

**North Northamptonshire Area Planning Committee
(Thrapston)
31 August 2022**

Application Reference	NE/20/00958/FUL
Case Officer	Jennifer Wallis
Location	Pavilion House Ashton Wold Ashton PE8 5LF
Development	Conversion of an existing residential dwelling into a boutique hotel with five en-suite bedrooms; Conversion of a traditional thatched barn into further three en-suite bedrooms (including one adapted for wheelchair users); Conversion of a traditional agricultural barn into an event and activity space for associated use, with landscaping of gardens, parking area and construction of a tennis court
Applicant	OHL Limited – Dr C Lane
Agent	Fisher German LLP – Miss C Gore
Ward	Thrapston
Overall Expiry Date	06.01.2021
Agreed Extension of Time	Requested 02.09.22

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the Officer's recommendation is contrary to the Parish Council's objection.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 This application proposes the conversion of two adjoining residential properties, 'Pavilion House and Lodge', into a boutique hotel with five en-suite bedrooms. Additionally, a single storey former agricultural building 'The Goat Herd Shed', will be converted into an events barn, and a further single storey building (with existing permission for a holiday let use – 09/01361/FUL) 'The Apple Store' will be converted to three additional en-suite guest bedrooms, with one being adapted for guests with mobility requirements.
- 2.2 The existing garden areas will be restored to allow guests to enjoy the outdoor surroundings, with the addition of a small covered gazebo and the construction of a tennis court. A gravel area will also be laid for car parking adjacent to the buildings and joining onto the existing access tracks.

3. Site Description

- 3.1 The proposed development site is approximately 0.80 ha in size and the buildings form part of the wider Ashton Estate. The site is located in open countryside some 15km south west of Peterborough, 500m north-east of the village of Polebrook, and 2km east of the hamlet of Ashton. The landscape to the south and west is largely arable, however the north and east of the site is bounded by woodland. The application site lies to the west of Ashton Wold House and the associated Walled Garden, and east of the Cricket Pavilion. The site is accessed via an access road leading from the village of Ashton and there is a further access from the Polebrook Road.
- 3.2 The site lies within the Ashton Wold Conservation Area and whilst the three buildings themselves are not listed; they sit within the context of the Grade II listed Ashton Wold Estate (Registered Park & Garden). The properties have historic interest as part of a 'model estate' built in circa 1900 by William Huckvale for Charles Rothschild. The buildings have survived virtually intact and retain many of their original features.

4. Relevant Planning History

- 4.1 09/01361/FUL – Conversion of former Apple Store to three-bedroom holiday let and addition of double garage – re-submission – Permitted 22.10.09

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Ashton Parish Council

Object to this planning application for the following reasons:

- Concern at the further loss of residential properties to commercial use at Ashton Wold, further diluting affordable rental properties within the parish;
- Disappointingly, previously approved planning applications at Ashton Wold for residential housing has not materialised;
- Other properties owned by the applicant within the Parish are considered as a priority for investment, as there are examples of buildings that have been left to deteriorate for many years, to the detriment of their local surroundings and amenity;
- Concern of the impact of associated construction traffic passing through Ashton Village (noise, damage to verges and associated road surface wear and tear); and
- If permission was to be granted, Ashton PC would request that conditions are placed on the development that include a financial contribution i.e. a Section 106 agreement towards affordable housing within the local area.

5.2 Neighbours / Responses to Publicity

Letters have been sent to 19 properties, and as a result one letter of representation has been received:

- Another Wold conversion of residential properties for commercial use, while lack of affordable rentals in Ashton Parish is an issue; previously strong village community at Wold will be lost;
- Earlier approved plans for converting derelict buildings to low cost residential accommodation have not been acted on while other historic properties owned by OHL have been left to deteriorate, e.g. Ashton Mill and surrounds, Riverside pub;
- Proposed events barn (seats 40) competes directly with Ashton Chequered Skipper pub, key village asset needing support (owned by Applicant who offers accommodation in converted Chapel Farm House a few yards from pub);
- No extra employment expected; just contractors for cleaning and catering;
- 'Hotel' is a B&B with no resident staff in the building. Applicant gives no evidence of H&S/fire assessment e.g. installation of commercial kitchen, fire doors/systems, sewerage plant capacity, etc; and
- "Construction and guest traffic would adversely affect residents of Ashton and road".

5.3 The Flood and Water Management Team

Not a major application – therefore refer to standing advice.

5.4 The Garden History Society

The application affects Ashton Wold, an historic designed landscape of national importance which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade II. No comment on the proposals.

5.5 Police Community Safety Department

Happy to accept the proposed security measures as referenced in the DAS and have no objection or concerns with the application in its current form.

5.6 Natural England

No objection.

Comments on amended plans: The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

5.7 Archaeology

The application site lies to the west of Ashton Wold House and the associated Walled Garden, and east of the Cricket Pavilion. The buildings proposed for conversion form part of the wider Ashton Wold Estate, transformed for Charles Rothschild in 1900-1 by the architect William Huckvale, when the main house, gardens and associated buildings were constructed and Ashton Wold Farm and Ashton village were remodelled. Pavilion House and the adjacent Apple Store were present by 1924, when they were shown on OS mapping, but the building referred to as Goat Herd Shed seems to have been added a little later. The significance of the buildings lies in their place within the estate and connections to Huckvale and the Rothschilds as well as their historic fabric.

The NPPF, paragraph 199 says that the local planning authority should require the developer to record and advance understanding of the significance of heritage assets to be lost due to development. In this case a condition for building recording to Level 2 as defined in Historic England: Understanding Historic Buildings (2016) would be recommended and would be in accordance with previous phases of conversion on the estate. Evidence for the development and use of the buildings will be altered, concealed or lost during conversion. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. In order to secure this please attach a condition for an archaeological programme of works as per the NPPF.

5.8 Historic England

No comments. Suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

5.9 The Environment Agency

No comments.

5.10 Ecology

The mature ash tree next to the Goat Herd - T3 in the arboricultural survey report - has been assessed as having bat roost potential and requires further surveys if it is to be felled or otherwise affected by the proposal. The applicant has not provided a 'proposed' site plan but I assume the tree is to be lost in the interests of health and safety and/or to facilitate the works.

The status of this tree needs to be clarified. If it is to be lost then it requires either an activity survey or a detailed inspection by a qualified bat surveyor. Activity surveys can only take place between May and September when bats are active, however an inspection can be done at any time of year. Either way the survey must be completed pre-determination so that if any mitigation is required it can be secured by condition. If the tree is to be retained this needs to be made clear in the application drawings.

Until the appropriate surveys are done or plans are in place to retain tree T3 the council does not have sufficient information to determine this application.

Comments on amended plans: There is still no site plan which indicates whether tree T3 (as identified in the arboricultural method statement) is to be retained. T3 has bat roost potential and according to section 3.2 of the arb report it is to be felled. Before it can be felled it requires an activity survey (or if deemed appropriate, a climbing survey) by a suitably qualified ecologist.

In the absence of a site plan indicating otherwise I must assume the tree would be felled, in which case the council still does not have sufficient information to determine this application.

5.11 Northamptonshire Fire and Rescue Service

No comment to make other than to remind the owners that fire service access of 3.7m road width should be provided to within 45m of the furthest point of the premises.

5.12 Community Safety Officer

No objection.

5.13 Principal Conservation Officer

The presentation of this application is not of the standard I would normally expect given the heritage significance of the site and its surroundings. In particular, it would appear that the survey drawings (and proposed drawings) for Pavilion House are incorrect. I recommend that this is addressed and that the other structures are checked, before further work is carried out.

Comments on the amended plans: Having reviewed the amended plans can confirm no objections in principle.

Notwithstanding the above, I recommend that the number of windows proposed in the apple store are reduced to a minimum, in order to maintain the simple character of the structure.

5.14 Highways (LHA)

- The LHA query whether the proposal intends to share an access with an agricultural or residential interest? This is contrary to NNC adopted highway policy which does not permit private residential dwellings sharing an access with commercial and/or agricultural interests. This policy is made in the interests of highway safety in order to prevent private motorists finding themselves in conflict with, and in opposition to the large vehicles associated with an agricultural interest.
- The access must be constructed in a hard bound material for a length of the longest vehicle to enter the site from the highway boundary in the interests of highway safety. This prevents loose material such as gravel being transferred to the public highway where it is a danger, particularly to cyclists and motor cyclists. Note the Authority does not accept resin bound gravel as a hard bound material due to the fact that, over time, the gravel often comes away from the binder.
- The access width must be a minimum 6 metres for the length of the longest vehicle to enter the site. This is to allow 2 vehicles to pass at the access without one having to wait on the highway and obstructing any traffic.
- The access will also need to meet the highway at 90 degrees for the length of the longest vehicle to enter the site in order to maximise visibility of vehicles exiting.
- The proposed development site is situated in a remote, unsustainable location in respect of transport and pedestrian links; all journeys to and from the site will need to be made by private motor vehicles, there are no public transport services serving the site.
- Please note the required number of parking spaces for Class C1; Hotels in accordance with NNC Parking Standard Documents dated Sept 2016.
- Please ensure that the applicant is made fully aware of their responsibilities in respect of Public Footpath No. ME5 which runs in close proximity to the proposed. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access please note the following requirements:
 - The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
 - There must be no interference or damage to the surface of the right of way as a result of construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office, under Section 131 of HA 1980.
 - If as a result of the development, the Right of Way needs to be closed, where a Temporary Traffic Regulation Order would become necessary.

- Any new path furniture (e.g. gates preferred over stile) needs to be approved in advance with the Access Development Officer, standard examples can be provided.
- Please do not rely on the position of features on site for an accurate position of the public rights of way. This must be taken only from the Definitive Map and Statement 2016.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development

Policy 2 – Historic Environment

Policy 3 – Landscape Character

Policy 4 – Biodiversity and Geodiversity

Policy 8 - North Northamptonshire Place Shaping Principles

Policy 9 - Sustainable Buildings

Policy 11 – The Network of Urban and Rural Areas

Policy 22 – Delivering Economic Prosperity

Policy 25 – Rural Economic Development and Diversification

6.4 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)

Policy 9 - Buildings of Local Architectural or Historic Interest

Policy 23 – Rural Buildings – General Approach

6.5 Other Relevant Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)

Northamptonshire County Council - Local Highway Authority Parking Standards (2016)

North Northamptonshire Economic Prospectus – June 2020

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Heritage Assets
- Impact on Highway Safety and Parking
- Ecology
- Trees

- Flood Risk and Drainage
- Impact on Neighbouring Amenity

7.1 Principle of Development

7.1.1 National planning policy (NPPF) at paragraph 84c supports sustainable rural tourism and leisure development which respect the character of the countryside. The proposal will deliver a boost to the economy in both direct and indirect forms as the proposal will attract physical investment in the Estate and attract more visitors to the area, which will increase spending in the local area. As well as creating local jobs at the site, the agent has stated that the aim of the business is to use local produce both from the Estate and from the wider surroundings, and to collaborate with local producers, suppliers and caterers, to showcase the local area.

7.1.2 The principle of development at Ashton Estate has been established through the approval of existing tourist accommodation. Currently the business has six self-catering holiday houses, which are let for a minimum of two-nights. This proposal will convert a number of under-utilised properties on the Ashton Estate into a small 8-bedroom boutique hotel along with a separate events barn. The proposed hotel and events space will allow the business to expand and will increase the number of tourists attracted to the Estate and visiting the wider local area.

7.1.3 With regards to its expansion to include a hotel, Policy 22 of the JCS states that the local development plan seeks to encourage and support proposals that seek to expand existing tourism facilities in a sustainable way as this is fundamental to the development of a stronger and more sustainable economy. Further to this, Policy 25b relating to the rural economy states that:

‘The provision and expansion of tourist and visitor facilities, recognising that locations with access to local services and facilities by foot, cycle or public transport provide the greatest opportunity for sustainable rural development’.

7.1.4 RNOTP Policy 23 also relates to rural buildings and states that:

‘Planning permission will be granted for the adaptation or re-use of buildings in the countryside for employment generating or tourism, including tourist accommodation, or residential use, where the location or building is more appropriate for such a use and provided that:

- a) The character of any buildings of historic or visual interest is conserved, with proposals supported by detailed drawings indicating the layout, design and external appearance of the building after conversion, the materials to be used, the means of access and landscaping proposals;*
- b) Schemes are limited to situations where buildings are substantially intact, though structural surveys will be required for proposals relating to buildings which are unoccupied and show evidence of some dereliction; and*

c) *Conditions are imposed withdrawing permitted development rights to prevent future extensions, where these would result in an adverse impact on the character of the surrounding area.'*

7.1.5 Overall the conversion of rural buildings to hotel and tourist accommodation is considered acceptable. The principle of tourist development has already been established within the Estate and Policy 23 of the RNOTP supports the adaptation of rural buildings for employment generating tourism, including tourist accommodation, particularly given the benefit of retaining the existing buildings. The proposal is therefore considered to be in accordance with Policy.

7.2 **Design, Layout and Impact on the Character and Appearance of the Area**

7.2.1 National guidance contained within the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policy 1 of the North Northamptonshire Joint Core Strategy seeks to secure sustainable development and Policy 8 requires new development to comply with a number of sustainable principles including being of a high standard of design and not impacting on the amenities of neighbours.

7.2.2 The application proposes the conversion of a number of existing buildings within the Ashton Estate as follows:

7.2.3 Conversion of Pavilion House & Lodge to Miriam Manor Hotel (Main building)

Pavilion House is a substantial two-storey brick and stone built house with a slate roof. The building will remain largely unchanged externally as a result of the proposed works, with the exception of the addition of a small stone and Collyweston slate front entrance porch on the east elevation of the building. This porch will be in the style of the porches on neighbouring properties and is considered an acceptable addition. The application also proposes to replace an existing window with double doors to create a wide rear access door to accommodate wheelchair access. The remainder of the works proposed are internal and involve the removal or relocation of existing stud walls to reconfigure the space and the removal of a second stairway to increase the usable space within the rooms.

7.2.4 Conversion of Apple Store to create 3 en-suite bedrooms

The Apple Store is a timber framed barn currently used for storage which is understood to have been re-built approximately 15 years ago. It has a thatched pitched roof with walls clad in shiplap timber boards. The application proposes to insert five new timber-framed windows on the east elevation and a further five on the west elevation. It is also proposed to install a new door on the east elevation and increase the width of the existing door on the south elevation to accommodate wheelchair access. Internally the proposal involves the addition of internal dividing walls and the installation of a false ceiling to enclose the roof space.

7.2.5 The applicant has been approached to reduce the number of windows proposed to ensure that the proposal is more in keeping with the existing

simplified design of the building. The agent has commented that The Apple Store has a previously approved application (09/01361/FUL) and the proposed elevations under that permission included the same number of windows in very similar positions. This permission has now lapsed, however, amended plans have been submitted reducing the size of the windows.

7.2.6 Conversion of Goat Herd Shed to create Event Barn

This is another timber framed barn with a thatched pitched roof which is proposed to be converted to an events space for use by guests wishing to host larger gatherings and celebrations, and for local groups to hire. It is proposed to insert seven timber framed windows on the existing west elevation. The existing open fronted east elevation will be replaced with four sets of tri-folding glass doors and a new window and door installed on existing enclosed area beside this. Two shepherd huts are proposed to be adapted with WC and handwashing facilities and positioned to the rear of the building. Internally a faux-timber floor with underfloor heating will be fitted to allow the building to be used for events during the winter months.

7.2.7 Within the grounds of the site a garden gazebo is proposed which will be a timber framed structure in keeping with the Pavilion House. A tennis court is also proposed to the north of the site for use by guests. This will be surfaced with a bituminous wearing course material with a green textured acrylic coating. The perimeter of the court will be enclosed with 2.75m high chain link netting and posts which would be black polyester coated. The enclosure and surfacing will therefore blend in with the surroundings reducing the visual impact of the proposal.

7.2.8 The site is within the larger Ashton Estate which is well screened from its surroundings by tree planting and woodland. The proposals are well related to the existing buildings within the Estate and the majority of the proposed alterations are internal. The proposed porch and additional window openings are limited and would therefore compliment the original buildings. The impact on the character and appearance of the site is therefore considered acceptable.

7.3 **Effect on the Special Architectural or historic interest of the adjacent listed buildings**

7.3.1 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

7.3.2 The buildings proposed for conversion form part of the wider Ashton Wold Estate, transformed for Charles Rothschild in 1900-1 by the architect William Huckvale, when the main house, gardens and associated buildings were constructed and Ashton Wold Farm and Ashton village were remodelled. Pavilion House and the adjacent Apple Store were present by 1924, when they were shown on OS mapping, but the building referred to as Goat Herd Shed seems to have been added a little later. The significance of the buildings lies in their place within the estate and connections to Huckvale and the Rothschilds as well as their historic fabric.

7.3.3 The subject buildings are not listed although they sit within the context of the Grade II Listed Ashton Wold Estate and within the Ashton Wold Conservation Area. The nearest listed Building, the Gatehouse is situated some distance away. Minimal alterations are proposed and therefore there is limited impact on the historic fabric of the buildings. Taking the distance, design and use of matching materials into account, it is considered that the proposed conversions will not detract from the character and appearance of the wider Estate or adjacent listed buildings and their setting.

7.4 Highway Safety and Parking

7.4.1 Access to the Ashton Estate is via a private road that passes through the Estate, with an electric gate on one entrance. Access to the proposed site is via a single vehicular track to the parking areas. The existing access track is proposed to be extended to meet a new car parking area to the rear of the Event Barn and an additional parking area is also proposed to the east of the Apple Store building to extend the existing drive and provide car parking for guests.

7.4.2 Highways have queried whether the access will be shared with an agricultural or residential interest as this would be contrary to NCC adopted highway policy. The agent has confirmed that the Ashton Estate has a private road running through it, from which the access to the property is taken. The access to Pavilion House off the private road will be used exclusively for the proposed boutique hotel and events space.

7.4.3 The Highway Authority Parking Standards (2016) state that Hotels, boarding or guest houses require one space per bedroom. It is considered that there is sufficient parking proposed within the development in accordance with these standards. The submitted site plan shows the following parking space;

- Apple Store – 3 parking space, 1 disabled parking space
- Goat Herd Shed – 5 parking spaces, 1 disabled parking space
- Pavilion House – 8 parking spaces, 2 disabled parking spaces
- Overflow car park – 10 parking spaces

There would be a total of 26 parking spaces and 4 disabled parking spaces.

7.4.4 The Estate is also crossed by one public footpath (No. ME5) which is situated some 990 metres from the proposed Hotel. The Highway Authority recommend conditions are imposed to ensure this is not obstructed in any way.

7.4.5 The Parish Council have expressed concern about the impact of associated construction traffic passing through Ashton Village as a result of the proposal. In response to this the applicant has stated that for all Ashton Wolds projects there is a routing agreement, requiring construction traffic to enter and exit via the nearby East Lodge entrance thereby avoiding the village entirely. This routing agreement will remain in place for this project and is therefore considered acceptable.

7.4.6 Overall, the proposal will not have a severe impact on the local road network and it is therefore considered acceptable in terms of its impact on Highway safety and parking standards subject to conditions.

7.5 Ecology

- 7.5.1 The proposed development site is not subject to any statutory nature conservation designations. There is one designation within a 2km buffer of the site (Ashton Wold SSSI) and no international designations within 5km.
- 7.5.2 Natural England have been consulted and have returned no objections. The Council's Ecology advisor has observed that the mature ash tree next to the Goat Herd - T3 in the arboricultural survey report - has been assessed as having bat roost potential and requires further surveys if it is to be felled or otherwise affected by the proposal.
- 7.5.3 The agent has been contacted to request these further surveys and has advised that the Estate lost a great number of ash trees in the storm that passed through on 31st October last year, including the tree identified as T3.

7.6 Trees and Landscape

- 7.6.1 The trees within the site are not protected by TPO's but are situated within the Ashton Wold Conservation Area.
- 7.6.2 The proposals do not directly impact upon the trees, their canopies or rooting areas, but due to the proximity of some of the trees to the barn, their poor health and condition and their future management, it is proposed that several are removed. The proposal includes the removal of 1 category B Tree (T4), 2 Category C Trees (T1 and T6) and 3 Category U Trees (T3, T5 and T8). The removal of T4, along with the other poor/hazardous trees, will have an initial effect on the immediate landscape character of the northern field boundary. However, it is proposed to plant a new native hedgerow along the boundary with 3-4 new small/medium sized trees planted within the hedgerow. Further tree planting is also proposed along the fringe of the proposed parking area to the west of the barn. The retention of the other trees is welcomed and conditions can be imposed to ensure that the trees are suitably protected.
- 7.6.3 A covered gazebo area will be added to the edge of the lawned area to the main building, and soft landscaping of the existing garden including the addition of shrubs and flower beds, and a walkway between the Events barn and the main building is proposed. The existing kitchen garden and glasshouse will be retained and improved to grow produce for the hotel guests. The surrounding garden area will be mostly retained as lawn. A hard-standing area will be constructed adjacent to the rear of the Events barn to provide car-parking in addition to the existing parking area adjacent to the main building. A gravel area is also proposed to the east of the Apple Store to extend the existing drive and provide car parking for guests. A tennis court will also be constructed to the rear of the existing file store. It is considered that these features will not detract from the wider character and appearance of the area and accordingly the proposals are considered acceptable.

7.7 Flood Risk and Drainage

7.7.1 The application site is in Flood Zone 1, which means it has a low probability of flooding. In terms of drainage, there should therefore be no additional surface water run-off impacts. The proposal is therefore considered acceptable and complies with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

7.8 Impact on Neighbouring Amenity

7.8.1 The site is in a fairly remote location some distance from the nearest settlements. A small development of holiday lets associated with the Ashton Estate lies to the north but these are some distance away and screened by existing tree planting.

7.8.2 Having regard to the above it is considered that the proposal would not impact significantly upon neighbouring properties and a satisfactory relationship would remain.

8. Other Matters

8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

8.2 Pre-commencement Conditions: The applicant has agreed to the proposed pre-commencement condition.

8.3 Concern has been expressed with regards to the loss of residential properties. The loss of two residential properties is a material planning consideration and needs to be balanced against the expansion of tourist accommodation and an existing business and the economic benefits of the proposal for the local area.

9. Conclusion / Planning Balance

9.1 Overall, the principle of tourist development within the Estate has already been established and there would be no significant impact on the character and appearance of the area, amenities of neighbouring properties, or highway safety which would justify refusing the application.

10. Recommendation

10.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that Planning Permission be GRANTED subject to conditions.

11. Conditions

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

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with the following documents:

Site location Plan 1:5000 submitted on 07 Aug 2020
Enlarged Location Plan 1:2500 submitted on 07 Aug 2020
Proposed Site Plan – 618_11 Rev B submitted 08 Aug 2022
Proposed Apple Store Floor Plan - 1549 002 submitted on 26 May 2022
Proposed Hotel Floor Plans – 1549 005 submitted on 22 Nov 2021
Proposed Apple store Elevations - 1549 006 submitted on 26 May 2022
Proposed Hotel Elevations – 1549 007 submitted on 22 Nov 2021
Proposed Goat Herd Floor Plan - 1549 008 submitted on 22 Nov 2021
Proposed Goat Herd Elevations - 1549 009 submitted on 22 Nov 2021
Proposed Pagoda – 1549 011 submitted on 22 Nov 2021
Tennis Court Spec submitted on 07 Oct 2020 submitted on 22 Nov 2021

Reason: In order to clarify the terms of this consent and to ensure that the development is carried out as permitted.

- 3 The development hereby permitted shall be finished externally in materials as detailed on the submitted application form and plans. The approved materials should be maintained and retained in perpetuity thereafter.

Reason: To achieve a satisfactory elevational appearance for the development.

- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-fieldwork assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-fieldwork analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205. I will be happy to provide a brief for the programme of work.

- 5 Prior to the commencement of development, drawings at a scale of 1:20, for all joinery shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the historic character.

- 6 Details of any external lighting shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include details of the size and positioning of the lighting, technical specification of the lighting source to be used, (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and wildlife and local light-sensitive development from light pollution.

- 7 Notwithstanding the submitted details, a Tree Protection Plan for the onsite trees shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with these details.

Reason: To ensure the protection of trees on site.

- 8 Prior to the commencement of development hereby permitted a detailed boundary and landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area.

- 9 Prior to first use or occupation of the development hereby permitted, the boundary and landscaping scheme shall have been implemented in accordance with the details shown on the approved plans, and shall be retained in the agreed manner in perpetuity. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area.

- 10 Prior to first use or occupation of the development hereby permitted the means of vehicular access hereby permitted shall be paved with a hard bound surface for a minimum of 10m from the highway boundary and retained as such.

Reason: In the interests of highway safety.

- 11 Before the commencement of development, a construction management plan shall be submitted and be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan.

Reason: In the interests of residential amenity and highway safety.

- 12 The event barn hereby permitted shall only operate between the hours of 08:00 and 23:00.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.

- 13 The premises shall be used for a boutique hotel, en-suite rooms and event barn and for no other purpose (including any other purpose in Class C1 and D2 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To ensure that the use remains compatible with the surrounding area.

12. Informatives

- 1 Bridleway No. ME5 which runs in close proximity to the proposed. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements;
- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
 - There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office, under Section 131 HA1980.
 - If as a result of the development, the Right of Way needs to be closed, where a Temporary Traffic Regulation Order would become necessary. An Application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks' notice period is required.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.