

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	23/02604/LBC Bucklebury Parish Council	15.01.2024 ¹	Internal and external alterations to allow change of use of listed barn to dwelling, including erection of vehicular access, gate, car port and diversion of the definitive footpath. Barn Hawkridge Farm Bucklebury Reading Richard and Lisa Beasley
¹ Extension of time agreed with applicant until 15.07.2024			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02604/LBC>

Recommendation Summary: The Development Manager be authorised to GRANT conditional planning permission.

Ward Member(s): Councillor Chris Read

Reason for Committee Determination: More than 10 objections received.

Committee Site Visit: 03.07.2024

Contact Officer Details

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1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.
- 1.2 This application seeks listed building consent for internal and external alterations to allow change of use of listed barn to dwelling, including erection of vehicular access, gate, car port and diversion of the definitive footpath.
- 1.3 This listed building consent application is made under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering whether to grant listed building consent for any works the local planning authority must 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.
- 1.4 The Barn at Hawkridge farm is a grade II listed building approximately 10 metres to north of Hawkridge Farmhouse. The Barns listing's describes the building as a timber framed with brick and flint plinth with weatherboarded sides. With an old tile hipped roof with catslide over outshot to south-east and hipped cart entrance in third bay from east to north. The barn has two cart entrances to the South of the property.
- 1.5 The barn and the land around the barn has been used on an adhoc basis for personal domestic storage and historically agricultural purposes.
- 1.6 The conversion will mainly involve using the existing openings with the building. There are some minor alterations to the external appearance of the building these would be:
 - 1.7 Minor alterations to the existing openings.
 - 1.8 Creation of two small windows in the roof on south elevation.
 - 1.9 Creation of two small windows in the roof on north elevation.
 - 1.10 Block up of the door on the west elevation.
 - 1.11 Additional on window to the east elevation.
 - 1.12 The proposal includes erection of a car port, vehicular access and gates.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
20/01885/FUL 20/01886/LBC2	Change of use of listed barn to dwelling and revised access.	Withdrawn 30.10.2024

- 2.2 The barn was originally apart of a cluster of buildings which made up Hawkridge Farm. In 2020, The application (20/01682/CERTE) for the formation of a separate dwelling at Owl House following four years of continued use was approved on 14.09.2020.

- 2.3 Hawkridge House and Barn remained together. Householder applications have been submitted for Hawkridge House in 2002 and 2004. The were 04/01679/HOUSE and 04/01669/LBC for replacement of existing conservatory with oak framed garden room which was approved. Then in 2002, householder application 02/01755/HOUSE and 02/01756/LBC was received for extension to form barn room, sun room, bedroom and entrance hall which was approved.
- 2.4 In 2002, a proposed site plan was submitted and approved which denoted the domestic curtilage. The barn and land to the north of the barn are shown as being in the domestic curtilage. It is accepted by the council that the barn and land to the north of the barn is domestic curtilage.
- 2.5 The aforementioned plan can be found via this link
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=02/01755/HOUSE>

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** In accordance with Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the Local Council is required to adopt a screening opinion as to whether the proposal constitutes 'EIA development', and therefore whether an Environmental Impact Assessment (EIA) is required as part of the above application. The proposed development falls within the column 1 description at paragraph 10 (b) (infrastructure projects) of Schedule 2. It is located in a sensitive area, namely the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It does not meet/exceed the relevant threshold in column 2. The proposal is therefore "Schedule 2 development" within the meaning of the Regulations. However, taking into account the selection criteria in Schedule 3, it is not considered that the proposal is likely to have significant effects on the environment, and has been assessed as resulting in a localised impact. Accordingly, the proposal is NOT considered "EIA development" within the meaning of the Regulations.
- 3.2 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. Site notices were displayed on 01.03.2024 at the entrance to Hawkridge Farm, with a deadline for representations of 22.03.2024. A public notice was displayed in the Newbury Weekly News on 22.03.2024; with a deadline for representations of 12.04.2024.
- 3.3 **Local Financial Considerations** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. No local financial considerations are material to this application.
- 3.4 **Community Infrastructure Levy (CIL):** is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).

- 3.5 CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/CIL
- 3.6 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.
- 3.7 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.8 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3.9 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.10 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.11 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.

- 3.12 It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in this report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the Human Right Act.
- 3.13 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.
- 3.14 **Listed building setting:** Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. The Barn at Hawkridge Farm is a grade II listed building. Adjacent to the site is Hawkridge Farmhouse which is a Grade II listed building. A heritage assessment has been submitted with applications 23/02603/FUL & 23/02604/LBC which has been assessed by officers. More detail will be given in the Officer Appraisal later in this report.
- 3.15 **Biodiversity Net Gain (BNG):** The application was valid from 20.11.2023. As the application was submitted before 12 February 2024, the development is exempt from BNG.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council’s website, using the link at the start of this report.

<p>Bucklebury Parish Council:</p>	<p>Objection:- Whilst Bucklebury Parish Council is sympathetic to a planned future use of this listed and beautiful barn, it does have significant concerns about the proposal, which it objects to on the following basis:</p> <ol style="list-style-type: none"> 1. The creation of such large windows both south and (particularly) north will result in significant light spillage at night affecting the dark skies of the AONB and resulting in disturbance to wildlife (owls, bats etc.). If the application is approved, any external lighting should be subject to an external lighting plan. 2. Whilst the carport is shown as being for 2 vehicles and the drive is sufficiently large for several further vehicles, there is insufficient space for vehicles to turn round making it impossible to enter and leave the site in a forward gear. Chapel Lane is a very narrow, in places steep, bendy and high banked, single-track road subject to a 60mph speed limit. Whilst drivers are
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	<p>unlikely to reach that speed, vehicles reversing in or out of the drive will be a significant hazard to existing road users.</p> <p>3. The buildings located at Hawkridge Farm enjoy a peaceful, relatively isolated rural location. Hawkridge Farm and the Owl House are positioned to have minimal impact on each other, being in linear layout. Conversion of the barn which is immediately opposite the Farmhouse and diagonally opposite The Owl House will result in windows from the Barn looking directly into the Farmhouse and partially into The Owl House (and vice versa). Privacy for both existing dwellings will be significantly reduced.</p> <p>4. Much of the immediate area around the Barn drains into the pond adjacent to Chapel Lane. After heavy rain there is frequent flooding of Chapel Lane and concern is raised that with the additional drive and partially submerged carport flooding will be more frequent.</p> <p>5. Concern was raised about foul and stormwater drainage. The site is not believed to have the benefit of the mains sewer and a septic tank will not work in the area due to the underlying geology. A full drainage scheme and plan should be a condition of any approval.</p>
<p>Conservation and Design Officer</p>	<p>19.06.2024 - Neutral - the concern would be the additional visual impact due to the appearance of the obscure glazing. The principle of converting the barn to residential use has an impact on the character and appearance of the building, however, this is acknowledged to be necessary for the viable use of the building. Nevertheless, the impact of such large areas of obscure glazing (which are synonymous with domestic, suburban properties) would likely be quite visually striking.</p> <p>Historic England's guidance on Adapting Traditional Farm Buildings (2017) notes that introducing natural light is often difficult to historic farm buildings. They generally advise that existing openings are used, and that new windows and doors can be expressed in a modern semi-industrial way (which ties in with the agricultural/light industrial character of the farm buildings). This suggests that there isn't an inherent concern about the use of modern materials, however, these should not result in an overly domestic appearance externally.</p> <p>The guidance notes that large cart doors/porches can be treated with slightly recessed entrance screens, however, this can sometimes give too much prominence to these openings and the guidance discusses ways in which to reduce the impact of glazing (such as retaining barn doors, as is proposed). Our concern is that the use of obscure glazing further increases the visual impact of the large areas of glazing rather than reducing it and that the obscure glazing would be read as a distinctly domestic feature, externally.</p> <p>In this case, it would likely result in a low level of less than substantial harm to the significance of the barn. In line with para 208 of the NPPF this harm should be weighed against the public</p>

	<p>benefits of the proposal including, where appropriate, securing its optimum viable use. If there is only one viable use, this is the optimum viable use. If there are a number of alternative uses, the optimum viable use is the one that is likely to cause the least harm to the significance of the asset. Planning officers therefore need to be satisfied that all other alternative uses can be ruled out (due to site constraints etc.).</p> <p>03.05.2024: No Objection, officers consider the rebuilding of the rear outshot (retaining historic timbers where possible) is appropriately justified and where the braces (to frame GL G) are poorly detailed and cannot be repaired with traditional materials and methodologies, their replacement would be appropriate (subject to detail). Thank you for the further information on the West wall, in this case officer would consider re-instating the northern mid-rail and altering/augmenting the existing studs appropriate. Officers have no objections as long as conditions are attached.</p>
Archaeology	<p>No Objection - Much of the detail of the alterations of this heritage asset is a matter for Conservation advice. However, if conversion of this agricultural building to residential use is felt to be an appropriate and feasible option in line with the NPPF, then it is essential that the works do not contribute to a significant loss of character or to the loss of historic information. The statement notes in para 1.47 that 'The architects will create a full record of the existing building, the repair. (sic) The completed work will include sketches, measured drawings, site notes, and photographs.' Should planning approval be likely then I would advise conditions are attached to the application.</p>
Historic England	<p>On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser. It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.</p>
Historic Buildings and Places	<p>No substantive comments received.</p>
West Berkshire Countryside Society	<p>No substantive comments received.</p>
Frilsham Parish Council	<p>Objection:- In terms of the impact this application will have on Frilsham residents, the biggest concerns lie in the following areas:</p> <ol style="list-style-type: none"> 1. Moving of the footpath. It was questioned whether the moving of the footpath had been agreed by the Rights of Way Officer, and what the process was for moving a footpath. Concern has been raised about the proposed footpath route in terms of it being maintained and therefore accessible.

	<p>2. Access to the site by construction traffic. Access to the site with large vehicles is going to be difficult given the size of the roads involved. A route should be specified for all construction traffic to use, such that it all enters the site from the south (Bucklebury direction) and does not attempt to come or go north (Frilsham direction) from the site.</p> <p>3. There is frequently flooding on Chapel Lane/Pot Kiln Lane where the access for the Barn is proposed. This may be exacerbated by the development with potentially more runoff from the drive area. It is thought that there might be a blocked drain in the location of the flooding which needs more regular clearance.</p>
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Public representations

- 4.2 Representations have been received from 81 contributors, 48 of which support, and 33 of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

Objections summary:

- Not enough amenity land
- Lack of parking
- Light pollution impacting dark skies
- Development would cause harm to the AONB.
- Harmful to protected species and ecology
- Development would block a footpath
- Development would lead to diversion of the footpath
- Unauthorised works have been conducted on site
- Urbanisation of the site leading to a loss on rural character.
- Overdevelopment of the site
- Development would lead to dangerous access arrangements.
- Conservation would have a negative impact on the historical character of the building.
- Increase in traffic
- Increase dwelling leads to increase in domestic noise.
- Occupants of Owl House will be overlooked by occupants of the new development.
- The development will reduce current expectation of privacy enjoyed by occupants of Owl House.
- The proposed hedge by the diverted footpath might become overgrown and then the footpath would be unusable.
- Proposal will lead to an expensive home not a starter home.
- Development would harm the tranquil settling of Hawridge Farm.
- The car port would become flooded.
- The change of agricultural land to residential is not acceptable.
- Hawridge Barn cannot be said to be a genuinely redundant.
- The development would harm the owl boxes on neighbouring land.
- The development would cause the site to flood.

- Create a precedent
- Conflicts with Bucklebury Vision.
- Would be contrary to policies 180, 182, 185, 189, 191, 205, 206, 207, 208 of the NPPF.
- Would be contrary to North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024.
- Would be contrary to Local Development Policy.

Support summary:

- Will bring a redundant building back to life.
- Will secure a use for an historical building.
- The proposed is in keeping with the character of the area.
- The proposed parking is discrete
- Ecology enhancements
- Development will increase in biodiversity
- The proposed conservation will improve the plot of land.
- The development will preserve the heritage of the barn
- Sympathetically ensuring the historic fabric of the timber framed barn is restored.
- The proposal will lead to a footpath diversion which will be an improvement the existing definitive route.
- The development will enable the barns original form to be maintained in the rural setting and can be enjoyed by walkers and the local community for many generations to come.
- The barn is no longer attached to a working farm or agricultural land.
- Provide a dwelling for a family.
- The proposed development would have negligible effect on traffic.
- The definitive footpath 158 has been blocked and not use for many years. The development will resolved this issue.
- Improved design on the previous application.
- Benefit the community as the improvements will have a positive impact on its visual appearance.
- Preserve the setting of the listed building.
- Retain the strong visual design links to the barn's agricultural history.
- Sympathetic conversion
- Carbon efficient home
- Positive impact on walkers.
- Complies with policies 84b of the NPPF
- Complies with local development policies

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C3 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF) with particular regard to paragraphs 205 to 214.
- Planning Practice Guidance (PPG)

5.3 The main issues for consideration in this application are:

- Impact on Listed Building

Impact on Listed Building

5.4 In large part the same heritage conservation considerations will apply as with planning applications. The Government's policy for the historic environment on deciding all such consents and permissions is set out in the National Planning Policy Framework (NPPF). The NPPF does not distinguish between the type of application being made. It is the significance of the heritage assets and the impact of the proposals that should determine the decision. Paragraph 205 of the NPPF says when considering the impact of a proposed development on the significance of a designated heritage asset (including conservation areas), great weight should be given to the asset's conservation. Consistent with the NPPF, Policy CS19 of the West Berkshire Core Strategy 2006-2026 states that particular regard will be given to the conservation and, where appropriate, enhancement of heritage assets and their setting. Consequently, the main issue is whether the proposal would preserve the special architectural and historical interest of the listed building and its setting.

5.5 The LPA's Archaeologist has raised no objection to the proposal provide conditions are in place to secure a programme of building recording and programme of archaeological work. Thus, the proposal would have an acceptable impact on archaeology.

5.6 Officers understand that the addition of obscure glazing on the south elevation may cause a level of less than substantial harm to the significance of the barn, but this needs to be balanced with securing the optimum viable use.

5.7 As previously stated, the barn has lost nearly all the land associated with its historical agricultural purpose. It is considered that modern agricultural farm equipment would be unsuitable for storage in this type of barn. Additionally, the use of the barn for keeping livestock would not meet modern animal welfare standards. The animals may also damage the listed building. It is considered that the barn would also be unsuitable for storing hay because the barn would not have right level of natural airflow to prevent spoilage. The letter from the agricultural consultant finds that the barn is much larger than could reasonably be necessary to support any agricultural and forestry use of the owned land.

5.8 A class E or B use would not be considered acceptable in this rural location. It is considered that these uses would require more intensive alterations to the barn to make these uses viable. For example, significantly increase hard standing for parking for customers. Thus, class E and B uses would not be supported in this location and would not be supported by our development plan policies.

5.9 The barn has been included in the domestic curtilage of Hawkridge Farmhouse since 2002. A property of Hawkridge Farmhouse size does not require approximately 210 sqm of domestic storage.

- 5.10 Sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.
- 5.11 Officer considers the conversion to an independent dwellinghouse would be the Barn's optimum viable use. This use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.
- 5.12 The Conservation Officer has noted that she does not support obscure glazing on the south elevation but is content with the proposal in every other regard. The obscure glazing would lead to less than substantial harm to the significance of the Barn.
- 5.13 The NPPG finds that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 208) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset.
- 5.14 In terms of public benefits, the proposal would secure the optimum viable use of a heritage asset in support of its long-term conservation. The proposal would secure the Barn's future as a designated heritage asset which users of the footpath could enjoy as they walk past. The addition of obscure glazing on the south elevation is critical to achieving a good level of privacy for future occupiers of the Barn.
- 5.15 On balance officers have concluded that the public benefits of the scheme would outweigh the less than substantial harm to the significance of a designated heritage asset. Thus, on balance, the proposal would comply with CS19 of West Berkshire Core Strategy (2006-2026).

Parish Council representations

- 5.16 The site is within the parish of Bucklebury. The Parish Council raised objection to the proposal and continued to do so throughout the re consultation period. Officers have noted an objection from Frilsham Parish Council a neighbouring parish in addition.
- 5.17 As this is a listed building consent officers can only take into account matters which affect the significance of the listed heritage asset. The Parishes have not raised objections with regards to the proposal causing harm to the listed buildings.
- 5.18 The committee report 23/02603/FUL fully addresses the concerns raised by the parishes.
- 5.19 Thus, it is your officer's view that issues raised by the Parishes have therefore been duly considered.

6. Planning Balance and Conclusion

- 6.1 The proposed use of the barn as a dwelling is considered to be the optimum viable use of that heritage asset. The obscure glazing would lead to less than substantial harm to the significance of the Barn. This need to be weighed against the public benefit of the proposal. The public benefit of this proposal would be
- Secure the optimum viable use of a heritage asset in support of its long-term conservation.

- Secure the Barns future as a designated heritage asset which users of the footpath could enjoy as they walk past.
- Make a small contribution to West Berkshire Council housing land supply.
- Bring a redundant building back into a sustainable use.

6.2 It is considered that the public benefits of the scheme on balance outweigh the less than substantial harm to the significance of the Barn caused by this proposal.

6.3 Thus, it is concluded that this listed building consent on balance be recommended for approval subject to conditions.

7. Full Recommendation

7.1 To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this consent.</p> <p>Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <ul style="list-style-type: none"> • Locality Plan and Block Plan as Existing drawing number 2038 900 rev E Temple Ford Design Ltd received 26.06.2024 • Block Plan as Proposed drawing number 2038 D01 rev K by Temple Ford Design Ltd received 21.05.2024 • First Floor Plan as Proposed drawing number 2038 D03 by Temple Ford Design Ltd received 13.11.2023 • Roof Plan as Proposed drawing number 2038 D07 rev A by Temple Ford Design Ltd received 13.11.2023 • Application Form received 13.11.2023 • Ground Floor Plan As Proposed drawing number 2038 D02 rev C by Temple Ford Design Ltd received 24.05.2024 • North and South Elevations As Proposed drawing number 2038 D04 rev D by Temple Ford Design Ltd received 24.05.2024 • North, East and West Elevations as Proposed drawing number 2038 D05 rev B by Temple Ford Design Ltd received 23.04.2024 • Detailed Cross Section A-A As Proposed drawing number 2038 D10 Rev C by Temple Ford Design Ltd received 23.04.2024 • Carport Plan and Section As Proposed drawing number 2038 D13 rev B by Temple Ford Design Ltd received 23.04.2024 • Proposed Cross section Through Carport drawing number 2038 D14 rev A by Temple Ford Design Ltd received 23.04.2024 • Elevation of west wall drawing number 2023 D16 rev A by Temple Ford Design Ltd received 25.04.2024

	<ul style="list-style-type: none"> • DfT Plan of Footpath Diversion - SE-5669-Draft Plan - NATTRAN/SE/S247/5669 by Department for Transport received 23.04.2024 • Ecological Impact Assessment (EclA) version 4 by Lowans Ecology & Associates received 13.11.2023 • NSP Certificate reference 202405001 by NatureSpace Partnership received 04.06.2024 • Hawkridge Barn: Impact Plan for great crested newt District Licensing version 1 by NatureSpace Partnership received 04.06.2024 • Structural Feasibility Report reference number 236473 rev A by Clive Hudson Associates received 13.11.2023 • List of repairs - Addendum 1 Structural Feasibility Report version A received 23.04.2024 • Structural Addendum reference 236473 rev O by Clive Hudson Associates received 25.04.2024 • Supporting Statement by Jackson Planning received 13.11.2023 • Design, Access, and Heritage Impact Statement reference number 2038 rev B by Temple Ford Design received 20.11.2023 • SuDS Maintenance Strategy version 1 by Onn Point Civil Engineering received 23.04.2024 • Proposed Drainage Layout drawing number 24-OP-1335 – 100 rev P01 by Onn Point Civil Engineering received 23.04.2024 • Drainage Construction Details drawing number 24-OP-1335 – 101 rev P01 by Onn Point Civil Engineering received 23.04.2024 • Drainage Statement drawing number 24-OP-1335 – 100 by Onn Point Civil Engineering received 23.04.2024 • Technical Note drawing number 24-OP-1335 - RP100 by Onn Point Civil Engineering received 23.04.2024 <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials</p> <p>The materials to be used in the development hereby permitted shall be as specified on the approved plans, application form and</p> <ul style="list-style-type: none"> • Design, Access, and Heritage Impact Statement reference number 2038 rev B by Temple Ford Design received 20.11.2023 • Structural Feasibility Report reference number 236473 rev A by Clive Hudson Associates received 13.11.2023 • List of repairs - Addendum 1 Structural Feasibility Report version A received 23.04.2024 • Structural Addendum reference 236473 rev O by Clive Hudson Associates received 25.04.2024 <p>Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size, texture and bond.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
4	<p>Hard surfacing materials:</p> <p>No above ground development shall take place until a schedule of all hard surfacing materials have been submitted to and approved in writing by the Local Planning</p>

	<p>Authority. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer. All materials incorporated in the work shall match the approved samples.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
5	<p>New Brickwork to Match Existing:</p> <p>All new facing brickwork, including works of making good, shall match the existing brickwork in terms of bricks (size, colour and texture); appropriate lime mortar (mix, colour and texture); joint profile; and bond.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
6	<p>Jointing/Pointing:</p> <p>No jointing or pointing of brickwork shall take place until details of the proposed mortar mix for jointing or pointing of facing brickwork have been submitted to and approved in writing by the Local Planning Authority. Thereafter, all jointing/pointing work shall be carried out in accordance with the approved details. Cement-based mortar is not permitted. Any raking out of mortar shall be undertaken by hand; the use of power tools is not permitted.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026)</p>
7	<p>Reuse Existing Weatherboarding:</p> <p>Existing timber weatherboarding, which is to be removed as part of the proposal, shall be reused in the external cladding of the walls. Where insufficient numbers of salvageable timber weatherboards are available, matching timber weatherboarding shall be used.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026). Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
8	<p>Roofing materials to match</p> <p>The plain clay tiles to be used for the reroofing works hereby approved, shall match the existing roofing materials, in terms of colour, texture, and shape.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
9	<p>External Joinery Windows / Doors:</p> <p>No new external doors and windows shall be fitted until working drawings (scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing the new / or replacement windows and/or external doors (cross sections for full glazing bars, sills, heads etc.) have</p>

	<p>been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved specification and retained thereafter.</p> <p>Reason: To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the heritage assets and to ensure a satisfactory appearance to the development and to comply with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
10	<p>External Services:</p> <p>Prior to their installation, details of services visible external to the building, including the type and location of any new or modified services to include, drainage pipework (including soil vent pipe terminations) and accessories, rainwater goods, boiler flues, extract vent grilles, meter cupboards, external lighting, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the new or modified external services shall be installed in accordance with the approved details.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
11	<p>Protection and Support:</p> <p>Adequate protection and support to the building shall be provided at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the building.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
12	<p>Workmanlike Manner:</p> <p>The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques has specifically been approved by the Local Planning Authority.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
13	<p>Details of Repair:</p> <p>Once the opening up works and steps to secure the safety and stability of the building have been carried out, the applicant shall submit a comprehensive condition survey of the timber frame along with a detailed Repair Specification. In addition, the applicant shall submit a time scale for the repair and reinstatement works. No development shall take place until these details have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include the following:</p> <ol style="list-style-type: none"> 1. A comprehensive photographic record of all areas of the building affected by the works; 2. Scaled drawings and exact specifications and schedule for the repair of the timber structure (to be carried out by a specialist conservation contractor with proven experience of carrying out repairs to historic timber frame structures).

	<p>The specifications shall detail the exact nature and extent of the timber repairs, including (but not limited to) the type of joints to be used on each repaired/replaced section of timber and the type of timber to be used; and</p> <p>3. Details of internal finishes to floors and walls.</p> <p>Thereafter the development shall be undertaken in accordance with the approved details. The applicant shall give seven days written notice to the Conservation Officer as to when the works are to be undertaken and shall provide them with reasonable opportunity to visit the site to oversee the works and or record the process of development. The period of notice does not commence until receipt by the developer of an acknowledgement from the Local Planning Authority that written notice has been received.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
14	<p>Details of Specific Features:</p> <p>Following opening up works and prior to the commencement of further works, full details of the rebuilt rear outshot (including which historic timbers are to be retained) are to be submitted to and approved in writing by the Local Planning Authority.</p> <p>Thereafter the development shall incorporate and be undertaken in accordance with the approved details.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>