitive and well considered, respecting the significance of the individual buildings as well as the overall character of the place. I have no objection to the proposals, although there are a few revisions that need to be made.*

Providing the issues raised above can be addressed I am happy to offer my full support to the scheme."

He confirmed that the amended plans received on 21 January 2015 deal with his initial comments and therefore has no objection to the scheme.

Suggests the use of conditions regarding full repair schedule for each building, details of windows / doors, rooflights, eaves, verges and rainwater goods, lighting, meter boxes etc and pipework and specific issues for each building.

REPRESENTATIONS

5 letters have been received from the agricultural tenant, his agent and people who stable their horses on the site. The responses include a further response from the tenant's agent raising the following areas of concern:-

- The stables are affordable and convenient with limited other premises that offer the same facilities.
- There are a number of wildlife species around the site and they want to know what will happen to them?
- The redevelopment will not provide affordable houses.
- The tenant farmer has diversified into letting buildings for DIY livery to find another source of income. What would happen to the tenant's interests should the application be approved?

The tenant farmer raises the following concerns;

- He has farmed the site since 1961 and he may have slowed down recently this is because he is now 79 years old.
- He employs contractors to undertake field operations but they act on his instruction.
- His landlord has given him permission to carry out diversification projects including an equestrian business on DIY liveries and the subletting of 3 of the traditional barns for storage purposes. Also the farmhouse was split into 2 parts. All the income has been shared with his landlord.
- He does not agree with the agent when they say that the buildings are redundant and new uses need to be found for them. In addition he does not agree that the modern buildings have been disused.
- In more recent years crops have been stored off farm but this is coming to an end and is in the process of getting the grain bins recertified for crop assurance to use them for the 2015 harvest.
- His daughter has shown interest in joining the farm and help with the running. Also thinks that it would be nice for her to succeed the tenancy in due course.
- The proposal would remove a lot of the buildings and leave him with reduce income and the business would be virtually unviable.

The tenant's agent raises the following comments;

- Mr Raymont, the tenant, has always sought permission from his landlord in relation to diversification schemes on the holding. These include subletting of the land for the grazing of horses on DIY livery basis and that there are 12 horses currently on livery, the splitting of the farmhouse and subletting of the other half and the subletting of traditional buildings to third parties for storage.
- All the barns proposed for conversion are being used. Barn 1 is used for storage by a third party, Barn 2 is used for horse livery, Barn 3/4 is used for storage and provides stabling for the DIY livery, Barn 5 is used as a secure tack room and part as farm workshop and Barn 6 is divided with part let for storage and part used for livery.
- The range of modern farm buildings to the north of Barn 2 are used for livestock housing, machinery storage and repair and general fodder storage. The grain bins are also to be used.
- The buildings to the rear of Barn 3/4 have mainly been demolished and the remainder are redundant. However a manege forms an integral part of the equestrian activities on the site.
- Mr Raymont employees contractors to undertake the majority of field operations relating to the arable enterprise and the land is farmed on a 3/4 crop rotation of winter wheat, barley, beans oil seed rape. The contractors have recently told Mr Raymont that they require their own crop storage and therefore need somewhere to store the crops.
- There is an intention to recommence the rearing of youngstock and they would use the building behind Barn 2.
- If planning permission was granted Mr Raymont would benefit from no functional agricultural buildings in which to run the holding.
- The site is a working agricultural unit and Mr Raymont is an Agricultural Holdings Act Tenant as his tenancy is dated 1962 and therefore benefits from succession rights. Mr Raymont's daughter is proposing on coming back to the holding to assist her father with the aim of succeeding the tenancy. If granted permission the landlord could serve a 'Notice to Quit' from the agricultural buildings. There would be no obligation on the landlord to provide alternative agricultural buildings to farm successfully and the business will be critically compromised.
- The information submitted by the agent is inaccurate as the buildings are being used.
- No reference has been made to Paragraph 28 of the NPPF in relation to promoting agricultural diversification and other land based businesses.

In a response to the agent's response, detailed below, the above comments were reiterated and suggested that the application was withdrawn to allow the tenant and landlord to discuss further.

APPLICANTS CASE

The following comments have been received from the agent in response to the Parish Council and objector responses;

"On behalf of Jesus College, Smiths Gore (as agents) has promoted ongoing discussions with the farm tenant, John Raymont, and his agents, Symonds and Sampson, which have taken place over several months and prior to the submission of the planning and listed building applications. It has been stated to the tenant and his agents, that if planning permission and listed building consent is granted for the conversion of the traditional farm buildings at Stone Farm, we will review the requirements for agricultural buildings on the holding, should they be necessary. This would be done in full consultation with South Somerset District Council, in order that any proposals respect the character and setting of

the area, and at a scale commensurate with the scale of agricultural activities taking place on the holding. Accordingly, there would be no hardship to the tenant.

The Stone Farm holding extends to 128 acres, of which approximately 105 acres is arable land which is farmed by contractors. This leaves in the region of 22 acres which is permanent pasture and is grazed by livery horses. The farm tenant has not had any livestock at the holding for several years, and so to read in the statement submitted by Symonds and Sampson that the tenant intends to start keeping livestock at Stone Farm, at the age of 79, is surprising. The traditional farm buildings at Stone Farm are not suited to modern agricultural purposes, given that the design of the buildings do not meet modern livestock welfare standards and the buildings do not have suitable dimensions to allow easy access for farm machinery and equipment. As previously stated, we have made clear our intention to review the tenant's requirements for agricultural buildings should the relevant consent and permission be granted.

Another point worthy of mention is the fact that the livery and storage uses being undertaken within the Stone Farm buildings do not have the benefit of planning permission, and therefore the suitability of the site and the valuable heritage assets (as grade II listed buildings) has not ever been assessed through the planning process.

We consider references within the consultation responses to the tenancy agreement and tenancy succession are not relevant as they are not material planning considerations.

We would also point out that these proposals as submitted, represent a major benefit in the form of preserving and enhancing the heritage assets that are the grade II listed buildings - a point that has not been acknowledged by the Parish Council consultation responses to date. The proposed development scheme will enable the long-term future of the barns to be secured, with the necessary repair and investment the buildings require. As can be evidenced by visual assessment of the buildings and the structural surveys submitted with the planning application, some of the buildings have started to fall into a state of disrepair. In order to maintain these valuable heritage assets, a necessary level of investment is now required and in order for the work to viably take place, the applicant must see a level of return from such works. The proposed conversion scheme will allow a viable development scheme to proceed, which will preserve the listed buildings which left to their current use, will fall in to a further state of disrepair.

Other benefits the proposal would bring are the added value to the local economy through the construction/conversion of the buildings, which has already generated much interest locally. Also, the scheme will contribute towards the housing targets set out for South Somerset District Council."

CONSIDERATIONS

A number of comments have been made that refer to the planning merits of the scheme as opposed to the listed building considerations. These are dealt with in the concurrent planning application (14/05095/FUL).

Alterations to the Listed Buildings

The curtilage listed barns are proposed to be sensitively converted that maintains their historic character and preserves them in the long term. Existing openings are to be utilised in a sensitive way, as discussed and agreed with the Conservation Officer. Minor changes are required to address the Conservation Officer but these have been agreed. As such the proposals are considered to comply with Policy EH3 of the South Somerset Local Plan.

Impact upon Setting of Listed Buildings

The removal of the modern agricultural buildings structures and manege near the curtilage listed buildings are considered to enhance their setting. In addition the sensitive conversion of the curtilage listed buildings are considered to enhance the setting of the principle listed building. As such the proposal is considered to comply with Policy EH5 of the South Somerset Local Plan.

Conclusion

The proposals have been carefully considered to respect the form and setting of the listed buildings. The principle is acceptable and the proposals do not have an adverse impact upon ecology, the current use of buildings on site and parking / highway aspects. As such the proposals comply with policies EH3 and EH5, EH7 of the South Somerset Local Plan and the aims and objectives of the NPPF.

RECOMMENDATION:

Grant consent subject to the following conditions:

01. The alterations to the listed buildings reflect the architectural and historic interest of the buildings and do not have an adverse impact upon the setting of the principle listed building. As such the proposals comply with Policies EH3 and EH5 of the South Somerset Local Plan and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

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

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: amended drawing 213.74/001A received 15 December 2014 and amended drawings 213.74/002A, 213.74/009A, 213.74/010A, 213.74/011A, 213.74/012A, 213.74/013B, 213.74/014A, 213.74/015A and 213.74/016A received 21 January 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out to Barn 1 unless the following details have been submitted to and approved in writing by the Local Planning Authority. Such details once approved shall be adhered to unless the Local Planning Authority gives written agreement for any variation:

- a) A full schedule of repair including details of repointing, repairs to masonry and any rebuilding / new work. Samples and sample panels will be required as necessary.
- b) Details of all windows and doors.
- c) Details of the rooflights.
- d) Details of eaves, verges and abutments including details of rainwater goods.
- e) Details of the external balustrade.
- f) Details of any external lighting, signage, metre boxes and other fittings.
- g) Details of all pipework routes serving Kitchens and bathrooms and associated ventilation.

Reason: In the interests of preserving the historic or architectural character of the listed building in accordance with Policy EH3 of the South Somerset Local Plan (adopted 2006).

04. No work shall be carried out to Barn 2 unless the following details have been submitted to and approved in writing by the Local Planning Authority. Such details once approved shall be adhered to unless the Local Planning Authority gives written agreement for any variation:
- a) A full schedule of repair including details of repointing, repairs to masonry and any rebuilding / new work. Samples and sample panels will be required as necessary.
 - b) Details of how the first floor will intersect with the ventilation slit window.
 - c) Details of all windows and doors.
 - d) Details of eaves, verges and abutments including details of rainwater goods.
 - e) Details of any external lighting, signage, metre boxes and other fittings.
 - f) Details of all pipework routes serving Kitchens and bathrooms and associated ventilation.

Reason: In the interests of preserving the historic or architectural character of the listed building in accordance with Policy EH3 of the South Somerset Local Plan (adopted 2006).

05. No work shall be carried out to Barn 3 unless the following details have been submitted to and approved in writing by the Local Planning Authority. Such details once approved shall be adhered to unless the Local Planning Authority gives written agreement for any variation:
- a) A full schedule of repair including details of repointing, repairs to masonry and any rebuilding / new work. Samples and sample panels will be required as necessary.
 - b) Details of all windows and doors.
 - c) Details of the rooflights.
 - d) Details of eaves, verges and abutments including details of rainwater goods.
 - e) Details of any external lighting, signage, metre boxes and other fittings.
 - f) Details of all pipework routes serving Kitchens and bathrooms and associated ventilation.

Reason: In the interests of preserving the historic or architectural character of the listed building in accordance with Policy EH3 of the South Somerset Local Plan (adopted 2006).

06. No work shall be carried out to Barn 4 unless the following details have been submitted to and approved in writing by the Local Planning Authority. Such details once approved shall be adhered to unless the Local Planning Authority gives written agreement for any variation:
- a) A full schedule of repair including details of repointing, repairs to masonry and any rebuilding / new work. Samples and sample panels will be required as necessary.
 - b) Details of all windows and doors.
 - c) Details of the rooflights.
 - d) Details of eaves, verges and abutments including details of rainwater goods.
 - e) Details of any external lighting, signage, metre boxes and other fittings.
 - f) Details of all pipework routes serving Kitchens and bathrooms and associated ventilation.

Reason: In the interests of preserving the historic or architectural character of the listed building in accordance with Policy EH3 of the South Somerset Local Plan (adopted 2006).

07. No work shall be carried out to Barn 5 unless the following details have been submitted to and approved in writing by the Local Planning Authority. Such details once approved

shall be adhered to unless the Local Planning Authority gives written agreement for any variation:

- a) A full schedule of repair including details of repointing, repairs to masonry and any rebuilding / new work. Samples and sample panels will be required as necessary.
- b) Details of all windows and doors.
- c) Details of eaves, verges and abutments including details of rainwater goods.
- d) Details of any external lighting, signage, metre boxes and other fittings.
- e) Details of all pipework routes serving Kitchens and bathrooms and associated ventilation.

Reason: In the interests of preserving the historic or architectural character of the listed building in accordance with Policy EH3 of the South Somerset Local Plan (adopted 2006).

08. No work shall be carried out to Barn 6 unless the following details have been submitted to and approved in writing by the Local Planning Authority. Such details once approved shall be adhered to unless the Local Planning Authority gives written agreement for any variation:

- a) A full schedule of repair including details of repointing, repairs to masonry and any rebuilding / new work. Samples and sample panels will be required as necessary.
- b) Details of all windows and doors.
- c) Details of eaves, verges and abutments including details of rainwater goods.
- d) Details of any external lighting and other fittings.

Reason: In the interests of preserving the historic or architectural character of the listed building in accordance with Policy EH3 of the South Somerset Local Plan (adopted 2006).

09. No work shall be carried out to the Old Farmhouse unless the following details have been submitted to and approved in writing by the Local Planning Authority. Such details once approved shall be adhered to unless the Local Planning Authority gives written agreement for any variation:

- a) A full schedule of repair including details of repointing, repairs to masonry and any rebuilding / new work. Samples and sample panels will be required as necessary. This shall include details relating to the removal of the existing render including method of removal. Once the render is removed a sample panel of repointing will be needed to show how the exposed brickwork will be made good.
- b) Details of all windows and doors.
- c) Details of eaves, verges and abutments including details of rainwater goods.
- d) Details of the proposed porch.
- e) Details of any external lighting, signage, metre boxes and other fittings.
- f) Details of all pipework routes serving Kitchens and bathrooms and associated ventilation.

Reason: In the interests of preserving the historic or architectural character of the listed building in accordance with Policy EH3 of the South Somerset Local Plan (adopted 2006).

10. No works shall be undertaken unless a phasing plan for the conversion of the barns has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed phasing plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the barns are converted in a sympathetic way to respect the listed buildings in accordance with Policy EH3 of the South Somerset Local Plan (adopted 2006).

Informatives:

01. You are reminded that the barn conversions are curtilage listed buildings. Therefore works for any internal or external alterations / works are likely to require listed building consent. You are advised to contact the Local Planning Authority at the earliest opportunity.
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