DELEGATED REPORT

Application Reference:	PL/2023/10507 and PL/2023/10872
Application Type:	Householder Planning Permission and Listed Building Consent
Site Address:	Tutton Hill House, Tutton Hill, Colerne, Chippenham, SN14 8DN
Proposal:	Alterations to boundary wall and landscaping to facilitate the creation of 3 off street parking spaces (including electric vehicle charging points).
Recommendation:	Planning Permission and Listed Building Consent is GRANTED.

PROPOSAL

This application seeks planning permission and listed building consent for alteration and extensions to Tutton Hill House, Tutton Hill, Colerne.

The applications set out the following central components for which permission and consent are sought:

- Excavate an area of approximately 100m2 to provide 3 off road parking spaces
- Alteration to the existing boundary wall to accommodate parking spaces
- New retaining stone walls
- Creation of steps to garden
- Installation of electric vehicle charging points

The development and works are intended for purposes associated with the occupation and use of Tutton Hill House as a single residential dwellinghouse. The “householder” application form and Listed Building Consent counterpart has been completed and there is no suggestion that the creation of off-road parking spaces would be for any other purpose than that associated with the occupation of Tutton Hill House, as a domestic dwelling.

DESCRIPTION/CONTEXT

This proposal relates to Tutton Hill House, a detached Grade II Listed residential dwelling. The property curtilage is bound by a stone wall along Tutton Hill and Widdenham Lane, both sections of carriageway are unclassified public highway subject to a speed limit of 60mph in the vicinity of the site, to the north on Tutton Hill this changes to a 30mph speed restriction. Tutton Hill and Widdenham Lane are both narrow sections of public highway bound by properties or walls in the vicinity of the application site.

The site constitutes a Grade II Listed detached dwelling. The listing description is as follows:

> *COLERNE TUTTON HILL ST 87 SW (east side) 4/313 Tutton Hill House II*

House, early to mid C18, rubble stone with stone tile roof, coped gables and end wall stacks. 2-storeys and attic, 3 window range. 2 hipped dormers. Raised quoins and moulded first and second floor string courses. 3-light bead-moulded mullion windows and central cyma-moulded doorcase with hood over. Added rear wing has west side door in chamfered surround and recessed cyma-moulded 2-light window with dripstone. Ground floor east room has fine Regency reeded stone fireplace.

The site is located within the Colerne Conservation Area and the Cotswolds National Landscape (Formerly the Cotswolds AONB) but is not covered by any ecological designations. It is noted that the northern escarpment of the Green Belt is located along the eastern boundary of the of the application site.

PLANNING HISTORY

N/02/02720/LBC - Repairs to Rear Slated Roof Including Insertion of Replacement Rooflight; Replace Front Dormer Windows to Existing Detail; Structural Restraint to Front Wall - Approve with Conditions.

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP41, CP51, CP57, CP58, CP61
- Colerne Neighbourhood Plan 2021-2036 - Theme D: Sustainable Energy Policies and Policy SE2: Electrical Charging Points

ISSUES

- Principle Of Development
- Heritage
- Design, Scale and Visual Impact
- Residential Amenity
- Landscape and Green Belt
- Access and Parking
- Archaeology
- Other Matters

CONSULTATION

Colerne Parish Council: No objection, but raise following comments:

Approve the application with the following conditions:

1. The plans show a single skin free standing wall adjacent to the neighbours at Leena Cottage. We feel it should be a double wall, to protect it from falling over, and to contain the existing hedge to maintain the existing privacy barrier for the neighbours.[as per guidance 6.4.5 of the Neighbourhood Plan Design Statement.
2. The PC has concerns over the number of lorries during construction on a single-track lane and ask for a Construction Traffic Management Plan.
3. Rattle Drain - There is an ancient Rattle Drain, which is important for the drainage, outside of the property and we would like a condition to ensure this is protected and remains in-situ. In the drawings it is shown as cobblestones.
4. The ground surfacing of the parking area must be permeable to accommodate the high level of water flow down this hill.

Wiltshire Council Highways Engineer: No objection, but make following observations (received 10/01/24)

I refer to the above planning application dated 20/12/2021 seeking permission for to the creation of an area for parking 3 vehicles within the curtilage with EV charging. The property curtilage is bound by a stone wall along Tutton Hill and Widdenham Lane, both sections of carriageway are unclassified public highway subject to a speed limit of 60mph in the vicinity of the site, to the north on Tutton Hill this changes to a 30mph speed restriction. Tutton Hill and Widdenham Lane are both narrow sections of public highway bound by properties or walls in the vicinity of the application site, this creates a constricted working area.

The submitted plans demonstrate that the provision of three spaces within the southern extents of the site would be possible with at least 3m x 6m indicated around each 2.4m x 4.8m space. Swept path analysis has been provided within the appendices of the technical note to demonstrate that manoeuvrability would not be an issue within the constrained adjoining public highway.

Any connection with the public highway should be provided with a consolidated surface and the applicant would be required to obtain a licence to operate within the public highway for the provision of any road level parking or works to the boundary.
Following the comments from the highway structures team, advice should be taken with regard to any retaining structure adjacent to the public highway and further detail will be required as requested below:

As modifications are required to a retaining wall which lies within 4 yards of a street; and of a greater height than 4 feet 6 inches above the level of the ground at the boundary of the street nearest that point, the highway authority will require structural drawings and details of the wall. Please also provide a construction method statement pertaining to taking down the existing, and rebuilding of the proposed wall.

This requirement can be dealt with by pre-commencement condition and therefore I would not wish to raise a highway objection to the proposals subject to the following conditions and informative:

SURFACING

The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
REASON: In the interests of highway safety

RETAINING WALLS
The development shall not be commenced until submitted plans, sections and specifications of the proposed retaining wall have been submitted and approved by the Local Planning Authority. Prior to first occupation, the retaining wall shall be completed in all respects in accordance with the approved plans and maintained as such thereafter.

REASON: In the interests of the safety of highway users.

VEHICLE CROSSOVERS
The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.
If you have any queries regarding the above advice, please contact:
Highwaysdevelopment@wiltshire.gov.uk

In respect of the retaining structure (received 12/02/24):

I have now discussed the retaining structure issue with the structures team and can confirm that they are happy for a condition to be applied to the application if a positive recommendation is agreed. Therefore I attach my further comments and recommendations with regard to highways observations and any conditions/informatives. If you are happy with this could I please ask you to have my response uploaded onto Arcus for the public record.

Council Archaeologist: No comment.

Council Conservation Officer: No comments received.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and one letter of comment has been received.

Summarisation of the main issues raised:

- Currently there is 2 stone walls with a dense hedge growing between the wall which is the boundary between the 2 properties.

- Unhappy with the removal of part of the boundary wall which are part of the footings to No 23 Tutton Hill.
- Boundary wall should be kept as it is currently retaining the hedge to provide us with the privacy currently enjoyed.
- Sewage and water pipes running parallel to the boundary wall which is something that needs to be taken into consideration.
- Principal of providing 3 parking spaces to Tutton Hill House is a good idea, but the issues arising from the boundary wall changes need to be addressed before any work commences.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of the creation of off-street domestic parking within the curtilage of existing dwellings is established as acceptable.

In the National Planning Policy Framework, Section 14 emphasises that the planning system should support the transition to a low carbon future in a changing climate and encouraging the use of renewable resources. Furthermore, the government announced in November 2020, a 2-phased approach towards ending the sale of new petrol and diesel cars by 2030 and to promote a greener transport future, which includes the roll-out of charging points for electric vehicles. As such, the necessary infrastructure such as public charging points, would need to be in place to support the increased use of electric cars. Additionally, Schedule 2, Part 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the installation of electrical upstands for recharging vehicles, stating "The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles" as permitted development subject to satisfying a series of criteria.

The adopted WCS does not contain a specific policy that relates to such applications but CP41 does aim for low carbon energy and sustainable construction and the adopted WCS as a whole aims to promote sustainable development. The Colerne Neighbourhood Plan promotes a presumption in favour of providing more off-street parking and endorses more opportunities for the installation of electrical charging points.

In light of the above, it is considered that there should be a presumption in favour of supporting this type of charging infrastructure unless material circumstances indicate otherwise. Consequently, the principle of development is supported, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (s.72).

Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

Paragraph 201 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraph 205 requires local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset.

Impact to Significance of Listed Building

The proposal seeks to create three off road parking spaces within the south eastern portion of the application site. No works are proposed to the main dwelling, works are proposed to the existing boundary wall, which is considered to be curtilage listed to the dwelling. The proposal seeks to remove approximately 14.4m of curtilage listed natural stone walling to accommodate the creation of off-road parking spaces to be use in association with Tutton Hill House. The conservation officer has been consulted and no objections have been raised. Due to the reduction/removal of a modest proportion of historic fabric (boundary walling), the proposed works are considered to cause less than substantial harm and at the lower end of the scale.

The wording of CP58 and the supporting text to the policy is quite clear that if harm is identified, no matter what the level, it is in conflict with the policy. This is a matter that weighs against the scheme in the planning balance. However, failure of the proposed development to comply with CP58 is not necessarily fatal to the acceptability of the proposed development. Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

The NPPF is a material planning consideration and paragraphs 201, 202 & 203 of the NPPF are relevant to the determination of the application. Paragraph 202 provides: '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*

There are public benefits associated with the proposal which would outweigh the mid to low level of harm caused in this case. In this instance it is considered that the proposals would help to ensure the delivery of a property which is better able to respond to the requirement of both future and current occupiers. It is considered alleviating pressures to the on-street parking issues in Colerne

as highlighted within the neighbourhood plan would also be a public benefit. The proposal would have a modest economic benefit associated with the construction phase of the development. Given this conclusion of the 202 balancing exercise it is considered that in these terms the application is not in conflict with the NPPF, and this is a material consideration of sufficient weight to indicate that in this instance a decision otherwise than in accord with the development plan is justified and planning permission can be granted.

Taken as a whole, the works are considered to represent a proactive approach to conserving the asset whilst securing its optimum viable use for modern living and travel requirements, with the legibility of the dwelling still being present and read through the alteration works. Therefore, following the balancing exercise set out in the framework to take account of the less than substantial harm involved in the relatively modest loss of historic fabric through the creation of off-road parking spaces, the proposed development and works are considered to provide the applicants with a reasonable opportunity to modernise the site to a condition befitting the building's listed status and to a standard of utility commensurate with the size and importance of the property and its plot.

As such, paying special regard to the desirability of preserving the building and any features of special historic or architectural interest it possesses, the proposed works are considered acceptable in their impacts upon the listed building. Subject to appropriate conditions, the proposal complies with CP57 and CP58 of the Wiltshire Core Strategy in addition to paragraphs 201 and 202 of the NPPF and Planning (Listed Building and Conservation Area) Act.

Conservation Area

With regards to the Colerne Conservation Area, Colerne has a clear historical and illustrative value and presents as a traditional rural village with a wealth of period stone-built cottages, houses and buildings. The character and appearance of the surroundings are defined by a wealth of historic, period style buildings and where there is more recent development it is of a design and quality that reflects the sensitivity of the locality.

With respect to impacts on the conservation area, the application proposals would be clearly visible from the public realm. The development would be for a residential access and examples of off-road parking accesses can be seen throughout the immediate locality. Off road parking spaces in Colerne are limited and reducing the reliance on on-street parking is seen as desirable within the neighbourhood plan. It is considered that the proposed development would not compromise any important views or vistas from within or to the conservation area and where views are clearly visible, along Tutton Hill, the development would be read against existing residential context and associated built form. The proposals are characteristically domestic in nature and although covers a fair section to the south eastern boundary, would not be atypical in this location.

For the above reasons, there is considered to be a neutral impact to the conservation area in this regard, the proposal would comply with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy.

Summary of heritage impacts

Paying special regard to the desirability of preserving the building and any features of special historic or architectural interest it possesses, the proposed works are considered acceptable in their impacts upon the listed building and conservation area. Although no comment has been received from the Council Conservation Officer, in this case, there is considered sufficient clarity to reach a decision. Accordingly, and subject to the imposition of appropriate conditions, the proposal complies with CP57 and CP58 of the Wiltshire Core Strategy in addition to paragraphs 205 and 206 of the NPPF and Planning (Listed Building and Conservation Area) Act and Colerne Neighbourhood Plan.

Design, Scale and Visual Impact

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Consideration must also be given to Policy BE1 within the Colerne Neighbourhood, which states that development proposals should respond positively and distinctively to the National Model Design Code and the Colerne Design Statement as appropriate to their scale, nature and location. In particular, BE1 highlights that development proposals should be designed in a way which takes account of their surroundings in their built form, height, materials, historic character and boundary treatments.

It considered that the alterations to the existing boundary wall and creation of offroad parking spaces with EV charging infrastructure adopt a relatively simple design approach which would integrate sufficiently and sympathetically to the sensitive locality. The proposed retaining walls are to be faced with a coursed limestone matching that of the existing boundary wall. The parking spaces are to be finished in stone setts to ensure no migration of material onto the highway and guarding/handrails and spindles are to be a traditional black painted metal which respects the sensitive locality.

The proposal is considered to be acceptable in terms of size, design and materials and complies with the requirements of CP57 to the Wiltshire Core Strategy as well as policies BE1 of the Colerne Neighbourhood Plan.

Residential Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

It is considered that the proposal would be unlikely to have any unacceptable impacts on the amenities enjoyed by neighbouring dwellings. The proposed parking spaces would be appropriately positioned within the curtilage and used in association with an established residential dwelling.

During public consultation concerns were raised in relation to the loss of established hedging between Tutton Hill House and the neighbouring property to the south 23 Tutton Hill in relation to privacy. These concerns are entirely understood, the loss of this section of hedging is regrettable

but appears to be unavoidable to achieve appropriately sized parking spaces and visibility splays. The applicant is encouraged to replace the hedging with other mature vegetation. The use of the space as residential parking spaces would not create any unacceptable loss of privacy to no.23.

In the context of the nature and layout of the development, there is considered to be no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Landscape and Green Belt

Cotswolds National Landscape

Core Policy 51 and Chapter 11 of the NPPF is applicable as the application site is wholly located within the Cotswold AONB (Cotswold National Landscape). In regard to impacts on the AONB (Cotswold National Landscape), Core Policy 51 of the WCS and Policy CE1 the Cotswolds Management Plan and position statement seek to ensure that the landscape character, scenic quality and geological features of the AONB (Cotswold National Landscape) are conserved, and where possible enhanced. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the impact of development on the wider landscape is an important consideration.

Additionally, Core Policy 57 indicates that proposals should relate positively to its landscape setting by ensuring that important views into, within and out of the site are retained and enhanced. Core Policy 51 requires that proposals affecting the AONB shall demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas.

Due to the application proposing the creation of off-road car parking spaces within the curtilage of an existing residential dwelling there would not be any unacceptable impacts on the character and appearance of the area or AONB (Cotswold National Landscape) as a result. Due to the appropriate scale of the proposal, stone walls being remodelled and largely retained, and the design being read within the built-up core of the village there is considered to be no harm to the openness of the AONB (Cotswold National Landscape).

It is considered that the proposal complies with CP51 and CP57 to the Wiltshire Core Strategy and Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape).

Green Belt

The Government attaches great importance to Green Belts and new development within the Green Belt is highly restricted by national planning policy. Paragraph 154 of the NPPF requires that any development within the Green Belt is assessed against a number of tests to ascertain whether it is “appropriate”. Paragraph 6.87 of the supporting text to CP51 Landscape states that applications for development within the Green Belt will be determined in accordance with national planning policy.

In this particular instance, the proposal is located outside of the Green Belt designation but is sited adjacent to the boundary of the northern escarpment of the Green Belt. The proposed alterations would remain passive to the main property, by way of its domestic use and sympathetic

repositioning of the stone walling within an existing residential curtilage. Consequently, would present no harm to the openness of the adjacent landscape designation.

Access and Parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The application seeks to create 3 off road parking spaces for residential use of the occupants of Tutton Hill House. The property curtilage is bound by a stone wall along Tutton Hill and Widdenham Lane, both sections of carriageway are unclassified public highway subject to a speed limit of 60mph in the vicinity of the site, to the north on Tutton Hill this changes to a 30mph speed restriction. Tutton Hill and Widdenham Lane are both narrow sections of public highway bound by properties or walls in the vicinity of the application site, this creates a constricted working area. The plans indicate that an area of existing garden curtilage to the south east of the dwelling would be excavated for the creation of the off-road parking spaces and alterations made to the existing stone walling.

The submitted plans demonstrate that the provision of three spaces would be created within the southern extents of the site and would accord with minimum parking space size standards. Swept path analysis has been provided within the appendices of the technical note to demonstrate that manoeuvrability would not be an issue within the constrained adjoining public highway.

The highways engineer has been consulted and provides no objection in principle to the works, subject to receiving the requested details in relation to the retaining structure adjacent to the public highway. As modifications are required to a retaining wall which lies within 4 yards of a street; and of a greater height than 4 feet 6 inches above the level of the ground at the boundary of the street nearest that point, the highway authority will require structural drawings and details of the wall. As part of this a construction method statement pertaining to taking down the existing, and rebuilding of the proposed wall would also be required. This requirement can be dealt with by a pre-commencement condition which has been accepted by the applicant.

During public consultation, the PC has concerns over the number of lorries during construction on a single-track lane and ask for a Construction Traffic Management Plan. These are entirely understood, due to the constraints of the site. A CMS has been requested as part of the retaining walls pre-commencement condition, which would satisfy these concerns.

Subject to appropriate conditions in relation to the proposed retaining walls, surfacing and obtaining a license, there are considered to be no implications for parking, highway safety or road network capacity as a result of development taking place and thereby compliant with CP61 of the WCS.

Archaeology

Planning records indicate that the site is in an archaeologically sensitive location. The archaeology officer has been consulted on the proposal and has raised no objections or requirements for a site assessment and there is no reason to conclude otherwise.

Other Matters

Concerns were raised in relation to the removal of part of the boundary wall which potentially form part of the footings to No 23 Tutton Hill. With regards to the potential removal and future maintenance, this would be outside of the planning remit and would be a private legal matter between the respective land owners. Any concerns with regards to foundations, rainwater goods and damp proofing falls under building regulation legislation. In this instance, it would not be for consideration under this planning application. The application and plans indicate the carrying out works in the vicinity of the site boundary, the applicant is advised that it may be expedient to seek their own advice with regard to the requirements of the Party Wall Act 1996. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence. An informative to this affect will be applied to this permission.

The Parish council also raised concerns in relation to an ancient Rattle Drain, which is located outside of the property and proposed a condition to ensure this drain would be protected and remains in-situ. The proposed drain is located within the highway, outside of the ownership of the application. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design for the proposed residential use. The development is not considered to impact unduly upon the character of the area, wider landscape, highways safety or on the living conditions of neighbours. The character and appearance of the Conservation Area would be unharmed.

The dwelling is a listed heritage asset which it is desirable to preserve together with its setting and any other features of interest which it may possess. The works proposed will preserve the special interest of the listed buildings and will maintain the character, in accordance with S.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework.

It is therefore in accordance with Core Policies 41, 51, 57, 58, 61 of the Wiltshire Core Strategy, Colerne Neighbourhood Plan and Cotswolds AONB Management Plan 2023: Policy CE1 (Landscape) and the NPPF. The proposal would not have any unacceptable effects on neighbour amenity, building appearance, highway safety, archaeological deposits, identified heritage assets or the wider area including AONB and Green Belt. It is therefore recommended that this proposal is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three 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 by the Planning and Compulsory Purchase Act 2004.

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

Design and Access Statement Dated December 2023
Heritage Statement - Dated September 2023

Existing Block Plan 2104-101B
Existing Elevation and Section 2104-104A
Existing Landscape 2104-102B
Location Plan 2104-100
Proposed Block Plan 2104-401B
Proposed Elevation and Section 2104-404A
Proposed Landscape 2104-402B
Technical Note – Dated October 2022

Received: 04.12.2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

5 The development shall not be commenced until submitted plans, sections and specifications of the proposed retaining wall have been submitted and approved by the Local Planning Authority. Prior to first occupation, the retaining wall shall be completed in all respects in accordance with the approved plans and maintained as such thereafter.

REASON: In the interests of the safety of highway users.

That Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

   REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

   Design and Access Statement Dated December 2023
   Heritage Statement - Dated September 2023

   Existing Block Plan 2104-101B
   Existing Elevation and Section 2104-104A
   Existing Landscape 2104-102B
   Location Plan 2104-100
   Proposed Block Plan 2104-401B
   Proposed Elevation and Section 2104-404A
   Proposed Landscape 2104-402B
   Technical Note – Dated October 2022

   Received: 04.12.2023

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

3 The natural stonework to be used for the external boundary walls shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix.

   REASON: In the interests of visual amenity and the character and appearance of the area.