

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION
AREAS) ACT 1990**

**ALTERATIONS TO THE MAIN HOUSE LINKING TO ASSOCIATED
OUTBUILDINGS TO PROVIDE ADDITIONAL LIVING ACCOMMODATION,
TOGETHER WITH REPAIRS AND ALTERATION TO MAIN FORMER BARN
FOR USE AS INCIDENTAL RESIDENTIAL SPACE. ALTERATIONS TO
STABLES AND CONVERSION OF PART OF ADJACENT BARN AS OFFICE
SPACE, AND REPAIR AND REROOFING ATTACHED GARAGE. PROVIDE
NEW TENNIS COURT, SWIMMING POOL AND SOLAR PANELS WITHIN THE
GROUNDS OF THE HISTORIC FARM GROUPING.**

AT: LATIMER MANOR, WEST KINGTON, CHIPPENHAM, SN14 7JQ

PLANNING, DESIGN & ACCESS STATEMENT

Prepared by

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1.0 INTRODUCTION

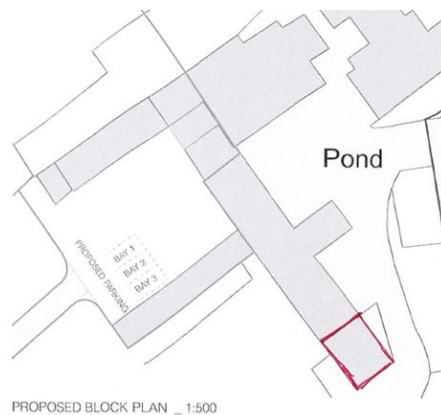
- 1.1 This Statement has been prepared in support of the applications for Planning and Listed Building Consent at Latimer Manor, West Kington, Chippenham, Wiltshire. The purpose of this report is to introduce the main proposals comprising these applications together with identifying the relevant national and Development Plan Policies and explain how the intended works accord with these policies.

2.0 SITE DESCRIPTION

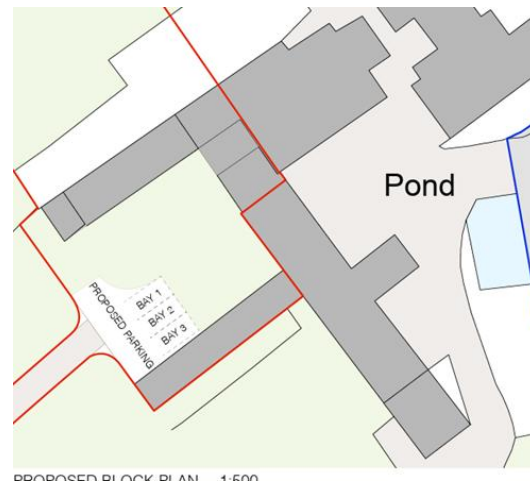
- 2.1 The application site is at Latimer Manor, which comprises the Grade II* listed 16th/17th Century farmhouse. The barn to the west of Latimer Manor, of which the byre is attached to, is individually Grade II listed. There are a number of other agricultural buildings on the site. These are curtilage Listed Buildings. The submitted plans include a series of photographs of the application buildings.
- 2.2 The application site is situated within West Kington, within the open countryside, outside of any defined Framework Boundary. The site is situated within the West Kington Conservation Area and is also located within the Cotswolds National Landscape (formerly Area of Outstanding Natural Beauty). The application is in Flood Zone 1 and there are no ground water or surface water constraints.
- 2.3 The relevant planning history of the site is of course well known from the planning records and especially in respect of the pre-application submission, particularly involving the adaptation and maintenance of the listed structures. This includes the re-roofing of the cart shed and the conversion of a building into a new dwelling, both as a full planning application and as listed building consent. An earlier application from 2008 seeking alterations to a boundary wall and a new access was initially refused but later allowed on appeal. Another application to replace doors and windows on the south-west elevation of a building was approved with conditions.

- 2.4 For ease of reference I have reproduced the planning history summary previously submitted with the recent pre-application engagement made by application reference ENQ/2024/00506.

Most recently, by application PL/2021/11512 Listed Building Consent was granted to re-roof the cart shed, shown in red.



- 2.5 The officer's delegated report noted that, 'Reinstatement of a complete roof to the former car shed is the only way to prevent the exposed from degrading further and ultimately collapsing'.
- 2.6 This assessment underpins the property's master planning, as the best way to secure the survival of the built environment in question as a whole is to keep it in an active use.
- 2.7 By both planning permission and Listed Building Consent (reference, 17/02063/FUL and 17/02728/LBC respectively), and further to which works are well advanced, approval was given to convert the barn identified on the following page to provide a new dwelling.



2.8 The agricultural buildings being converted are located within the grounds of Latimer Manor. The barn to the west of Latimer Manor, to which the above byre is attached, is individually listed Grade II. It is noted that Historic England actually raised concerns about this scheme, principally about the curtilage treatment and demarcated parking area, accessed off the new drive. The officer's decision report however considered the harm to be less than significant, and to be outweighed by the public benefits of the proposal, including securing the building's optimal viable use.

2.9 In all other respects the proposal was said to comply with the provisions of Policy CP48 (and others) to the adopted Wiltshire Core Strategy 2015.

Interestingly the red lined application site included the southern wing along its southern boundary, although no conversion details or explanation of use was presented.

- 2.10 Urgent repair works were sought by application PL/2021/11127 to replace an eroded steel lintel and remove and replace the related cracked stone work on the barn shown shaded green on the following page.

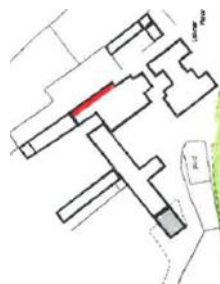


- 2.11 The photos inserted below show the works necessary as part of the on-going investment required to safeguard the built heritage at Latimer Manor.



- 2.12 By application 14/05306/LBC Listed Building Consent was refused at appeal to demolish the lean-to affixed to the threshing barn. The structure had no roof at that time and included several substantial cracks.

- 2.13 Although there was no active farm (and not for at least 15 years before that date) the Inspector considered the barn as a whole forms part of the historical farmstead, including various buildings. He considered the coherence as a whole of the historic farmstead and the varying uses they would have had contributed significantly to the special interest and significance of the farm buildings and the setting of the Manor.
- 2.14 The extent of the lean-to in question is shown identified in red on the plan extract on the following page and the photographs on the application file are little changed from the current arrangement/dilapidations.



- 2.15 Finally, more historically, but evidencing the fact that the site has changed to function better for modern living, by applications 08/02809/FUL and 08/02810/LBC planning permission and Listed Building Consent were granted at appeal to close the previous access, increase the height of the existing wall and form a new vehicular access.
- 2.16 The Inspector made it clear that she noted the loss of the historic access to the farmyard but, 'some degree of sensitive alteration may be possible in order to accommodate new uses, particularly where they are generated within a secure and committed long-term ownership'.

3.0 PROPOSALS AND PRE-APPLICATION CONSULTATION

Application proposals

- 3.1 In summary, the proposals comprising this application for Planning and Listed Building Consent seek to provide modest alterations to the main house together with ensuring the optimal and viable new chapter of use for those other buildings no longer needed as part of the historic farm complex. These

works can be itemised below and are identified on the following aerial photograph:

- Convert the outbuildings to provide kitchen/dining facilities as part of the wider residential accommodation which would entail the connection of the outbuilding to the manor via a glazed link between the 1920s building and through a C20 window in the present boot/utility room within the manor;
- extending the double height section to allow for level internal connection between outbuildings; building over the infilled pigpen; and
- facilitating modest changes to the use of the ground floor rooms in the manor including the adaptation of the reinstatement of wall between kitchen and hall, adapt kitchen to cloaks/WC and creation of separate utility and boot room;
- repair derelict north facing lean to on big barn;
- ground mounted solar panels;
- creation of a tennis court/swimming pool/leisure area;
- reinstating doors on both entrances of the main barn to make wind and weather tight and secure;
- repair the north lean-to barn; and
- convert the barn/cart shed into offices/work spaces.

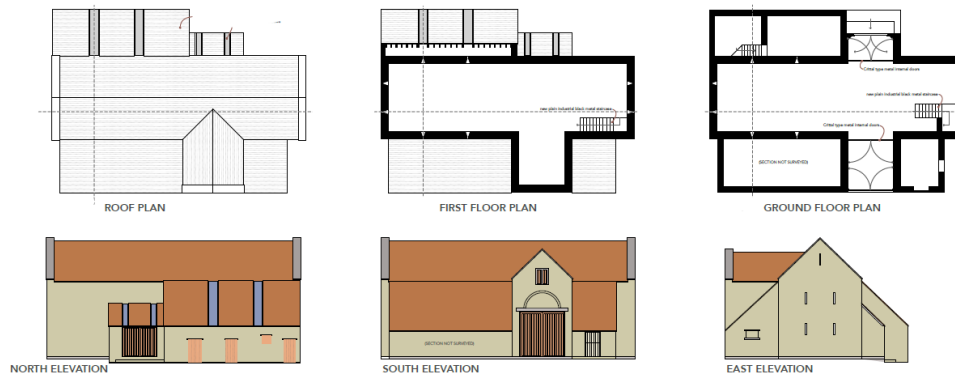


3.2 As mentioned, the proposed works involve a series of alterations and improvements across multiple buildings on the property. In the Main House,

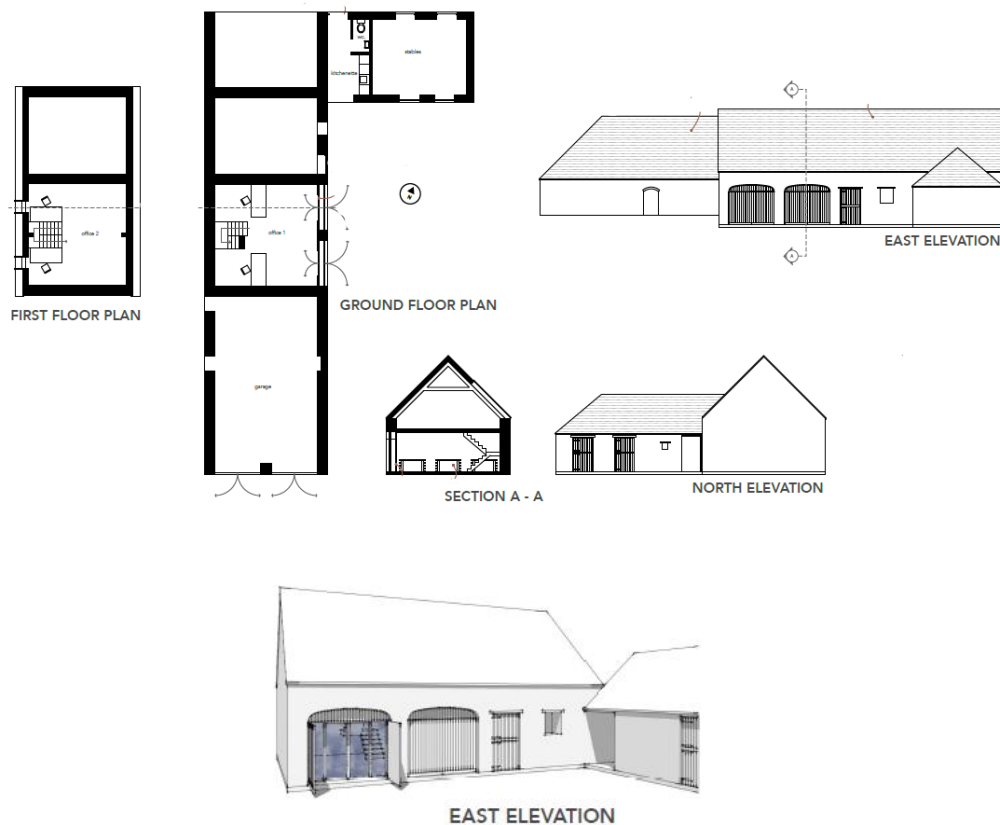
the modern kitchen will be removed to create a cloakroom, and the modern stud walling in the utility room will be taken down to reveal the original stairs. The west-facing window in the utility room will be lowered to allow new access into a connecting link to the outbuilding. In the outbuilding, two glazed links will be added to connect it to the House and its corner section, while the floor in one room will be lowered to create level access throughout. This space will be converted into a kitchen, dining, and sitting area with step-down access into a wine storage room within the old pigsty.



- 3.3 The main barn will undergo a number of adaptations, including new inward-opening painted timber double doors on both the north and south sides, and two sets of internal metal framed glazed doors. Arrow slit windows on both floors will be opened and fitted with metal framed fixed windows. A new metal staircase will lead to the first floor, and the corrugated sheet metal roofing on the north side will be replaced with plain tiles and long fixed glazing sections. The lean-to will have its collapsed roof rebuilt using matching plain tiles and glazing to align with the barn's glazing.



- 3.4 Inside the stables, the layout will be adjusted to include a WC and kitchenette. Separately in the adjacent wing the proposed offices will be upgraded with internal metal framed glazed doors behind the existing timber ones, the removal of an internal block wall, the addition of a first floor with staircase access, and a new roof on the west side using reclaimed double Roman tiles and fixed glazing. The garage will have its collapsed roof rebuilt with reclaimed tiles and two new painted timber doors installed. This reflects the previously referenced works pursuant to application PL/2021/11512.



- 3.5 Elsewhere on the property, a new artificial grass tennis court with low fencing and planting will be installed, as well as a new swimming pool with stone surround and a dark blue liner. A solar array will be fitted along the north western boundary to support the whole site's energy needs.

Pre-application engagement

- 3.6 As part of these proposals we have engaged the Council with pre-application discussions resulting in a site meeting with Mr Guy Bentham-Hill and written feedback, and further exchanges to discuss plan changes under reference ENQ/2024/00506.
- 3.7 This was a positive process, with the Council confirming that the proposed developments have merit but emphasising that the scheme must comply with policy CP48 where relevant, which supports rural building's reuse, subject to various criteria. It was highlighted that the heritage value of the buildings is a key consideration, and any changes must be sensitive to their historic and architectural significance. The proposal must also ensure no adverse impacts on landscape character, ecology, and archaeology. It was advised that careful design, landscaping, and justification for any residential conversion will be crucial. In conclusion, the response was supportive of the principle of development, particularly the repairs and reuses detailed, but emphasised the need for detailed supporting documentation particularly regarding the sensitivity of the site's heritage and environmental context, before any formal planning application is made. Plans were shared after the above mentioned site visit and email support was provided thus underpinning the actual details now presented.
- 3.8 In response therefore, the individual aspects of this scheme have been sensitively designed to address officer's feedback. The application is also supported by the necessary consultants' reports including ecology surveys. The full extent of the application submission, including all documents and drawings is set out below: -

- Application Form
- Heritage Statement

- Ecology Assessment prepared by Luscinia Ecology
- Biodiversity Statement and Biodiversity Gain Plan prepared by Luscinia Ecology
- Biodiversity Metric
- Drawing No. Site and Location Plans Scale: 1:1250
- Drawing No. Main House and Outbuilding. Existing Plans and Elevations Scale: 1:100
- Drawing No. Main House and Outbuilding. Proposed Plans and Elevations Scale: 1:100
- Drawing No. Big Barn and Lean-To. Existing Plans and Elevations Scale: 1:100
- Drawing No. Big Barn and Lean-To. Proposed Plans and Elevations Scale: 1:100
- Drawing No. Garage, Offices and Stables. Existing Plans and Elevations Scale: 1:100
- Drawing No. Garage, Offices and Stables. Proposed Plans and Elevations Scale: 1:100
- Drawing No. Tennis Court and Swimming Pool. Proposed Details Scale: 1:100
- Drawing No. Solar Panels. Proposed Details Scale: 1:50 and 1:100

4.0 RELEVANT LEGISLATION & POLICY CONTEXT

Development Plan

- 4.1 The Development Plan comprises the adopted Wiltshire Core Strategy (January 2015-WCS) and the most relevant policies for this application are set out below:

- CP1 Settlement Strategy
- CP2 Delivery Strategy
- CP10 Chippenham Spatial Strategy
- CP48 Supporting rural life
- CP50 Biodiversity and Geodiversity
- CP51 Landscape
- CP57 Ensuring High Quality Design and Place Shaping
- CP58 Ensuring the Conservation of the Historic Environment
- CP61 Transport and Development
- CP64 Demand Management

National Planning Guidance (NPPF)

- 4.2 Furthermore, the NPPF (2024) is a material planning consideration for all planning applications in England. This makes clear (under the heading supporting a prosperous rural economy) at paragraph 88 that the sustainable

growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings should be supported through planning decisions and that the development and diversification of agricultural and other land-based rural businesses should be encouraged.

- 4.3 At the same time, it is acknowledged at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.
- 4.4 Of course, the guidance set out within section 16 Conserving and Enhancing the Historic Environment is equally relevant. Paragraphs 212 – 221 make clear that great weight should be given to the conservation of a designated heritage asset. Proposals that harm the significance of a heritage asset must justify this harm through clear and convincing reasons. Substantial harm or total loss of an asset's significance should be rare and require exceptional justification. Less than substantial harm can be outweighed by public benefits, such as securing the asset's optimal viable use. Development should aim to enhance or better reveal the significance of heritage assets and their settings. Local authorities should also ensure that the benefits of proposals do not outweigh the harm to heritage assets unless the conservation of the asset can be secured.
- 4.5 Having identified the details of the application proposals, my client's pre application engagement and relevant Development Plan policies and national guidance it is now necessary to turn to the main planning issues for the determination of this application.

5.0 MAIN PLANNING CONSIDERATIONS

- 5.1 In terms of addressing the main planning issues for the determination of this application it is considered appropriate to consider the main headings set out in the officer's pre-application response (as listed below).

- Principle of development
- Impact on heritage assets
- Impact on the character and appearance of the area (Cotswold National Landscape)
- Impact on neighbour amenity
- Highway matters – including road safety /Parking
- Archaeology
- Ecology

Principle of development

- 5.2 In terms of the principle of the development, this primarily relates to the reuse and adaptation of existing redundant buildings on the site - and in so doing, safeguarding their long-term future and viable use. This is of course supported by paragraphs 84 and 88 of the NPPF and Core Policy 48 (Supporting Rural Life) of the WCS.
- 5.3 First and foremost, these buildings are all considered both structurally sound and capable of conversion without major rebuilding, and this is borne out by looking at the planning history of applications on the site, relating to previous conversions and ongoing maintenance and adaptations. Secondly, evidence of their structural stability and suitability is proven by the fact that very little in the way of interventions and alterations are required as part of these proposals - other than the introduction of arrow slit windows in the case of the large barn. Therefore, it is strongly maintained and believed to be self-evident that these buildings are all capable of reuse being in sufficiently good condition and structurally sound enough to be adapted as proposed. The lean-to on the big barn is in need more significant works, but in the round this is a minor part of the scope of works as a whole, and in any event recreates the historic form completing the listed building, and reversing its deterioration. Policy CP48 acknowledges the need for minor new build elements both to achieve the conversion in and of itself, and to ensure the safeguarding of heritage assets.
- 5.4 Similarly, their conversion will give rise to no adverse effect on the character and appearance of the surrounding area. As mentioned, there will be minimal interventions arising from their conversion, and in fact the intended reuse will bring back into active use redundant agricultural buildings that would

otherwise lack a guaranteed and safeguard future, resulting in potential decline and neglect. Conversely, their reuse for residential purposes (and for office space) results sustainable and appropriate solutions compared to the fallback which guarantees no future. The works to the outbuilding, being linked back to the main house, introduce the most changes, however these details were discussed in detail with Mr Guy Bentham-Hill and do not deviate from the agreed design changes, necessary to facilitate the new and active chapter of use.

- 5.5 An employment use is of course one of the first sequential preferences of policy CP48, although the main barn is attached to a separate residential property, converted under the same policy considerations, it is also more closely associated to the main house, so the incidental use proposed is considered less impactful generally. As such there is no apparent change of use. With regard to other outbuildings though, similarly already in an incidental residential use, there is a requirement in CP48 for a ‘sequential test’ to consider other uses before residential, which is in place primary to restrict the creation of new dwellings in the countryside, unless all other alternative uses are considered. However, in the case of the linked outbuilding no new independent dwelling will be created by this application, which defeats the object of the sequential test. Instead, essentially what is being proposed is more like an extension to an existing dwelling, albeit reusing an existing building in the process, and this does not require a policy justification in principle. The office conversion, which is set further away from the main house, thus minimising the potential impacts of use, is intended as small scale local workspaces, sitting full square within the sequential preferences of policy CP48.
- 5.6 Similarly, other elements of the application relating to the proposed swimming pool, tennis court and solar panels represent more modest forms of development to be ancillary to the established residential use and require no justification in principle, as was established as part of the pre-application.

Impact on heritage assets

- 5.7 As officers will be aware, the application site includes Latimer Manor – Grade II* Listed and the Barn to the West of Latimer House – Grade II Listed, and it is also situated within the West Kington Conservation Area.
- 5.8 The application encloses a Heritage Statement which provides an assessment of the site's historical and architectural significance, noting the proposed work including the construction of a glazed link between the Manor and the outbuildings, internal reconfiguration of rooms within the Manor to better reflect its historical layout, and the adaptation of the outbuildings to create a functional domestic space. The report concludes that the outbuildings are currently in a dilapidated state and lack a clear use, making them vulnerable to further decay. The proposed changes aim to provide these structures with a viable and sustainable use, ensuring their maintenance and preservation. Importantly, the impact on the heritage assets is judged to be minimal since the alterations affect areas of lower historical value, with more significant historic fabric being left untouched.
- 5.9 In terms of the additional proposals, including the creation of a leisure area with a swimming pool and tennis court, the installation of ground-mounted solar panels, and the repair and possible conversion of barns and a cart shed, the report concludes that these interventions can be achieved without causing harm to the site's historical value. They are seen as sensitive and respectful of the character of the buildings and their setting, particularly as much of the affected fabric is from the 20th century and not integral to the Manor's earlier historic phases.
- 5.10 A productive site meeting was held with the Conservation Officer, and following these discussions, this application now encloses the further details discussed regarding the conversion and treatment of these outbuildings. The Heritage Impact Assessment presented confirms that the works proposed satisfy the relevant statutory considerations to protect the heritage environment and the significant features within it.

- 5.11 Overall, and by reference to the ‘less than significant harm’ test in the NPPF it is strongly maintained that, first, the changes proposed are at the low end of that continuum, and second, the sensitive reuse of the buildings and the link’s light weight design ensure that the investment proposed will give rise to the optimal viable use of the heritage assets and that the reuse use and related works are in the public benefit. Safeguarding the setting of the Manor by keeping the built hierarchy and mix of buildings in an active use is to be encouraged.
- 5.12 Similar justification underpins the further works described, that will introduce new and active chapters of use, converting and repairing the current redundant buildings. My client’s plans are evolutionary, and it is not envisaged therefore that they we be tackling them all in one go, but by presenting their ideas at this early stage it is hoped that their vision can be shared, and the relevant sensitivities identified now, to guide the further development of their plans. Large scaled joinery details and other details are expected to be conditionally controlled employing sensitive constructional and repair methodologies.

Impact on the character and appearance of the area (Cotswold National Landscape)

- 5.13 With regard to the impact of the proposals on the Cotswolds National Landscape the enclosed application has been carefully conceived to respect and reinforce the characteristic appearance of the area. By retaining and restoring existing stone walls and roof forms, and through the use of traditional materials throughout, the scheme ensures that the development will sit comfortably within its context. For example, collapsed roofs on the lean-to, garage and other reroofing are to be rebuilt/repared using reclaimed double Roman tiles to match the originals, and all stonework cappings will employ lime mortar in the same manner as the existing walls. This approach will preserve the familiar palette of existing materials that defines the local vernacular.
- 5.14 Glazed links between the Main House and Outbuilding have been specified with powder-coated dark grey aluminium framing beneath lead-roll flat roofs,

creating slender, lightweight connections that do not overwhelm the massing of the historic structures. Their recessed profiles and minimal framing ensure that these elements read as contemporary but unobtrusive insertions, allowing the robust stone volumes of the original buildings to retain their original agricultural character within the landscape. They are furthermore not publicly visible in any event.

- 5.15 New openings in the Big Barn and Outbuilding—such as reinstated arrow-slit windows fitted with metal-framed glazing—are carefully aligned with existing apertures, preserving the rhythm and solidity of the elevations. In each elevation the insertion of full-length glazed sections has been set back slightly, so that reflections rather than solid planes become the primary visual signature, further mitigating any sense of added bulk. The choice of dark-grey metalwork mirrors the muted tones of the surrounding stone and slate, ensuring that new glazing recedes rather than contrasts sharply.
- 5.16 Landscape features such as the tennis court and swimming pool have been discreetly integrated. The tennis court will be surfaced in green asphalt, bounded by only four-foot fencing set behind five-foot beech hedging to soften its outline and screen it from wider views. Similarly, the swimming pool's dark blue liner and stone paving surround have been selected to minimise visual intrusion: the liner's deep hue reduces glare and reflections, while the stone paving—drawn from local quarries—matches existing drives and yards.
- 5.17 Lastly, the proposed solar photovoltaic array is located along the western boundary, where its low profile and grouping of panels will be largely obscured by existing hedgerows and mature planting. By situating these panels thoughtfully and specifying a subdued panel finish, the scheme harnesses renewable energy without introducing prominent, industrial-scale elements into the ridgeline or open fields beyond
- 5.18 Taken together, these measures demonstrate a holistic approach to conservation and design, ensuring that the development enhances rather than detracts from the special qualities of the Cotswolds National Landscape.

Impact on neighbour amenity

- 5.19 These matters were considered as part of the pre-application consultation process. It was accepted by Officers that the proposals principally relate to existing buildings or land within the site which is well away from the nearest neighbouring properties. Consequently, it was concluded that the proposals would not cause any harm to neighbouring properties. The resultant application proposals do not differ in these respects to the pre-application and therefore in this context it is concluded that there are no amenity issues. The small office use is of course acceptable in a residential area by definition but my client would be happy that it is managed by the occupier of the house to maintain a suitable site management factor.

Highway matters – including road safety /Parking

- 5.20 Highway matters were also considered at the pre-application stage. Officers advised that the Council's Highway Engineer raised no objections to the proposal with regard to both the access and parking arrangements. Again, this application does not differ from the pre-application submission in these respects. There is ample space for the household's parking and the small new commercial user and no formal layout is required to undermine the current informal gravelled 'yard' layout.

Archaeology

- 5.21 In response to the pre-application feedback on this matter, it is confirmed that no significant archaeological impacts are anticipated as a result of the proposed works. While the site lies within an area of some archaeological potential, the majority of the proposals involve the conversion of existing standing buildings. The limited ground disturbance associated with the proposed swimming pool and solar panels is acknowledged, however this is confined to a small area of the overall site and subject to appropriate conditions, there is no indication that the development would adversely affect any known or likely archaeological features.

Ecology

- 5.22 The ecological appraisal carried out includes mitigation matters in accordance with WCS policy CP50 and those matters outlined in the attached report can be conditionally delivered.
- 5.23 More specifically the development involves the loss of bat roosts and a Natural England European Protected Species Licence for bats will be required to renovate and convert the buildings. The full details of mitigation measures (including details of replacement roost features) will be set out within the content of the mitigation licence application. However, the applicant has committed to the avoidance, mitigation, compensation, and enhancement: listed at paragraph 5.3 to the Ecological Appraisal report. Specifically, the replacement replacement/compensation details are included as part of the application plans and can be conditionally controlled.
- 5.24 Luscinia Ecology have confirmed that following the Mitigation Hierarchy and the Biodiversity Gain Hierarchy, the application development will not remove any irreplaceable habitats, or habitats of very high or high distinctiveness. The application will achieve a Biodiversity Net Gain within the Site via the delivery of 0.12 habitat units (+10.78%) and 0.02 hedgerow units (percentage change N/A), with the Trading Rules met. Therefore, the application will meet current policy requirements in relation to Biodiversity Net Gain. The measures within the Biodiversity Gain Plan can be secured by conditions for a HMMP.

6.0 CONCLUSIONS

- 6.1 The proposals set out in this application will secure the long-term future of Latimer Manor and its associated historic farm buildings by bringing them back into active, viable use. By utilising existing heritage assets and minimising new built form, the scheme accords with the principles of sustainable rural development as articulated in the National Planning Policy Framework (2024) (paras 84, 88) and Wiltshire Core Strategy Policy CP48: Supporting Rural Life.

- 6.2 Great weight has been given to the conservation of the Grade II*-listed Manor and the Grade II-listed barn, in line with NPPF section 16 (paras 212–221) and Core Policy CP58: Ensuring the Conservation of the Historic Environment. The sensitive design of glazed links, the retention of key historic fabric, and the limited interventions to areas of lower heritage value ensure that any harm is demonstrably less than substantial and is outweighed by the public benefits of safeguarding these buildings for future generations.
- 6.3 The use of traditional materials—reclaimed Cotswold stone, lime mortar, and double Roman tiles—combined with carefully detailed modern insertions, ensures that the character and appearance of the Cotswolds National Landscape are preserved and enhanced, satisfying Core Policy CP51: Landscape and the objectives of the West Kington Conservation Area designation.
- 6.4 The ancillary leisure facilities (tennis court and swimming pool) and the ground-mounted solar array are located and designed to minimise visual intrusion, avoid harm to neighbour amenity and ecological features, and maximise renewable energy generation in compliance with Core Policies CP50: Biodiversity & Geodiversity and CP57: High Quality Design & Place Shaping
- 6.5 Pre-application discussions have confirmed the acceptability of the principle, heritage impact, highway arrangements, and neighbouring amenity implications. Appropriate conditions can address the limited archaeological risk and ensure that any ground disturbance is properly managed.
- 6.6 In summary, the proposed works represent a holistic and carefully justified package of heritage-led regeneration that will secure the optimal viable use of the site, conserve its architectural and historic significance, and contribute positively to the rural economy and landscape character. On this basis, the application fully complies with national and local planning policy, and it is respectfully submitted that both Planning and Listed Building Consents should be granted.