

**North Northamptonshire Area Planning Committee
(Thrapston)
20 September 2021**

Application Reference	20/01154/FUL
Case Officer	Patrick Reid
Location	Home Farm Cottages, Lower Street, Twywell, Northamptonshire, NN14 3AH
Development	Conversion of Grade II Listed farm building and attached cottage to create a single dwelling (Class C3); demolition of a modern extension to the barn and an outbuilding; and construction of a combined garage and carport
Applicant	Tata Steel (UK) Ltd
Agent	Harris Lamb
Ward	Thrapston
Overall Expiry Date	23 February 2021
Agreed Extension of Time	TBC

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are more than three objections raising material matters. The objections are contrary to the Officer's recommendation for approval.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 It is proposed to change the use of traditional agricultural barns to residential use as a single dwelling. The works proposed also include the physical operations to undertake the conversion both internally and externally. The works include the installation of windows, doors and a chimney. Part of the barns proposed to be converted are Grade II listed, known as Home Farm Cottages.

- 2.2 The dwelling to be created would have an 'L' shape footprint with a parking area and outside amenity space on the west/south of the barns. A vehicular access and driveway would be developed on the northern/western side of the barns which would run around the outside of the existing built area, alongside Home Farm House on the highway frontage.
- 2.3 To the north-west of the house a new car port/garage is proposed. It would be constructed of timber and include an enclosed garage area. In front of the car port would be a driveway/parking area. This area and that of the proposed garden would be created by the removal of a timber barn. Toward the western part of the site, adjacent to the proposed access, are two outbuildings/barns which are proposed to be refurbished with new roofs of clay pantiles.
- 2.4 The physical works to the barns, including that subject of the grade two listing, are subject of a concurrent application for listed building consent. On the western elevation, the works include the creation of a full-height glazed opening, the repair of existing window openings and the insertion of two rooflights and one ground floor window. On the eastern side there is to be five rooflights, as well as repaired window openings. A centrally large glazed opening will be in place of the existing barn door opening. The windows proposed for the house are to be timber for the smaller openings and the larger full-height feature is to be aluminium framed.
- 2.5 Amended drawings were received during the application to address concerns raised by officers. The amendments included the removal of a garden area on the eastern side of the proposed dwelling; alterations to the openings proposed on the barn and a red line alteration to include the verge across which access would be taken. The current documents subject of determination include:
- Bat Hibernation Survey dated March 2021;
 - Proposed Plans ref. PL-211 rev. A;
 - Proposed Elevations ref. PL-212 rev. A;
 - Car Port Proposed Plans and Elevations ref. PL-213 rev. A;
 - Schedule of Works for Home Farm Barn C, dated January 2021;
 - Bay Survey Addendum Report dated October 2020;
 - Tree Protection Plan ref. PRI22496-o0A phase C;
 - Design and Access Statement;
 - Ecological Appraisal dated August 2020;
 - Heritage Statement dated July 2020;
 - Structural Assessment for Planning dated August 2018;
 - Tree Report dated June 2019;
 - Schedule of Works Manor Farm Barn C1 dated October 2019;
 - Planning Supporting Statement dated September 2020.

3. Site Description

- 3.1 The application site comprises a Grade II listed agricultural barn, and an adjoining unlisted barn, located on the edge of Twywell. The listed barn is of a stone construction with a pitched roof, and the building is showing signs of disrepair at places. The main part of the site comprises two barns that adjoin in an 'L' shape. To the north of the buildings is agricultural land through which is a public right of way. To the west the land is agricultural, including the site of the proposed access.
- 3.2 To the south is High Street and residential properties located off it. Adjoining the southern part of the barn is a two-story stone cottage. Nearer to the High Street is a two-storey detached house, Home Farm House, which is Grade II listed.
- 3.3 To the west of the 'main' listed barn are smaller and less substantial timber barns. These are also in a state of disrepair and do not appear to have been in regular use in recent years. The land in between the barns is soil/grass with some hedging and shrub-like vegetation growing around the perimeters of the external area.
- 3.4 On the western side of the yard is a more modern brick-built barn with a tile roof in front of which is an area with concrete hardstanding. To the rear of this building is a brick wall which provides a separation between the former agricultural yard and the undeveloped land to the west.
- 3.5 All of the barns, subject of the application, are located with the settlement boundary for Twywell. However, the land on the western side on which the access is proposed, is outside of the settlement boundary as identified on the Rural North, Oundle and Thrapston Plan (2011). The site lies entirely within the Twywell Conservation Area.

4. Relevant Planning History

- 4.1 20/01155/LBC - External and internal alterations to Grade II Listed buildings to allow for their conversion into residential dwelling; demolition of modern extension and a curtilage listed building; and construction of a combined garage and carport – UNDER CONSIDERATION
- 4.2 Other relevant applications in Twywell:
- 20/01019/FUL - Alteration and conversion of four disused agricultural buildings into four residential dwellings (Class C3), to include extension works, new car ports, associated site layout and landscaping works – PERMITTED (20.07.21)

5. Consultation Responses

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

5.1 Twywell Parish Council

Although Twywell Parish Council are in support of the redevelopment of the disused farm buildings, they wish to make the following comments

- There is already an issue with road safety and parking in the village. Concern over parking and visibility issues near the bend in the road;
- a driveway could be routed via the existing track that leads from the Old Friar car park to the proposed development;
- query as to whether the outbuildings are curtilage listed and if so, if the centre barn could be re-roofed.

5.2 Neighbours / Responses to Publicity

15 representations have been received of which two are in support, two are neutral and eleven are in objection. The points raised are summarised as follows:

- Noise caused by the access road;
- dangerous access;
- might lead to more development afterwards;
- out of character with adjacent property;
- extra demand on sewage system;
- water run off on adjacent properties;
- new access road is unnecessary.

5.3 Local Highway Authority (LHA)

Comments summarised below:

- 2 metres x 2 metres pedestrian visibility splays requested;
- The proposed dwelling is more than 45 metres from the highway boundary and this may have implications for a Fire vehicular accessing the site;
- All accesses over 45 metres in length to be a minimum of 3.7 metres wide for its whole length, to accommodate an appliance; Such accesses to accommodate a fire appliance with a 15 Ton axle loading;
- A means of drainage across the back of the highway boundary, across the proposed site access draining to soakaways contained within the applicant's own land is required;
- A four bedroom property has a parking space criteria of 3 spaces as per the NCC Parking Standard Documents dated September 2016.

Subsequent comments in response to submitted visibility splays: happy with the vehicular visibility splays shown. Depending on how much of the verge is going to be cut back, pedestrian visibility (2 metre x 2metres) will also need to be identified as the verge is still public highway and free for use by pedestrians.

5.4 Natural England

The proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified. (*Officer comment: the relevant mitigation amount has been received*)

5.5 Environmental Protection Officer

Initial clarification sought on points relating to distance to the windows, acoustic fencing and drawings.

Subsequent comments (following receipt of additional information): No objection subject to conditions be added (three conditions listed relating to acoustic glazing, no burning and construction times).

5.6 Principal Conservation Officer

Initial comments: the proposed alteration to the landscape setting of the site (including the site access) requires further consideration. In terms of the amenity space it would appear that there would be ample room within the existing site to accommodate this without changing the use/character of the surrounding land. Further comments relating to openings and roof ties, requesting further details.

Subsequent verbal comments summarised:

- The works to the listed building are now acceptable following the proposed changes to the openings;
- The roof structure details are now acceptable.

5.7 Waste Manager:

With regards to the above application could the developer please include a hardstanding bin presentation area adjacent to the highway for the collection of waste the private driveway would not be accessed to collect waste containers.

5.8 Archaeological Advisor

No objection subject to the inclusion of a condition for an archaeological programme of works to any permission granted in respect of this application.

5.9 Wildlife Officer

Initial comments: Three of the buildings were identified as having potential for bat roosting and would require additional activity surveys to establish whether they were in use by bats.

Subsequent comments: One of the buildings has been confirmed to support hibernating bats and a licence will be required to allow the works to proceed lawfully. It is likely that further activity surveys will be needed to establish whether there are any maternity roosts, however that will be determined by Natural England so at this stage the application can be determined. A condition is recommended.

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 4 - Biodiversity and Geodiversity

Policy 5 - Water Environment, Resources and Flood Risk Management

Policy 6 - Development on Brownfield Land and Land Affected by Contamination

Policy 8 - North Northamptonshire Place Shaping Principles

Policy 9 - Sustainable Buildings and Allowable Solutions

Policy 10 - Provision of Infrastructure

Policy 11 - The Network of Urban and Rural Areas

Policy 13 – Rural Exceptions

Policy 22 - Delivering Economic Prosperity

Policy 28 - Housing Requirements and Strategic Opportunities

Policy 29 - Distribution of New homes

Policy 30 - Housing Mix and Tenure

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

Policy 2 – Windfall Development in Settlements

Policy 5 – Transport Network

Policy 12 – Considerate Construction

Policy 23 – Rural Buildings- General Approach

6.5 Emerging East Northamptonshire Local Plan (LPP2) Submission version (2021)

EN1 - Spatial Development Strategy

EN5 - Development on the Periphery of Settlements and Rural Exception Housing

EN13 - Design of Buildings/Extensions

EN14 - Designated Heritage Assets

EN30 - Housing Mix and Tenure to Meet Local Need

6.6 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)

East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)

East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Heritage, Design, Layout and Impact on the Character and Appearance of the Area
- Impact on Neighbouring Amenity
- Ecology
- Waste Storage and Collection
- Archaeology
- Space Standards and Private Amenity
- Other Matters

7.1 Principle of Development

7.1.1 Residential development is subject to Policy 28 of the North Northants Joint Core Strategy (JCS). The requirements for East Northamptonshire between 2011 and 2031 are for 8,400 dwellings. Policy 29 sets the basis for housing distribution across the authority area. For the villages and rural areas, it sets out that the dwellings shall come forward as small-scale infilling, rural exception or otherwise by Part 2 Local Plans or Neighbourhood Plans. There is not a neighbourhood plan for Twywell. The Part 2 Local Plan is not adopted and is at Submission stage, having been put forward for examination on 31st March 2021.

7.1.2 Policy 11 of the JCS identifies Twywell as a 'village' in terms of its spatial role. For such settlements, development 'is likely to be limited to small scale infill development and rural exceptions'. Part 2, b) of Policy 11 refers to sites within 'villages' where it would not materially harm the character of the settlement. Other than the access, the site is within the defined settlement boundary as shown on the Rural North, Oundle and Thrapston Plan (2011).

- 7.1.3 Policy 13 of the JCS relates to rural exceptions in the rural area. However, as the majority of the site is inside the defined settlement boundary, Policy 13 is of limited relevance. The vehicular access would run through currently undeveloped land, which is outside of and adjacent the village boundary, and therefore Policy 13 in dealing with land outside settlements is relevant to an extent. As the residential development through the conversion of the barns will be entirely within the settlement boundary, it is considered to be compliant with the adopted housing distribution policies including Policy 29 of the JCS.
- 7.1.4 The JCS does not include any housing provision policies which directly deal with proposals to convert buildings. In the absence of clear policy on guidance in relation to proposal involving the conversion of existing buildings, paragraph 80 of the NPPF is relevant insofar as it sets out that planning policies should avoid isolated new homes in the countryside unless the development would re-use redundant buildings and enhance its immediate setting. In this instance, it is considered that the building is not isolated due to its proximity to the nearby housing in Twywell. The wording of the NPPF paragraph suggests that, in principle, dwellings can be deemed acceptable in locations where a new dwelling that does not include a conversion would not. It is also noted that the NPPF makes provisions for barn conversions in remote locations. The barns, subject of this application, are not isolated which adds further weight to their conversion being acceptable in principle.
- 7.1.5 Taking account that the barns are within the adopted settlement boundary and the contents of paragraph 80 of the NPPF, it is considered that the proposal would comply with Policy 11 of the JCS which allows for infill development in the named villages.

Recent local relevant decisions: planning permission ref. 20/01019/FUL

- 7.1.6 In July 2021, the Council considered a proposal for development that shared similarities to this proposal. Application ref. 20/01019/FUL related to a site comprising traditional farm buildings also on the edge of Twywell. The development proposed was to convert the buildings to four dwellings. Planning permission was granted by the decision of the Council's Area Planning Committee, in line with the Officer's recommendation for approval.
- 7.1.7 This application and that application share similarities in their geographical position near to Twywell and that they involve the conversion of traditional farm buildings to residential use. Both sets of buildings also have a level of heritage significance also, either by being directly listed or curtilage listed. The buildings under the 20/01019/FUL application lay outside of the defined settlement boundary, so those that are the subject of this application are therefore deemed even more suitable for residential use, in terms of the provisions of Policy 11. The approval of that application further adds weight to indicate the conversion now considered is acceptable in principle.

7.1.8 It is necessary to note that whilst the proposed dwelling and its external amenity space would be located within land identified as being within the settlement boundary for Twywell, the proposed access would not. The land across which the access would be is outside of the boundary line and is therefore deemed to be in the countryside. In isolation, an access in such location would not normally be acceptable. However, the matter is considered as part of the wider balancing exercising and addressed in detail in the subsequent sections below.

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

7.2.1 The Council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. 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.

7.2.2 The barns are Grade II listed and relate to Historic England List Entry Summary 1225976 dating from 1987. The listing notes the barn and attached house, noting its architectural features. It is also noted that the house outside of the site to the west, Home Farm House, is also Grade II listed. The site lies entirely within the Twywell Conservation Area (CA) and as such regard is given to the impact of the development on the heritage assets.

7.2.3 The largest of the barns, on the eastern side of the site, is grade II listed and therefore represents a heritage asset. All of the site is within the Twywell Conservation Area and the whole development would therefore be in an area where heritage is an important consideration.

7.2.2 The Council's Principal Conservation Officer has been consulted on the application and responses were made by the applicant to the initial comments. In particular, concern was raised as to the extent of garden space proposed to the south of the building into what is currently agricultural grassland. Additionally, some details of the extent of openings in the walls was sought, as well as further information on the reason for the route of access.

7.2.3 Subsequent to the comments, the applicant provided information and answers to the various queries and provided amended plans. In terms of the proposed works to the barn, the Principal Conservation Officer has confirmed they are satisfactory. The works overall are considered sympathetic and appropriate for the host building. The openings proposed for windows and doors are relatively limited and the vast majority of the historic fabric would be retained.

7.2.4 Internally the proposed works are also considered appropriate and ensure that historic beams and roof trusses are retained. The inclusion of a first floor in a manner which ensures the works to the roof are not excessive is considered to be a positive feature.

- 7.2.5 Externally, the proposed rear garden has been removed which is considered necessary to avoid expanding the development beyond the settlement boundary where boundary enclosures and domestic paraphernalia would be unacceptable. The works on the 'inside' part of the courtyard area where there would be a parking area and external amenity space are considered appropriate. The removal of a more modern barn is considered acceptable as it does not warrant listing or retention. The works ensure the retention of the buildings of historic significance and through bringing them back into use, will help ensure their long-term care and retention. It is apparent that the buildings have fallen into a state of disrepair and provide no functional use. In the absence of a regular use of the buildings and given the extent of repair works required, which appear to be significant, there is a real possibility that the buildings would fall further into disrepair over time. This would be significantly detrimental and result in significant damage and potential loss of the Grade II listed barns. It is therefore considered that the proposal would provide significant benefits through the works that will ensure the long-term retention of the listed buildings.
- 7.2.6 In terms of the impact on the setting of the nearby Home Farm House, the proposal would affect its setting both through the removal of the nearby barn, the conversion works and the addition of the access. The works that would directly create the dwelling and remove the barn near to Home Farm House are not considered to be detrimental changes on its setting. Through restoring and ensuring the long-term retention of the listed barn, part of the historic surroundings of Home Farm Barn would be retained to its benefit. However, the addition of the access driveway on the western side around Home Farm House on current undeveloped land, would have an impact that is considered to be negative when considered in isolation.
- 7.2.7 The setting of Home Farm House, on its western side, is undeveloped and means that the house sits on the edge of the village. The addition of an access would change this relationship, meaning its western boundary would be about a residential access road rather than agricultural land. In terms of the significance of the adjacent property, the List Entry Summary sets out that the house dates from 1663, initially, as the name suggests, a farmhouse. The proposed access would not affect the historic fabric of the listed building, but it would affect the appearance of its setting and this is considered to be detrimental. The extent of harm is considered to be small however, and the proximity of adjacent agricultural land to Home Farm House is not considered fundamental to its significance. It would remain as an example of an historic former farmhouse on the edge of Twywell. The harm from the access identified is considered in the planning balance.
- 7.2.8 In terms of the balancing exercise, the heritage benefits of bringing the host barn back into use and ensuring its long term retention are considered significant. The necessity and reasoning of the access is discussed later in this report. However, as the harm brought by the access is considered small in heritage terms, if it is to be deemed the sole feasible access option, then the heritage benefits of the proposal are considered to considerably outweigh the harm.

- 7.2.9 As the buildings form an important part of the history of Twywell and contribute to the Conservation Area status of the surroundings, the development is considered to have an enhancing effect on the listed building and there would be a positive impact on this part of the CA.

Boundary wall between the proposed site and Home Farm House

- 7.2.10 Adjacent the barn on the southern boundary which is shared with Home Farm House, there is a barn to be removed. Beside this there is a wall which marks the boundary between the two sites. Concern has been raised in representation that the proposal may result in its loss and that it represents a heritage asset. The Principal Conservation Officer has expressed support that it be retained as it is a positive heritage feature. As such, it is considered appropriate that a condition be applied which ensures its retention.

7.3 Impact on Neighbouring Amenity

- 7.3.1 The nearest property at Home Farm House is considered sufficiently far away as to not have a materially detrimental impact on its amenities. There would be no overlooking of the nearby property, loss of outlook or other loss of amenity from the dwelling.

- 7.3.2 The submission does not express a material proposed for the access drive that would run past Home Farm House. If loose gravel were to be used, potentially this may cause undesirable noise at night that would affect the bedrooms of the adjacent property. It is therefore considered appropriate that a condition be applied, should permission be granted, that requires a hard bound surface to limit noise.

7.4 Ecology

- 7.4.1 The application is supported by an ecological appraisal and there is a response from the Council's Wildlife Officer. They have noted that due to the survey finding evidence of hibernating bats, a condition is recommended to require a further survey and details on the proposals as a licence from Natural England will be required. It is considered appropriate that such condition be applied, should permission be granted. It should be noted that Natural England normally requires planning permission to have been granted before it will consider granting a license.

7.5 Waste Storage and Collection

- 7.5.1 The Council's Waste Manager has requested there be a hardstanding location beside the road for the presentation on bin days. It is considered that a small amendment could be required by condition to illustrate such an area.

7.6 Archaeology

- 7.6.1 The Council Archaeologist was consulted on the application and has recommended a pre-commencement condition be applied for a scheme of works. It is considered such a condition be applied, should permission be granted.

7.7 Space Standards and Private Amenity

- 7.7.1 Policy 30 of the JCS requires that new dwellings meet the minimum space standards and have sufficient private amenity. The dimensions of the house and its rooms meet the minimum requirements. It will also have external amenity space and is considered acceptable in this respect.

7.8 Highway and Access Matters

- 7.8.1 Access has been a key focus for consideration during the application process particularly as the road proposed is outside of the village on undeveloped agricultural land. This is generally not preferred and would have a level of being undesirable due to the laying of a hard surface on an area that is currently mainly grass, as well as tree/hedgerow beside the highway. Officers have therefore explored all options to ensure there are no preferable access routes.
- 7.8.2 It was suggested to the Applicant that access could be gained through the existing gravel yard beside Home Farm House. However, it has been demonstrated this is not sufficiently wide and would pass directly past the adjacent cottage that adjoins the barn. It is considered to not be a feasible access route as it physically could not be achieved due to the lack of space. The lack of space would also affect parking provision.
- 7.8.3 An alternative access route suggested by representation, was for an access road to be added which would join the highways at the east around the back of the public house. It would be significantly long and go through agricultural land as well as being beside a public right of way. This option was considered by Officers and is deemed to be a significantly harmful option. It would be to the detriment of the use of the public footpath and would be far longer than that proposed, resulting in more agricultural/undeveloped land lost. It would represent poor design and the proposed option is preferable by far.
- 7.8.4 Consequently, to reach the barns a new access would be necessary. The options to achieve this are limited, and the only realistic option is the route of that proposed. The submitted details have indicated the visibility splays are acceptable and the Highway Authority has confirmed this. Safe access can therefore be achieved. While the access in the location is not ideal, it is considered a necessity and is weighed against the benefits of securing the long-term retention of the heritage asset.

8. Other Matters

- 8.1 Neighbour comments: Concern relating to the safety and noise from the access have been addressed given the LHA are content with the visibility splays. It is considered that a surface that is not loose would not cause too much noise for the adjacent residential property.
- 8.2 Other concern has been raised about other possible future development. In response to this, all applications have to be considered on their own merits.

- 8.3 In terms of the sewerage system, it is considered unreasonable to refuse a development of a single dwelling on this basis particularly when there is no evidence from an authoritative source to indicate it would cause an unacceptable problem. Building Regulations would ensure a satisfactory means of disposal of foul and surface water. In terms of drainage, the dwelling is in Flood Zone 1 (least likely to flood) and there is no reason to indicate it would cause drainage problems.
- 8.4 Concern has been raised that the development would be out of character with the existing area. For the reasons expressed in this report, the design is considered sympathetic and appropriate for the property and vicinity.
- 8.5 Equality: the application raises no matters of equality concern.
- 8.6 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities. This proposal is considered to provide a dwelling in a suitable location that would not harm the health of others nearby.

9. Conclusion / Planning Balance

- 9.1 The building is Grade II listed and evidently in need of repair and works to ensure its long term retention. This proposal brings the building back into use and ensures it is done so in a sympathetic manner, retaining the historic fabric. The addition of a new vehicular access is not ideal and would cause a small amount of visual harm through the loss of undeveloped land to create it. However, this is weighed against the benefits brought by securing the heritage asset and providing a dwelling in a village location. The benefits are considered to outweigh the harm.
- 9.2 Planning conditions can avoid ecological harm and the proposal has demonstrated safe access can be achieved. There would be no detrimental impact on the amenities of neighbouring properties and the new dwelling would have sufficient internal and external amenity space. It also would have sufficient parking and turning space. Overall, the development is considered to accord with the adopted development plan as a whole.

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions.

11. Conditions

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site C rev. G;
- Proposed Plans ref. PL-211 rev. A;
- Proposed Elevations ref. PL-212 rev. A;
- Existing Plans ref. PL-108 rev. A;

Reason: To define the terms of the planning permission.

3 The following works including works to the roof and demolition of the buildings shown to be removed, shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
- b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
- c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Reason: The buildings to be affected by the works have the potential to be habitats for bats, a protected species. The condition therefore ensures the works would not cause such harm, in accordance with Policy 4 of the JCS.

4 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any such subsequent Order or amendment to it, no fences, walls or other structure or means of enclosure shall be erected on the land. Any such addition will require a separate planning application.

Reason: To ensure the character of the Grade II listed building and the Conservation Area is not adversely impacted.

5 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 194.

- 6 Prior to the commencement of development, no work shall take place until scheme setting out the details of the access road are submitted to and approved in writing, by the Local Planning Authority (LPA). The details shall include the material for the road surface, its dimensions and its landscaping. The works shall thereafter be installed as per the approved details and retained as such in perpetuity.

Reason: In order to ensure the appearance of the access road is appropriate for the setting of the Conservation Area and the nearby listed buildings.

- 7 Prior to the commencement of works to create the access road, details of the pedestrian and vehicular visibility splays shall be submitted to and approved in writing. These shall be at where the proposed access joins Lower Street.

Reason: To ensure the proposal achieves the optimum levels of visibility onto the highway.

- 8 Prior to the occupation of the dwelling hereby approved, details shall be submitted to, and approved in writing by the Local Planning Authority, of the measures to limit use to no more than 105 litres of water per person per day.

Reason: To ensure the house meets the requirements of Policy 9 of the JCS.

- 9 The wall on the southern boundary shared with Home Farm House shall be retained. Prior to the demolition of any buildings, details shall be submitted to and approved in writing of the extent of the wall, its width and height and a plan demonstrating its retention. The wall shall thereafter be retained in perpetuity.

Reason: The wall is considered a positive aesthetic and historic feature and its retention is considered positive to the character of the site.

- 10 Prior to the occupation of the dwelling, details of the parking and turning areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall be installed as per the approved details and remain available for parking in perpetuity.

Reason: In the interests of highway safety and ensuring the development does not result in vehicles parking on the public highway.

- 11 Prior to works to create the access being commenced, details of a hardstanding area beside Lower Street shall be submitted to and approved in writing, showing an area for the presentation of waste bins. The approved bin storage area shall be provided before occupation of dwelling and thereafter retained for that purpose.

Reason: For a suitable waste presentation site to be secured as part of the development.

- 12 Prior to the occupation of the dwelling hereby approved, details of the proposed side and rear boundary treatments shall be submitted to the Local Planning Authority for approval in writing. The works shall then be carried out in accordance with the details approved prior to the first occupation of the development hereby permitted.

Reason: In the interests of preserving the character of the existing listed building and the Conservation Area.

- 13 Prior to installation, details of the external joinery items, to include windows, doors and glazed screen, shall be submitted to the Local Planning Authority for approval in writing. The works shall then be carried out in accordance with the details approved.

Reason: In the interests of preserving the character of the existing listed building and the significance of the Conservation Area.

- 14 The development hereby approved, in respect of arboricultural works, shall be undertaken in accordance with the recommendations set out in the Tree Report dated 03 June 2019.

Reason: To ensure tree works are appropriate and do not unnecessarily harm trees.

12. Informatives

- 1 Please note that the applicant will be required to obtain a Section 184 licence, from Northamptonshire Highways Regulations in order to install the site access and the vehicle crossover of public highway land. Please note also that the works necessary to be undertaken within publicly maintained highway land must be undertaken only by a Northamptonshire Highways Approved Contactor; who has the required and necessary public liability insurance in place.

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

- 2 Conditions 5 and 6 require details to be submitted to and approved in writing by the Local Planning Authority (LPA). These details are required prior to the commencement of the development, as the site is visually sensitive by virtue of being within the Twywell Conservation Area, is Grade II listed and the details requested are required for the reasons set out in the respective condition.