

North Northamptonshire Planning Committee (North) 30th October 2024

Application Reference	NE/24/00285/FUL
Case Officer	Lisa Greenwood
Location	Lilford Park, Lilford Hall, Lilford
Development	Conversion of former workshop buildings to create three dwellings.
Applicant	Mr M Bloch
Agent	Berrys – Mr Sean Bennett
Ward	Thrapston Ward
Overall Expiry Date	06.06.2024
Agreed Extension of Time	06.11.2024

List of Appendices

Appendix A – Site Plan

Scheme of Delegation

This application is brought before the Area Planning Committee because it falls outside of the Council's Scheme of Delegation for the following reasons:

- 1) the proposal has received more than 10 neighbour objections which constitute substantive material planning considerations and the Chair and Vice Chair of the Committee agree that the objections received contain substantive material planning considerations determination of which cannot be resolved outside of a committee resolution; and
- 2) it is an application for major development and the Parish Council has submitted a written objection that is contrary to the officer's recommendation. The Parish Council's objection relates to substantive material planning considerations and the Chair and Vice Chair of the Committee agree that the objections received contain substantive material planning considerations determination of which cannot be resolved outside of a committee resolution.

1. Recommendation

- 1.1 That Planning permission is GRANTED subject to conditions listed in Paragraph 11 of the report.

2. The Proposal

- 2.1 Planning permission is sought for the conversion of three existing former workshop buildings to three dwellings. For ease of reference, and as set out in the Design and Access Statement submitted to support the proposal (Berrys, February 2024) the buildings are referred to as The Sawmill, The Barn, and The Cottage.
- 2.2 The Sawmill has an existing footprint of approximately 138 square metres, with an attached lean-to providing a footprint of approximately 49 square metres. It is proposed to convert the building to a two storey five-bedroom dwelling. The footprint of the building would remain unchanged; however, the lean-to would be incorporated into the overall design, providing two habitable rooms at ground floor level. Two bedrooms are proposed at first floor level. To allow for sufficient head height, there is a requirement to raise the eave and ridge height by 450mm.
- 2.3 In addition to the existing walls, it is intended to retain as many of the original features as possible including the traditional arched windows, the timber trusses (which would be enhanced and supported by two new trusses), and the existing double doors. Parking for 3no. vehicles is proposed to the front of the dwelling. A private courtyard and rear garden are proposed to the northwest and southeast of the proposed dwelling.
- 2.4 The Barn has an existing footprint of approximately 89 square metres. To the rear of The Barn is an area of historic greenhouses that have recently been removed. It is proposed to utilise the footprint of the greenhouses (approximately 45 square metres) and combine the footprint of the building and the greenhouses to provide for a three bedroom dwelling. A wall with openings is proposed along the northeastern elevation, as this elevation is currently open.
- 2.5 The Barn features vaulted spaces and combines the existing brick walls with modern brick infilling. The Barn also incorporates a historic greenhouse as a modern feature for the main open-plan living space. Existing conservatory frames would be utilised to create shading for a patio area. The bedrooms would be located within the original footprint of the building. A wine cellar provides an additional area for storage. Parking for 2no. vehicles is proposed to the front of the dwelling. Areas of private amenity space are proposed to the front and rear.
- 2.6 The Cottage has an existing footprint of approximately 106 square metres. The aforementioned historic greenhouses also extend the rear of The Cottage, and it is also proposed to utilise the footprint of the greenhouses (approximately 29 square metres) to provide for an open plan kitchen / dining room. The Cottage would be converted to a single storey bungalow with two bedrooms.

2.7 In addition to the retention of the existing walls the roof trusses would be retained and the traditional arched windows retained. Parking for 2no. vehicles is proposed to the front of the dwelling, adjacent to the southeastern boundary of The Sawmill. An area of private amenity space is proposed to the side and rear.

2.8 The development would be served by an existing access along Lilford Road. In addition to the parking proposed to serve the dwellings, a visitor parking space would also be provided. The existing boundary wall would be retained. The dwellings would be finished in stone and red brick. The roof would be finished in slate with rooflights. The greenhouses / conservatory areas would be constructed with an aluminium frame.

3. Site Description

3.1 The Lilford Hall Estate is located on the northern side of Lilford Road to the west of the Parish of Lilford-cum-Wigsthorpe. The Estate comprises of Lilford Hall, a country house that is Grade I listed building (list UID: 1189554), and is set within 80 acres of parkland. In addition to Lilford Hall, the Estate is occupied by a number of heritage assets including Grade II stables (list entries 1189566 and 1371976). Part of the Estate, to the south of the application site outside of the boundary wall, is afforded statutory protection by way of a Tree Preservation Order (Tree Preservation Order 89 (Lilford) 1970).

3.2 The application site is located in the northeastern corner of the Estate and is physically separated from Lilford Hall by in excess of 250 metres. The site measures approximately 0.16 hectares in area and is of irregular shape. An established access is located on the eastern boundary, along Lilford Road and an existing brick wall provides a treatment along the site boundary.

3.3 The site comprises of three disused rural buildings which are considered to be non-designated heritage assets. One of the buildings (The Sawmill) is two storeys in height. Two of the buildings (The Barn and The Cottage) are of a single storey. The buildings are brick built and retain a number of traditional features including trusses and arched windows. The southern walls of the single storey buildings enclose a former nursery. Until very recently, there were large lean-to greenhouses extending this wall however, the greenhouses have since been demolished. The buildings are all in differing states of deterioration, with trees and vegetation exacerbating this. The site is currently vacant, and the buildings unsafe for occupation.

3.4 Residential development is located directly to the northeast and northwest of the site. This development is the subject of two previous planning permissions, Home Farm Buildings, planning application reference 94/00055/FUL, conversion of farm buildings to form six dwellings, and planning application reference 99/00920/FUL, Home Farm Buildings, conversion of farm buildings to two dwellings (re-submission – EN98/00859/FUL). A Public Right of Way is located to the southwest (Byway No.NG10).

4. Relevant Planning History (includes history relevant to the wider site)

- 4.1 NE/23/01184/VAR - Variation of Condition 2 (approved plans) to allow for the general height of the arrays at the point from which the land beneath the arrays falls away to be at, or around, 2.10m after allowing for the fact of the removal of some 10-15cm of topsoil around the screws pursuant to NE/22/01456/FUL - Installation of solar panels and conversion of existing ancillary building as substation within the Lilford Hall Estate – Permitted – 06.02.2024
- 4.2 NE/23/00808/CND - Discharge of conditions pursuant to NE/22/01222/LBC. Proposed internal and external alterations as per Section 2 of the Heritage Statement.
Condition 5 - Archaeology - Written Scheme of Investigation for a Programme of Archaeological Work (A programme of historic building recording and archaeological recording) – Answered – 31.10.2023
- 4.3 NE/23/01002/AMD - Non-material amendment to allow for 30cm increase in height to solar panels pursuant to NE/22/01456/FUL. Installation of solar panels and conversion of existing ancillary building as substation within the Lilford Hall Estate – Refused – 20.10.2023
- 4.4 NE/23/00794/VAR - Variation of condition 8 to allow for changes to the new openings in the west elevation pursuant to NE/22/01222/LBC - Proposed internal and external alterations as per Section 2 of the Heritage Statement – Permitted – 20.09.2023
- 4.5 NE/23/00700/CND - Discharge of conditions pursuant to NE/22/01222/LBC - Proposed internal and external alterations as per Section 2 of the Heritage Statement.
Condition 4 - joinery details – Withdrawn – 10.07.2023
- 4.6 NE/23/00535/CND - Discharge of conditions pursuant to NE/22/01222/LBC. Proposed internal and external alterations as per Section 2 of the Heritage Statement.
Condition 3 - proposed internal remodelling works – Answered – 09.07.2023
- 4.7 NE/22/01456/FUL - Installation of solar panels and conversion of existing ancillary building as substation within the Lilford Hall Estate – Permitted – 18.05.2023
- 4.8 NE/23/00107/CND – Discharge of conditions pursuant to NE/22/01222/LBC – Proposed internal and external alterations as per Section 2 of the Heritage Statement. Condition 3 – internal remodelling. Condition 4 – window joinery – Permitted – 14.04.2023
- 4.9 NE/22/01222/LBC – Proposed internal and external alterations as per Section 2 of the Heritage Statement – Permitted – 16.01.2022
- 4.10 15/02149/FUL - Change of use from horticultural and garden centre to ash burial and memorial gardens – Withdrawn – 03.03.2016
- 4.11 15/02150/LBC - Change of use from horticultural and garden centre to ash burial and memorial gardens – Withdrawn – 04.03.2016

- 4.12 08/00789/FUL - Engineering operations on land, restoration and re-modelling of parkland, construction of lakes and all ancillary works – Closed – 23.01.2014
- 4.13 96/00449/LBC - Removal of fences and outbuildings – Permitted – 04.09.1996
- 4.14 87/00117/FUL - Occasional use for events and social functions – Permitted – 25.03.1987
- 4.15 86/00131/FUL - Disabled toilet facilities – Permitted – 28.02.1986
- 4.16 83/00534/FUL - Change of use to horticultural and garden centre with retail sales of plants, bulbs, nursery stock and garden sundries – Permitted – 18.05.1983
- 4.17 81/01750/FUL - Renewal - use for antiques centre (March - October inclusive) – Permitted – 13.01.1982
- 4.18 81/00249/FUL & 81/00249/LBC - LPG storage enclosure – Permitted – 01.04.1981
- 4.19 81/00144/FUL - Change of use to craft centre and shop with internal alterations (NW Coach House) – Permitted
- 4.20 80/00852/FUL & 80/00852/LBC - Conversion into residential conference centre – Permitted – 25.07.1980
- 4.21 79/01678/FUL - Conversion into residential conference centre – Permitted – 14.11.1979
- 4.22 79/00026/FUL - Temporary use for three years of part west wing for museum and craft shop (March - October inclusive) – 07.02.1979
- 4.23 78/01721/FUL - Temporary use for three years as antiques centre (March - October inclusive) – Permitted – 31.01.1979
- 4.24 78/00919/FUL - Mobile caravan for occasional use – Refused - 26.07.1978
- 4.25 78/00719/FUL - Occasional use of hall for no more than six times a year for special and charitable events – Permitted – 05.07.1978
- 4.26 72/0153/1/OTR – Formation of Park to be open to the general public with road system, car parks, restaurant, toilets and secondary vehicular access – Permitted – 15.08.1972

5. Consultation Responses

5.1 Lilford cum Wigsthorpe, Thorpe Achurch Parish Council

Whilst in principle the Council supports the re-development of this site and re-use of the dilapidated buildings, an objection is raised on the following grounds:

- Density of the proposed development – the site is relatively small and the proposal for the provision of three dwellings appears to constitute over development of the area and results in limited amenity.
- Parking – Although the provision of parking spaces appears to meet current policy requirements there would be overspill vehicles, particularly from visitors, which would need to park on the narrow lane through the village causing problems to other road users and creating visibility. Due also to the size of the parking area it is feared that vehicles would only be able to leave the site by reversing out on to a corner where visibility is poor. It is also felt that many larger vehicles may have trouble accessing the parking spaces and would therefore have to park on the nearby lane.
- Traffic movements – Whilst vehicle movements from just three dwellings may not seem significant in many cases, due to the nature of the surrounding area and access roads this may cause considerable issues when taking into account the narrow width of the lane, other vehicle movements including delivery vehicles and large agricultural machinery.
- Provision of refuse for bin storage – no provision for storage of refuse for bins could be seen on the plans and it is hard to see how they could be accommodated in the courtyard / parking area with any ease.
- Drainage – No provision of drainage of cesspits could be seen on the plans and Councillors feel that further information on this matter is essential.
- Conservation of area – Due to the historic nature of Lilford Hall and its curtilage the Parish Council feels that there should be consultation with the Conservation Officer prior to determination to ensure no historical features are lost.
- Any development should be sympathetic to the surrounds and support the historical value of Lilford Hall and the village in general.
- Concerns have been raised by members of the public regarding the western side of the development encroaching onto the site of the greenhouses and thereby potentially into the Grade II listed curtilage of Lilford Park.

5.2 Neighbours

13no. neighbour comments have been received, of which 10no.comments are objections. The comments are summarised, as follows:

- Overdevelopment. One large dwelling would be better than 3no. smaller dwellings.
- Out of keeping with the properties in the village.
- Insufficient existing infrastructure (drainage, sewage etc.).
- Lack of parking provision. Could overspill to country lanes and cause. a hazard to pedestrians and other users.
- Reliance on the car.
- Could set a precedent for similar development. Could result in more single storey development in Lilford.
- Access would be a hazard for 8no. vehicles.
- The works would constitute a new build, not a conversion. The Sawmill would require extensive height increases/.

- Greenhouses do extend to the curtilage of the listed building and would constitute new builds in a grade II listed area.
- Site was once a storage yard associated with the day to day running of Lilford Hall. It has never been used as a sawmill or industrial site.
- The buildings are not fit for conversion.
- The development sits on a private, narrow, and unadopted road with no street lighting. The road serves 30 properties and this would be an increase of 10%.
- Increase in traffic. There is a considerable amount of agricultural traffic that use the access road.
- Lack of visibility.
- The ecology report was undertaken in February, which is not the correct time to observe bat activity.
- The area around the entrance of the site is a school bus drop off site.
- There are no local amenities in Lilford. Site is not sustainable.
- Regarding the Sawmill, there has only been 500mm of separation left between the proposed dwelling and the neighbouring boundary back wall of the adjacent property and this is not enough room for maintenance. No reason for this wall to be included.
- Consideration should be given to two Lime trees at the site entrance (one to be felled). Impact on visibility.

5.3 Local Highway Authority

Initial comments were received from the LHA on 2.05.2024. The Authority queries whether the agricultural interests would cease (it is confirmed that they are no longer in operation). Information is provided regarding the construction of road to adoptable standards, the drag distance for refuse collection, the minimum width of the access proposed to serve the site; the applicant's responsibility in respect of Byway no.NG10. The LGHA do not object to the proposal.

5.4 North Northamptonshire Council Environmental Protection

The Council's Officer has advised that during the pre-application enquiry, the applicant was made aware of the potential for contamination to be present from the former use that may pose a significant risk to the proposed development. No information has been submitted to support the proposal.

As such, it is recommended that a pre-commencement condition is imposed on any forthcoming consent to ensure that no works commence on site until a strategy to deal with the risks associated with contamination has been submitted to and approved in writing by the Local Planning Authority. The strategy will include a preliminary risk assessment; a site investigation scheme; and an options appraisal and remediation strategy.

In addition to the comments made regarding contamination, it is recommended that conditions are imposed on any forthcoming consent to ensure that residential amenity is preserved during development. An informative is also required regarding Air Source Heat Pumps, should the applicant be considering installing them.

5.5 North Northamptonshire Council Waste Management Team

No comments to make.

5.6 Nature Space

Nature Space advise that the proposed development would present a low risk to Great Crested Newts and / or their habitats. However, as the development is within the Red Impact Zone, as modelled by district licence mapping, and there is a pond within 250 metres, it is recommended that an informative is included on any forthcoming consent to inform the applicant of their duties under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

5.7 Historic England

Historic England has advised that on the basis of the information submitted, it is not a requirement to consult on this basis.

5.8 North Northamptonshire Council Planning Archaeologist

The Council's Planning Archaeologist advises that the site buildings are associated with the former Lilford Hall Farm and the wider estate supporting Lilford Hall and represent a surviving element of the influence of the House on the community and landscape as subsistence practices evolved through the 19th century.

It is recommended that the buildings are subject to a programme of historic building recording to Level 2 in Understanding Buildings (Historic England 2016). The proposal may have a detrimental effect upon non-designated heritage assets of historic interest. Such effects do not represent an over-riding constraint to development provided that adequate provision is made for the investigation and recording of assets affected. In order to secure this measure, it is advised that a condition is required to be imposed on any forthcoming consent for a programme of historic building recording as recommended.

5.9 North Northamptonshire Council Principal Conservation Officer

The Officer raises no objection to the development proposed. If planning permission is forthcoming, conditions are recommended to be imposed requesting details of external joinery, external materials and landscaping. It is also noted that the archaeology team has requested a programme of building recording.

5.10 North Northamptonshire Council Nature Development

The Officer raised no questions on the methodology, constraints / limitations etc. Should planning permission be forthcoming, planning conditions are recommended to be imposed on any consent regarding biodiversity enhancement measures, precautionary measures for the protection of bats, hedgehogs, birds and amphibians.

5.11 Natural England

Natural England has advised that the site falls within the Zone of Influence for the Upper Nene Valley Gravel Pits Special Protection Area. It is anticipated that new residential development is likely to have a significant effect, when considered either alone or in combination, upon the qualifying features of the European Sites. Natural England is of the view that if mitigation measures, including contributions to them, are implemented, they will be effective and reliable in preventing adverse effects on the integrity of European Sites from recreational impacts for the duration of the development proposed within the relevant Zone of Influence. Providing this can be secured, Natural England is likely to be satisfied that there would be no adverse effect on the integrity of the European Site from recreational pressure.

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 and Guidance

National Planning Policy Framework (NPPF) (2023)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)
Planning (Listed Buildings and Conservation Areas) Act 1990

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 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
Policy 11 – The Network of Urban and Rural Areas
Policy 25 – Rural Economic Development and Diversification
Policy 30 – Housing Mix and Tenure

6.4 East Northamptonshire Local Plan Part 2

EN1 – Spatial Development Strategy
EN2 – Development Principles
EN11- Design of Buildings / Extensions
EN12 – Designated Heritage Assets
EN13 – Non-designated Heritage Assets

6.6 Other Documents

Northamptonshire Parking Standards (Northamptonshire County Council, 2016)

7. Evaluation

7.1 Evaluation of Evidence

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following considerations are relevant to the determination of this application:

- Principle of Development
- Housing Mix
- Heritage Impact
- Design, and the Impact on the Character and Appearance of the Area
- Residential amenity
- Highway Safety and Parking
- Biodiversity and Geodiversity
- Flood Risk and Drainage
- Other Matters

7.2 Principle of Development

7.2.1 In planning policy terms, the East Northamptonshire Local Plan Part 2 categorises Lilford as a 'small freestanding village'. Policy EN1 of this Plan acknowledges that within such villages, to help maintain and strengthen local services, infill development opportunities within the existing built-up areas as defined through Policy EN2 and the supporting text, or a made Neighbourhood Plan, will be supported. Further development beyond the extent of the built-up area will be resisted, unless allocated through a Neighbourhood Plan.

7.2.2 Policy 11 of the JCS states that the appropriate re-use of redundant buildings will be supported in accordance with Policy 25 of the same Strategy. Policy 25 asserts that where proposals involve the re-use of rural buildings, a mix of uses would be supported. Policy EN1 of the LPP2 states that development proposals for the re-use or conversion of rural buildings will be supported where this is in accordance with Policy 11 of the JCS.

7.2.3 Notwithstanding this, Paragraph 84 of the National Planning Policy Framework acknowledges that planning decisions should avoid the development of isolated homes in the open countryside unless one or more of a closed list of criteria apply. In this instance, criterion c) would be relevant, as the proposal seeks to re-use redundant or disused buildings and enhance its immediate setting.

- 7.2.4 It is acknowledged that comments have been received by neighbours regarding the historic use of the buildings and that they were not used for agricultural purposes. Comments have, however, been received from the Council's Planning Archaeologist, who advises that the buildings were associated with the former Lilford Hall Farm and the wider estate and would have supported Lilford Hall. The appearance of the buildings is akin to that of typical rural barns and as such the buildings are therefore considered in this context.
- 7.2.5 The proposal seeks to re-use three existing rural buildings to provide for 3no. dwellings. Alterations and extensions are proposed, in order to improve the living conditions for future occupants and to improve the visual amenity of the site. In accordance with Paragraph 39 of the National Planning Policy Framework, the applicant engaged with the Local Planning Authority regarding the proposal and sought pre-application advice. The principle of the re-use of the buildings to provide for 3no. dwellings for market sale was considered to be acceptable by Officers at this time. Since the time of the advice, there have been no changes to local or national planning policy.
- 7.2.6 The extensions proposed are considered to be modest and would not be entirely visible from the proposed shared access / parking area and would be contained within the existing wall of the application site. An existing access would be utilised and there is no objection from the Local Highway Authority.
- 7.2.7 The site is currently in a state of disrepair and the buildings at risk of further decline. The proposed development would prevent further deterioration and would provide for a logical and legible scheme that has considered the existing built form and has sought to sensitively re-use the existing buildings whilst maintaining as much of the historic fabric as possible. This includes the retention of much of the existing brickwork and the restoration of existing trusses. The ridge height of the Sawmill would be increased however, this would be by 450mm, and this is not considered to be excessive.
- 7.2.8 To the northeast / northwest of the site are a series of farm buildings that have been converted to six dwellings and the proposal would be in keeping with this development. The site would have a positive and coherent identity and would be visually attractive, creating a sense of place.
- 7.2.9 For the reasons stated, subject to the imposition of conditions on any consent as suggested by the Council's Principal Conservation Officer, it is considered that the proposal accords with the objectives of Paragraph 84 of the NPPF and the re-use of the buildings would enhance the overall site. The principle of development is therefore considered to be acceptable. The merits of the scheme are set out below.

7.3 Housing Mix

- 7.3.1 Policy 30 of the JCS sets out that housing development should provide a mix of dwellings sizes and tenures to cater for current and forecasted accommodation needs and to assist in the creation of sustainable mixed and inclusive communities. There is an emphasis for the need to accommodate small and medium sized dwellings (1-3 bedrooms).

7.3.2 The proposal seeks to provide 1 x 2 bedroom dwelling, 1 x 3 bedroom dwelling, and 1 x 5 bedroom dwelling. The proposal is therefore considered to provide a mix of dwellings, of which 2no. dwellings would provide for small to medium sized accommodation. The proposal is therefore considered to be acceptable in this regard.

7.4 Heritage Impact

7.4.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 acknowledges that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall 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. This is supported by Policy 2 of the North Northamptonshire Joint Core Strategy and Policy EN12 of the East Northamptonshire Local Plan Part 2.

7.4.2 Policy 2 of the Joint Core Strategy acknowledges that proposals should complement the historic environment through their form, scale, design and materials, as well as conserving the heritage significance and setting of the asset. Policy EN12 of the Local Plan Part 2 states that in considering proposals that affect a designated heritage asset or its setting great weight will be given to the asset's conservation. Policy EN13 of the same Plan acknowledges that development affecting a non-designated heritage asset, where it is designed sympathetically having regard to the significance of the asset, its features, character and setting will be supported. Further, non-designated heritage assets should be conserved in a manner consistent with their significance.

7.4.3 Paragraph 209 of the NPPF asserts that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and significance of the heritage asset. Paragraph 210 acknowledges that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss.

7.4.4 As the site is within the Lilford Hall Estate, consideration has been given to the impact on the setting and significance of the designated heritage assets and the non-designated heritage assets within the application site.

7.4.5 The proposal has been reviewed by Historic England, who raise no objection. The proposal has also been reviewed by the Council's Conservation Officer, who raises no objection. By virtue of the location of the barns, which are physically separated and well contained within an existing brick wall boundary treatment, any encroachment to the south of the site would be avoided. The boundary wall forms part of the development and part of any forthcoming planning permission. As previously stated, the proposal is considered to re-use rural buildings and would not constitute a new build. Works are permitted

within the curtilage of listed buildings and to non-designated heritage assets and the works proposed here have raised no technical objection. It is not considered that the proposal would impact the setting of significance of any nearby designated heritage assets at the wider Lilford Estate.

7.4.6 In terms of the impact to the non-designated heritage assets (the rural buildings), Paragraph 209 of the Framework is engaged, and a balanced judgement is required having regard to the scale of any harm of loss and the significance of the heritage asset.

7.4.7 It is considered that the harm caused to the non-designated heritage assets would be less than substantial. This is owing to the fact that the barns are in a state of disrepair and the proposal seeks to better the condition of the buildings, whilst retaining as much of the historic fabric as possible. A Heritage Impact Assessment has not been submitted to support the proposal however, reference is given to the heritage impact within the supporting Design and Access Statement. In this instance, it is considered that the proposed development is justified in the interests of realising the optimum viable use of the non-designated heritage assets and, subject to the imposition of conditions on any forthcoming consent that require the details of the external joinery, external materials and landscaping, the harm could be minimised. A balancing exercise is detailed at Paragraph 9 of this report. In light of the above, the proposal is considered to be acceptable in this regard.

7.5 Design and the Impact on the Character and Appearance of the Area

7.5.1 National guidance contained within the National Planning Policy Framework states that good design is a key aspect of sustainable development. Paragraph 135 of the NPPF acknowledges that planning decisions should ensure that developments will function well and add to the overall quality of the area not just for the short term, but for the lifetime of the development. Policy 8 of the JCS requires new development to comply with a number of sustainable principles including being of a high standard of design. Policy EN11 of LLP2 focuses on the immediate setting of new development. Development proposals should relate well to and where possible enhance the surrounding environment. These objectives are supported by the National Design Guide (Ministry of Housing Communities & Local Government, 2021).

7.5.2 As stated, the proposal seeks to re-use 3no. rural buildings, with associated works, to provide for 3no. dwellings. The applicant engaged with the Local Planning Authority to discuss the proposal at an early stage and has submitted a detailed Design and Access Statement to support the proposal and provide detail of the constraints and opportunities for the site, and the efforts made to preserve the historic characteristics of the existing buildings.

7.5.3 Turning firstly to the Sawmill, as stated, to allow for sufficient headroom the eave and ridge height would be raised by 450mm. This would provide for sufficient head room at first floor level. Features such as the traditional arched windows and the timber trusses would be enhanced and retained. The trusses would provide an architectural feature and would add to the quality of the design. The former greenhouses would provide for some of the footprint to create a rear extension and the conservatory frames would create shading for a patio.

7.5.4 The original walls of The Barn would be retained where possible and an existing wine cellar would provide for an area of storage. The former greenhouses would again provide for additional living accommodation to the rear, in the form of a conservatory.

7.5.5 The Cottage walls would also be retained where possible along with other historic features such as the roof trusses, which would be restored. Traditional arched windows would also be enhanced and retained. In addition, the existing boundary wall would be retained.

7.5.6 The development would provide for areas of public and private amenity space and would include areas for parking. Bin storage could adequately be achieved to the rear of each dwelling.

7.5.7 Taking into account the above, and the comments received from the Council's Conservation Officer, it is considered that the proposal has sought to conserve and retain as many of the original features as possible. Whilst it is acknowledged that extensions are to be provided, such works are modest and would not be readily visible within the shared amenity space and are in keeping with the character and appearance of the wider immediate area.

7.5.8 Overall, the design has responded to the context of the site and consideration given to the historic nature of the buildings. The proposal is considered to represent a logical re-use of the buildings. As there are three buildings on site and three buildings are proposed to be re-used, this is not considered to represent a form of overdevelopment. Each dwelling would provide future occupants with sufficient living space and areas of public and private amenity. A structural report has been submitted to support the proposal and this confirms that the buildings can be "sympathetically repaired, upgraded and refurbished to provide the proposed residential accommodation" (Rose & Associates, 16 February 2024). Subject to the imposition of conditions to ensure that the full details of joinery, external materials and landscaping are submitted to and approved in writing by the Local Planning Authority, the proposal is considered to be acceptable in this regard.

7.6 Residential Amenity

7.6.1 The NPPF and Policy 8 e) i of the Joint Core Strategy seek to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

7.6.2 As stated, planning permission was previously granted to convert a series of barns to dwellings to the northeast and northwest of the site. 1no. dwelling is located to the northeast of the application site, and another is located to the northwest. By virtue of the siting of the buildings within the application site, the only buildings that are considered to have any potential impact on the residential amenity of the neighbours are 'The Barn' and 'The Sawmill'.

7.6.3

With regard to 'The Barn', it is acknowledged that the height of this building would not increase as a result of the proposed development. Whilst an extended area is proposed to the rear, this would be separated from the boundary shared with the nearest neighbour by approximately 5.4 metres. 'The Barn' is of a single storey and the western elevation would abut this wall. It is therefore not considered that the re-use of this building with the associated works proposed would result in a loss of daylight, sunlight, or privacy to this neighbour, nor would the building appear unduly overbearing.

7.6.4 'The Sawmill' would remain separated from the boundary shared with the neighbouring site by approximately 2 metres. An existing first floor window is to be retained; however, this is of limited scale and would not overlook a habitable room or the private amenity space associated with the neighbouring dwellings. Additional light would be provided by glazing panels and a conservation roof light and would not cause any additional overlooking.

7.6.5 It is acknowledged that it is the intention to increase the eave and ridge height of 'The Sawmill' by 450mm. By virtue of the modest increase proposed, and the siting of this building, this would not result in a loss of daylight and sunlight to any neighbour, nor would this render the Sawmill appearing unduly overbearing.

7.6.6 With regard to noise and pollution, the proposal has been reviewed by the Council's Environmental Protection team, who raise no objection. Should planning permission be forthcoming, it is advised that conditions are imposed to protect residential amenity and control pollution. An informative is also recommended to be included should the applicant be considering the installation of Air Source Heat Pumps. For the reasons stated, the proposal is therefore considered to be acceptable in this regard.

7.7 Highway Safety and Parking

7.7.1 Policy 8 of the JCS acknowledges that development should prioritise the needs of pedestrians, ensure a satisfactory means of access, and provision for parking, servicing and manoeuvring, ensure that spaces are overlooked, feel safe and promote safe and inclusive access, and create legible places which make it easy for people to find their way around. Paragraph 115 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.7.2 The proposal has been reviewed by the Local Highway Authority, who initially queried the use of the access and whether this would be shared with an agricultural use. It has been confirmed that the access would only serve the residential development, and this is acceptable.

7.7.3 Advice has also been provided with regard to the construction of the carriageway and vehicle access. The applicant also has a duty of care with regard to the Public Right of Way and must ensure that this is not obstructed and kept safe for users. There are no technical objections raised and it is not considered that the development would result in overspill or impact highway or pedestrian safety.

- 7.7.4 In accordance with the Council's Parking Standards (2016), 2/3 bedroom dwellings are required to provide for 2 parking spaces per dwelling, plus 1 visitor space across the development. 4+ bedroom dwellings are required to provide for 3 spaces per dwelling, plus 1 visitor space across the development.
- 7.7.5 Residential parking spaces are required to measure 3m (w) and 5.5m (L) for driveways (11m long for tandem spaces). If the parking space is against a wall or similar solid structure, or there is no separate pedestrian access, the driveway parking width would increase to 3.3m. For parking courts, the minimum width is 2.5m and minimum length is 5m.
- 7.7.6 The development would provide for 8no. formal parking spaces. Whilst it is considered that parking for 8no. vehicles could be achieved on site, the proposed site plan / block plan (drawing no.05 Rev A) show that the dimensions of the parking spaces proposed measure slightly short of the requirements of the standards. It is not considered reasonable to recommend the application is refused on this basis, however, a revised parking layout is required, and this can be secured via the imposition of a condition on any forthcoming consent. Details regarding cycle parking can also be secured via the imposition of a condition.

7.8 Biodiversity and Geodiversity

- 7.8.1 Policy 4 of the JCS seeks to protect and enhance biodiversity and geodiversity assets and networks. Where necessary, a financial contribution will be sought towards the implementation of the Joint Planning Unit Mitigation Strategy for the Upper Nene Valley Gravel Pits Special Protection Area. Policy 180 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment. This includes minimising impacts on and providing net gains for biodiversity.
- 7.8.2 The proposal has been reviewed by Nature Space, who confirm that the proposed development would present a low risk to Great Crested Newts and / or their habitats. However, as the development is within the Red Impact Risk Zone, as modelled by district licence mapping, with a pond within 250m, an informative is required to be included on any forthcoming consent.
- 7.8.3 The proposal has also been reviewed by Natural England, who raise no objection, subject to securing appropriate mitigation for recreational pressure impacts on habitat sites (European sites). This is because the site falls within the 'Zone of Influence' for one or more designated sites such as the Upper Nene Valley Gravel Pits Special Protection Area. It is anticipated that new residential development within this zone is likely to have a significant effect, when considered either alone or in combination, upon the qualifying features of the European site.
- 7.8.4 As such, in order to mitigate against the impact of the proposed development on the Special Protection Area, an SPA mitigation payment is required in line with the Council's Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2015). New dwellings within this buffer require a mitigation payment of £383.61 to be made in order to mitigate against the impact of additional visitors to the area. This payment is in the

process of being made and will be complete prior to the final determination of this application. The Local Planning Authority therefore accepts that the appropriate mitigation would be undertaken and an update would be provided to members ahead of the committee meeting.

- 7.8.5 In addition, the proposal has also been reviewed by the Council's Planning Ecologist, who advises that there are no further questions regarding methodology, constraints, limitations or results. With regard to planning conditions, all precautionary measures and biodiversity enhancements mentioned in section 5 of the Preliminary Ecology Appraisal (Skilled Ecology, pages 15-17, February 2024) should be adhered to as part of the design and works onsite. Biodiversity enhancements are also required on site.

7.9 Flood Risk and Drainage

- 7.9.1 Policy 5 of the JCS acknowledges that development should contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment. This will be achieved through a closed list of criteria. Paragraph 165 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from the areas at highest risk.

- 7.9.2 The site is located within Flood Zone 1 and presents a low risk of flooding.

- 7.9.3 In terms of drainage, an application form has been submitted to support the proposal and this states that the surface water drainage would be disposed of via a soakaway. Should planning permission be forthcoming, a condition is required to be imposed to ensure that full information regarding foul and surface water is submitted to and approved in writing by the Local Planning Authority.

7.10 Archaeology

- 7.10.1 Paragraph 200 of the National Planning Policy Framework advises that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interests, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Paragraph 211 acknowledges that local planning authorities should require developers to record and advance understanding of the significance of heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact and to make this evidence (and any archive generated) publicly accessible.

- 7.10.2 The Council's Planning Archaeologist has advised that the buildings are required to be subject to a programme of historic building recording to Level 2 as defined in Understanding Historic Buildings (Historic England 2016). This should be undertaken ahead of any structural work to the building but after the site has been cleared of vegetation to enable the safe and comprehensive survey. The proposed development may have a detrimental effect on non-designated heritage assets of historic interest. Such effects do not represent an over-riding constraint to development provide that adequate provision is made for the investigation and recording of the assets affected. A condition is

therefore recommended to be imposed on any forthcoming consent for a programme of historic building recording as recommended and in line with Paragraph 211 of the National Planning Policy Framework.

7.11 Tree Impact

- 7.11.1 The Council's Trees and Landscaping Supplementary Document (2013) sets out the Council's approach to landscape design and tree matters which affect new development, and promotes high quality, well maintained, landscapes and open spaces. Paragraph 136 of the National Planning Policy Framework acknowledges that planning decisions should ensure that new trees are incorporated elsewhere in developments and that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 7.11.2 A Tree report (Jonathan Hazell, June 2024) has been submitted to support the proposal. The report has been reviewed by the Council's Senior Tree Officer, who advises that the report is insufficient. Whilst reference is made to a sycamore tree located within the site, the Officer has noted that there are other trees adjacent to the site that have not been considered. Whilst it is not considered that the amenity of future residents would be affected, a pre-commencement condition would be required to be imposed on any forthcoming consent to secure information with regard to the planned works and the impact on the Root Protection Areas of these trees. The agent for the applicant has agreed to the imposition of such a condition (email received 14 October 2024).
- 7.11.3 Trees to the south of the site, outside of the application boundary, are afforded statutory protection. It is not considered that the development would detrimentally impact this group of trees. This is owing to the nature of the development proposed and the fact that the site is entirely enclosed by an existing brick wall boundary treatment.

7.12 Pre-commencement Conditions

- 7.12.1 Pursuant to the Town and Country Planning (Pre-commencement conditions) Regulations 2018, the Local Planning Authority must obtain the written agreement of the Applicant to the terms of any pre-commencement conditions recommended before they can be imposed on any planning permission granted. In this case, the agent for the Applicant provided agreement dated 14th October 2024 for the relevant conditions to be imposed.

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 Waste Management: The proposal has been reviewed by the Council's Waste Management team who have no comment to make. The Local Highway

Authority has provided the applicant with information on how to proceed regarding refuse collection and the Local Planning Authority is satisfied that bins can be stored safely and securely, without impact visual amenity, within the application site.

- 8.3 Contamination: The proposal has been reviewed by the Council's Environmental Protection Officer who has advised that the applicant was made aware at the pre-application enquiry stage of the potential for contamination to be present, from this former use, that may pose a significant risk to the proposed development. No information has been submitted in this respect.

The investigation, risk assessment, agreement of remedial schemes, etc. are generally covered under pre-commencement conditions. The applicant is advised that it can be costly to undertake a contamination assessment, in conjunction with a geo-technical assessment, and may be considered unreasonable to request this information in support of a planning application if the potential risk does not warrant it. As is in this case. The position would be different had the site been used for a process that would result in gross contamination being present, which may impact on the viability and layout of the site.

In this case, it is appropriate to impose pre-commencement conditions on any forthcoming consent.

9. Conclusion / Planning Balance

- 9.1 As stated, the proposal would cause less than significant harm to a non-designated heritage asset (s) and Paragraph 209 of the National Planning Policy Framework is therefore engaged. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 9.2 The proposal has been reviewed by the Council's Principal Conservation Officer. Subject to the imposition of conditions on any forthcoming consent, the Officer raises no objection. It has been advised that the harm caused to the buildings would be less than substantial however, harmful developments may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The National Planning Practice Guidance acknowledges that 'public benefits' may follow from any developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8)."
- 9.3 In accordance with Paragraph 39 of the NPPF, the Applicant engaged with the Local Planning Authority at the earliest opportunity and sought pre-application advice regarding the proposed development (planning reference NE/23/00894/QRY/). The change of use and works proposed were supported by the Principal Conservation Officer and the Planning Officer at that time.

- 9.4 A detailed Design and Access Statement has been submitted to support the proposal and this outlines the extent of the works proposed. The works are considered to be sympathetic and when considered in the context of the site, would realise the optimum viable use of the asset.
- 9.5 With regard to social benefits, the proposal would provide for two smaller homes and would accord with Policy 30 of the Joint Core Strategy. Such homes would help to maintain the vitality of the village and support other Market Towns and Growth Towns.
- 9.6 In terms of environmental benefits, it is appreciated that the site is not in a sustainable location. Notwithstanding this, the proposal has been found to accord with Paragraph 84 of the National Planning Policy Framework and the principle of development has been found to be acceptable. The proposal would provide for biodiversity enhancements across the site and a full landscaping scheme would be provided.
- 9.7 In terms of economic benefits, the development would prevent the further deterioration of the non-designated heritage assets and would avoid further repairs. Temporary economic benefits would also be realised during the construction phase of development.
- 9.8 It is accepted that the proposal would result in less than substantial harm to the non-designated heritage assets, and that a balanced judgement must be taken. Whilst such harm is regrettable, it is considered that the development would allow for the most viable use of the buildings to be realised and the successful re-use of rural buildings. The proposal has been considered alongside the context within which it would sit and would be in keeping with the character of the immediate locality. The principle of development is considered acceptable and there are no technical objections. It is therefore recommended that planning permission is granted, subject to the imposition of conditions, as set out at Paragraph 11 of this report.

10. Recommendation

- 10.1 That members of the planning committee approve the recommendation at paragraph 1.

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 following plans received by the Local Planning Authority on the following dates:

Site Location Plan – Drawing no. 001 – 22.03.2024

Existing Site Plan / Existing Block Plan – Drawing no. 02 – 22.03.2024
Existing Floor Plans – Drawing no. 03 – 11.04.2024
Existing Elevations – Drawing no. 04 Rev A – 11.04.2024
Proposed Site Plan / Block Plan – Drawing no. 05 Rev A – 11.04.2024
Proposed Ground Floor Plans – Drawing no. 06 Rev A – 22.03.2024
Proposed First Floor Plan – Drawing no. 07 – 22.03.2024
Proposed Cottage Plan – Drawing no. 08 – 22.03.2024
Proposed Barn Plan – Drawing no. 09 – 22.03.2024
Proposed GF Sawmill Plan – Drawing no. 10 – 22.03.2024
Proposed FF Sawmill Plan – Drawing no. 11 – 22.03.2024
Proposed Cottage & Barn Elevations – Drawing no. 12 Rev A – 22.03.2024
Proposed Sawmill Elevations – Drawing no. 13 Rev A – 22.03.2024
Proposed Sections – Drawing no. 14 Rev A – 22.03.2024
Proposed 3D Visual – Drawing no. 15 – 22.03.2024
Sawmill Axos Internal Truss Design & Double Height Spaces – Drawing no. 16
Barn & Cottage Axos Internal Truss Design & Double Height Spaces – Drawing
no. 17 – 22.03.2024
Preliminary Ecological Appraisal Including a Protected Species Assessment
at: The Former Sawmill, Lilford Hall Estates, Lilford, Northamptonshire (Skilled
Ecology, February 2024).

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

3. No development shall take place until the applicant has secured the implementation of a programme of historic building recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local 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 any 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 heritage assets of historic interest are properly examined and recorded and the results made available, in accordance with Paragraph 211 of the National Planning Policy Framework. To secure the provision of investigation and the subsequent recording of heritage assets, to comply with Government advice in Section 16 of the National Planning Policy This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

- 4.

Notwithstanding the submitted details, an updated Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This statement shall be in accordance with BS5837: 2012 and shall include a survey to identify the trees to be retained and their protection areas. The development shall thereafter be carried out strictly in accordance with these details.

Reason: To ensure the protection of trees on and adjacent to the site and in the interest of ecological enhancement in accordance with the National Planning Policy Framework.

5.

The development hereby permitted shall not be commenced until details of a strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by the Local Planning Authority. This strategy will include the following components, unless the Local Planning Authority dispenses with any such requirements in writing:

A preliminary risk assessment which has identified:

- i. all previous uses
- ii. potential contaminants associated with those uses
- iii. a conceptual model of the site indicating sources, pathways and receptors
- iv. potentially unacceptable risks arising from contamination at the site

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policies 6 & 8 of the North Northamptonshire Joint Core Strategy (2016) and the provisions contained in the National Planning Policy Framework.

6.

The development hereby permitted shall not be commenced until a site investigation scheme, based on the findings of condition 5, shall provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. This must be conducted in accordance with the Environment Agency's 'Land Contamination Risk Management (LCRM)' (or any procedures revoking or replacing those procedures).

This must be conducted in accordance with the Environment Agency's 'Land Contamination Risk Management (LCRM)' (or any procedures revoking or replacing those procedures).

<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policies 6 & 8 of the North Northamptonshire Joint Core Strategy (2016) and the provisions contained in the National Planning Policy Framework.

7.

Based on the risk assessment referred to in condition 6, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme.

This must be conducted in accordance with the Environment Agency's 'Land Contamination Risk Management (LCRM)' (or any procedures revoking or replacing those procedures).

<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors. In accordance with Policies 6 & 8 of the North Northamptonshire Joint Core Strategy (2016) and the provisions contained in the National Planning Policy Framework.

8.

Remediation of the site shall be carried out in accordance with the remediation strategy approved pursuant to condition 7. No deviation shall be made from the approved strategy without the express written agreement of the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of the date of commencement of the remediation scheme works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policies 6 & 8 of the North Northamptonshire Joint Core Strategy (2016) and the provisions contained in the National Planning Policy Framework.

9.

Following completion of the measures identified in the approved remediation scheme pursuant to Condition 8, and prior to the commencement of development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policies 6 & 8 of the North Northamptonshire Joint Core Strategy (2016) and the provisions contained in the National Planning Policy Framework.

10.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a further remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policies 6 & 8 of the North Northamptonshire Joint Core Strategy and the provisions contained in the National Planning Policy Framework.

11.

No development above slab level shall commence until full details of the colour, finish, texture, source and specification of all new materials to be used on all external surfaces, which include the brickwork, roof material / tiles, and rainwater goods, 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: To ensure a satisfactory elevational appearance for the development and to ensure the development is in keeping with the historic context of this site in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy (2016), Policies EN12 and EN13 of the East Northamptonshire Local Plan Part 2 (2023), and the provisions contained in the National Planning Policy Framework.

12.

No development shall take place above slab level until detailed and scaled drawings of all of the proposed joinery, including windows and doors, as well as trusses, roof eaves and roof verges, illustrating elevation at a scale of 1:20 and sections through glazing bars, heads, sills and jambs at 1:2, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include sections showing the position of the windows in relation to the face of the wall and surrounding brickwork, depth of reveal together with arch and sill details. The development shall be carried out in accordance with the approved details or particulars.

Reason: In the interests of preserving the historic character and appearance of the buildings in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy (2016), Policies EN12 and EN13 of the East Northamptonshire Local Plan Part 2 (2023), and the provisions contained in the National Planning Policy Framework.

13.

No development above ground level shall take place in connection with the development hereby approved until the full details of the following have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full, in accordance with the approved details:

- i. Hard landscape works, to include but not to be limited to, full details of boundary treatments (including the position, height, design, materials) to be erected and paved surfaces (including manufacturer, type, colour and size).
- ii. Soft landscape works, to include planting plans, written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including (but not limited to) locations, soil volume, cross sections and dimensions;

- iii. Full details of landscape maintenance regimes after completion of works;
- iv. An implementation programme for the landscape works;
- v. A timetable for the implementation.

These works shall be carried out in full in accordance with the approved details. any trees or plants planted in connection with the approved soft landscape details which within a period of 5 years from planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally planted.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy (2016).

14.

No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

15.

There shall be no burning of any material during construction or site preparation works.

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

16.

During the demolition and construction phases the developer shall provide, and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the development site. The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the development site. The developer shall provide and use suitably covered skips and enclosed chutes, or take other measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the development site.

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

17.

Vehicles, including delivery vehicles, must not park outside the development site at any time of the day or night unless specifically agreed in writing with the Local Planning Authority. Vehicles must enter the site immediately and must leave the site in a safe and controlled manner. The public highway shall not be used as a holding area for deliveries. There shall be no contractor parking on the public highway at any time.

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

18.

Prior to first occupation, details of the car parking provision shall be submitted to and agreed in writing with the Local Planning Authority and provided on site. Once in situ, this provision shall be provided, retained, and maintained in perpetuity.

Reason: To ensure the development has adequate parking provision, in the interests of highway safety and in accordance with Policy 8 b) of the North Northamptonshire Joint Core Strategy (2016), the Northamptonshire Parking Standards (Northamptonshire County Council, September 2016), and the provisions contained in the National Planning Policy Framework.

19.

Prior to the first occupation of the dwellings, details of cycle parking provision shall be submitted to and agreed in writing with the Local Planning Authority and provided on site. Once in situ, this provision shall be retained and maintained in perpetuity.

Reason: In the interests of sustainability and in accordance with Policy 8 b) of Northamptonshire Joint Core Strategy (2016), the Northamptonshire Parking Standards (Northamptonshire County Council, September 2016) and the provisions contained in the National Planning Policy Framework.

20.

The development is required to be completed in accordance with all of the precautionary measures and biodiversity enhancements in Section 5 Recommendations of the Preliminary Ecological Appraisal Including a Protected Species Assessment at: The Former Sawmill, Lilford Hall Estates, Lilford, Northamptonshire (Skilled Ecology, February 2024). This would include all precautionary measures to minimise the residual risk of impact to bats, hedgehogs and amphibians, and birds. The measures and enhancements shall be implemented and before the development hereby is first occupied and shall thereafter be retained in accordance with the approved details.

Reason: to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the Natural Environment and Rural Communities Act 2006 (as amended) and in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy (2016) and the provisions contained in the National Planning Policy Framework.

21.

Prior to any works above slab level, a foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the details as approved.

Reason: To safeguard public health and to ensure a suitable drainage strategy for the site in accordance with Policy 5 of the North

12. Informatives

Air Source Heat Pumps

Air Source Heat Pumps (ASHPs) generate noise and can potentially cause significant adverse effects to people living nearby. With heat pumps being part of the Government's strategy to reach net zero carbon emissions by 2050, the Institute of Acoustics and Chartered Institute of Environmental Health have worked together on these briefing notes providing information on how to mitigate the potential noise impacts. The applicant should be mindful of the risk of significant adverse effects and have due regard for this advice when sourcing and installing ASHPs.

The briefing notes set out advice to enable the use of heat pumps as a source of low carbon heating and cooling, whilst minimising the risk that sound and vibration from the units will cause significant adverse impacts or a statutory nuisance to anyone nearby. The briefing notes provide advice on how to mitigate and minimise impacts, as far as reasonably practicable, so that amenity and quality of life are protected.

https://www.ioa.org.uk/sites/default/files/briefing_note_-_heat_pumps_-_professional_advice_note_-_publication_8.pdf

Heat Pump Briefing Notes & Calculation Sheet by IOA & CIEH | ioa

Great Crested Newts

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.