

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

**ALTERATIONS TO ATTACHED BARN TO CREATE 1 No HOLIDAY LET
AT DOWN FARM, ALLINGTON LANE, KINGTON ST MICHAEL,
CHIPPENHAM, WILTSHIRE, SN14 6LP**

**PLANNING STATEMENT
(Incorporating Design and Heritage Commentary)**

Prepared by

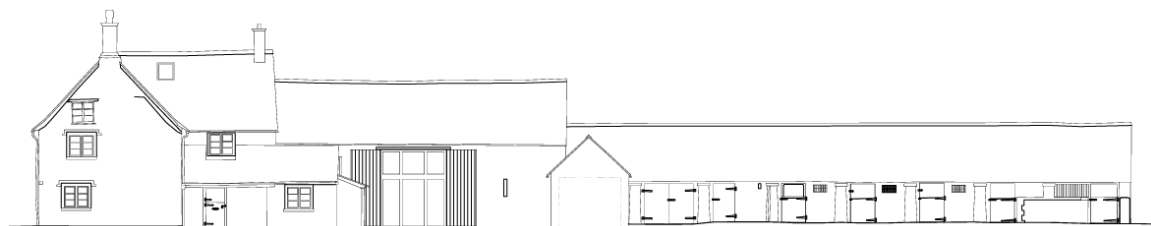
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Our Reference: SWLC.LPC5618

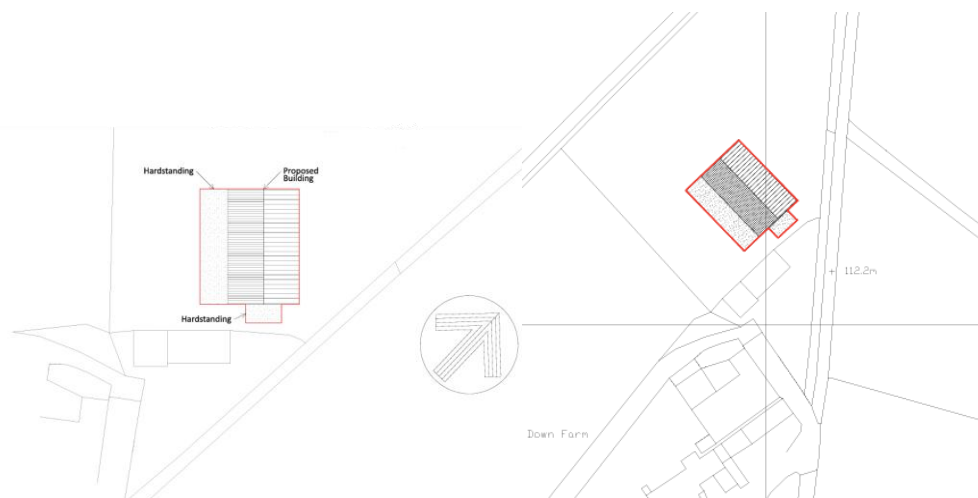
February 2026

1.0 INTRODUCTION

- 1.1 LPC (Trull) Ltd have been instructed by Mr and Mrs Bliss to support their planning application, and associated Listed Building Consent submission, to convert the attached barn range at Down Farm and create a new holiday let short stay unit. As your records will show the farmhouse has been recently extended by incorporating the large porched barn as additional residential accommodation. The single storey former cow byre (and previously adapted stables) is attached to the other side of that principal attached barn.
- 1.2 Down Farmhouse is a Grade II Listed Building, along with the attached barn, and the stalls to the east. The aerial photograph below shows the single built range, (all listed singularly), with the application building at the front of that group. Below that is a strip elevation for the works executed to the adjacent barn, alongside the house, (including the former stables unchanged). The approved works were approved by the previous applications PL/2024/03484 and PL/2024/03885. The application enclosed seeks to complete the adaptation and active use of the heritage group.



- 1.3 The enclosed application proposal seeks to utilise the last part of the historic built range and introduce a commercially viable use to support the investment required to introduce a new and optimal use. The current stalls are unused as the building is not large enough for horses to be safely stabled and the farm activities are in fact centred away from the house, as evidenced by the recent grant of permission for a new barn by application PL/2025/02910, the siting of which is shown by the plan extract inserted below. That building sits behind the more modern stables (to the south). The application building has apparently not been used for agricultural purposes for decades.



- 1.4 It is the purpose of this over-arching supporting statement to describe the application property, as a whole, and its context. Those works proposed will be explained, together with an assessment of the building's heritage significance and the acceptable nature of the changes proposed, creating an active use for the currently vacant building, and providing the justification to invest in its maintenance and longevity of purpose. The relevant national and local planning policy framework will be reviewed and ultimately shown to support the modest and sensitive level of changes proposed.
- 1.5 In addition to this over-arching supporting statement, and the duly completed planning and Listed Building Consent forms, the two applications include an Ecological Assessment carried out by Pure Ecology Ltd, together with the following listed plans.

List of plans

- LPC 5618 EX 201 Location Plan

- LPC 5618 EX 202 Site Plan
- LPC 5618 EX 203 Existing Plan
- LPC 5618 EX 204 Existing Elevations
- LPC 5618 PR 201A Proposed Site Plan
- LPC 5618 PR 202 Proposed Plan
- LPC 5618 PR 203A Proposed Elevations

2.0 THE APPLICATION SITE

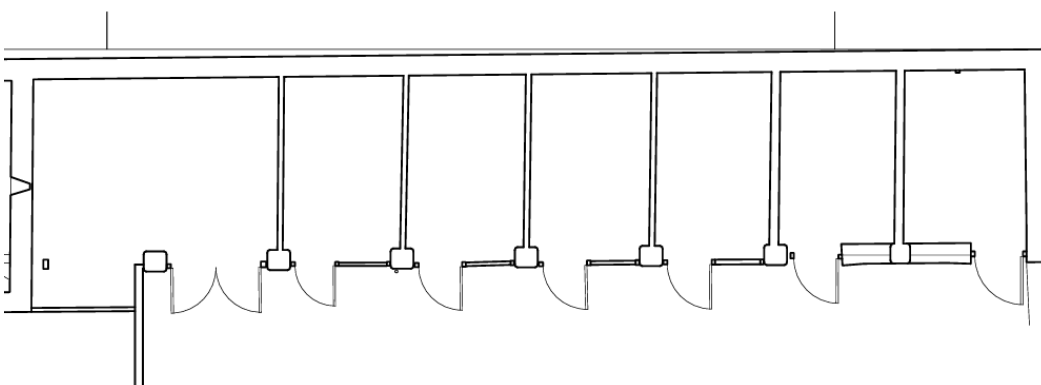
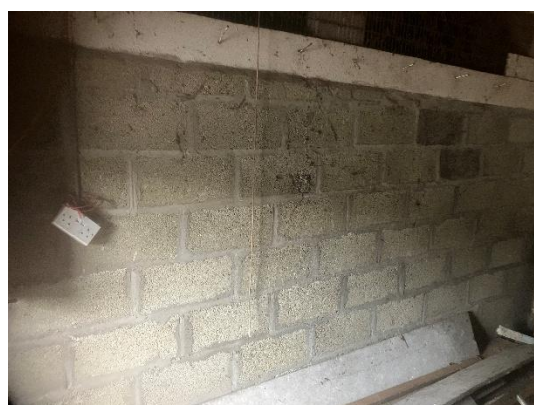
- 2.1 Down Farm is sited just outside Kington St Michael. It is accessed via a lane shared with a separate property approximately 140m to the south (Rooks Leaze-which is in the process of being replaced). The shared lane is a bridleway (KSTM22).
- 2.2 Down Farm's built grouping comprises the main house with the attached former cart barn and range of stalls/stables projecting to the north east. To the south east of the house is a single storey open front cart store and a two storey tallet barn, previously in separate residential occupation, but which has recently been successfully let for short stays, confirming the potential market for the application proposal. To the north west of the historic built spine there are a series of large and more modern Dutch barn structures and a small stable range (in close proximity to the new barn referred to earlier extending the working farm to the north)



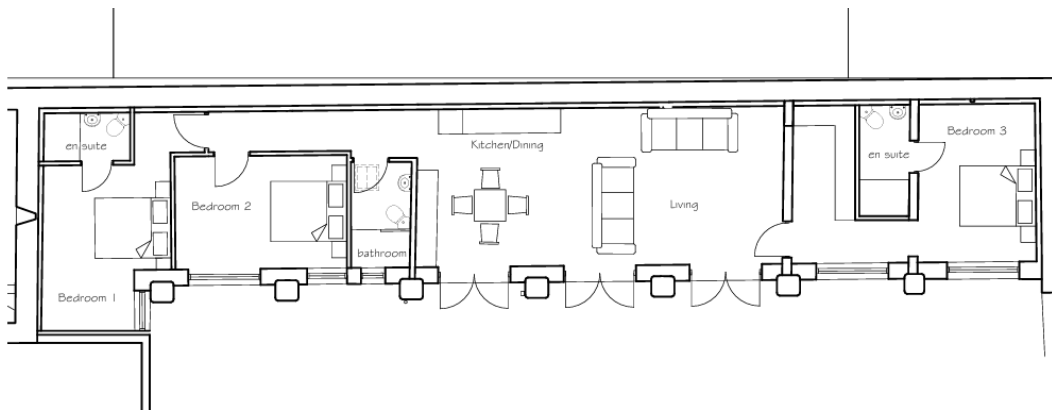
3.0 THE APPLICATION PROPOSAL

- 3.1 The existing ground floor plan extract inserted on the next page shows that the original 'cow byre' has been subdivided as individual stable stalls. The internal details are shown by the photographs inserted below which show a mixture of blockwork, brick and timber divides below the historic roof timbers.





- 3.2 The application proposal seeks to retain the building with minimal changes and provides a single three bedroomed holiday let, the use of which can of course be conditionally controlled. The plan extract inserted below, as proposed, shows the wall alignments retained under the roof trusses where possible with only one short corridor introduced making the optimal viable use of the space.



- 3.3 Internally, as with the adjacent barn conversion the works proposed will also minimise the physical intrusion and echo the conditionally approved detailing. These particulars have therefore been inserted below to negate the need to have them approved again. A compliance condition can be used instead.

Regarding the ceilings these will be plastered and treated entirely like the method approved for the adjacent barn, so as to preserve as much of the existing plaster as possible, in situ. This will be achieved by installing 3 inch celotex insulation directly between the rafters and then plaster boarding under the rafters. The building appears dry and there is no obvious concern about the retention of the existing timbers, however, should any works prove necessary they are expected to be minor and can be undertaken by splicing in replacement timber in situ.

The intention is to lay the routing around the perimeter of the building when the new concrete is laid. All the electrics etc will be brought up from there and fitted externally as simple utilitarian and honest conduits. The photographs on the next page show the style intended on the exposed internal stone work.



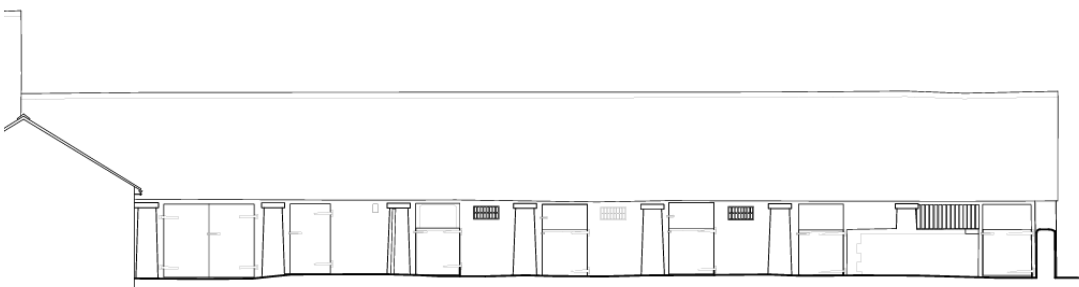
With regard to the internal surface finishes other than in the bathrooms and where kitchen units are proposed (which will be plastered and painted the rest of the building's internal walling will be retained as natural stone and simply be repointed with a traditional lime based mortar as a typical repair/maintenance task (The mix proposed is 1 part coarse sand, 3 parts fine and 1 part lime). There are no intended new skirting boards, and door frames will be left blank to minimise the building's domestication.

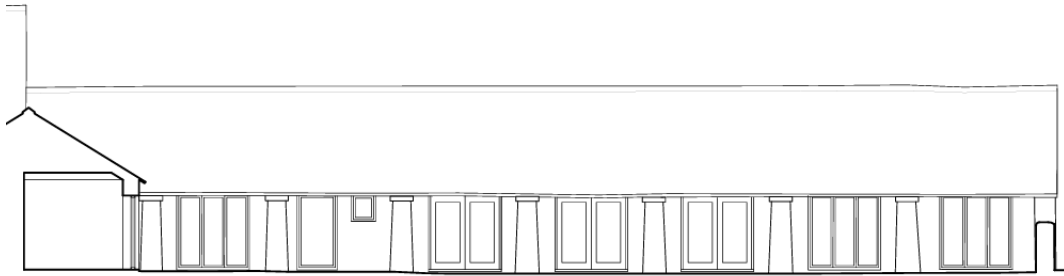
The floor will be concreted, a suitable dpm as previously explained and overlaid with new stone flags, as shown below. Eon Beige, aged edge 90cm x60cm.



- 3.4 Externally, the conversion similarly seeks to minimise the apparent changes, although the infilled stable doors are not original to the building which is believed to have been an open fronted cow byre, evidenced by the stone and brick detailed pillars. The new infill areas and glazing necessary to achieve the new chapter of use are carefully positioned behind the pillars and as the comparison images below show include a regular glazed pattern with narrow

framed hard wood joinery. It is anticipated that the precise joinery detailing will be a matter for conditional approval.





- 3.5 Outside the application building is a walled yard, bounded by the new garage outrigger to the house. This area will provide a commensurate sitting out space for the conversion and also accommodate allocated parking. The hardsurfaced space and walling will be unchanged.



4.0 HERITAGE ASSESSMENT

- 4.1 As already indicated Down Farmhouse is Grade II Listed, in conjunction with the attached former cart barn and lower level stables/livestock stalls to the east. The listing description is inserted below.

KINGTON ST MICHAEL, ALLINGTON LANE ST 87 NE

7/103 Down Farmhouse and barn

II

Farmhouse, C18, rubble stone with stone slate roof and end stacks, two storeys and attic, L-plan. Double fronted with cyma-moulded flush mullion windows, 2-light to left, 3-light to right and central C20 door in flush moulded surround with hood on brackets. Similar 2-light windows to end wall, rear and rear wing, hoodmoulds to lower windows. Attached to rear of wing is C19 barn with plain south cart entry and gabled north entry, Bridgwater tiled roof

and lean-to to left, overlapping house wall. Beyond, to east, are range of eight C19 stalls with brick and stone tapering piers.

- 4.2 The listing description identifies that the 18th century farmhouse has been extended in the 19th century to the rear, comprising a tall gabled porched barn with entry to the north and south, beyond which there is a single storey range of 8No stalls. Not mentioned in the listing is the large lean-to on the front of the barn, previously wrapped over its junction with the lower level range, and apparently used for kennelling. This was a crude and 20th century addition of no significance, probably post dating the 1988 date of listing as it has not been mentioned in the above schedule. It has though now been replaced with the recently approved timber board clad garage structure, simplifying the outrigger's built form and scale.
- 4.3 The 1990 planning and listed building consent applications referenced N/90/01249/FUL and N/90/01248/LBC showed the previous building addition to the front wasn't present then. The new garage though continues to divide the yard in front of the stables from the house (and attached former barn), as the earlier range helped separate the residential part of the site.
- 4.4 In addition to the listed description the historic built grouping includes a two storey tallet stone built barn at the end of the private drive, to the north east of the tennis court. That property, although owned by the applicants is in separate and independent occupation.
- 4.5 Also to this side of the house is a single storey open fronted storage barn, built from stone with brick detailing below a clay tiled roof. This building faces what was historically the side (south east) of the farmhouse. The principal façade for the farmhouse faces the main garden to the south west. Access though is from the yard in front of the historic range, which has become the default 'front' of the property.
- 4.6 The historic mapping for the site shown on the following page, indicates that in 1889 the main house and barn already existed but had not yet had the stalls added to the north east. There were also two parallel buildings within what is now the south western garden. The north western building of that pair is set within what could be two garden plots, mirroring the apparent similarly

defined garden around the southern sides of the current farm house, thus suggesting this range was a pair of cottages. There is also an apparent access from the south that runs between the parallel buildings. By 1900 there is only a modest remnant of the possible housing directly south west of the house and the tracks now bounds the yard more tightly going north and north west. The open fronted cart barn has appeared at this stage to the south east of the house, replacing a smaller building previously mapped. The existing stalls have been added to the north east of the building range too. Finally, little is changed by 1925, other than there are now no buildings in front of the house (south west) and the garden space seems to reflect the existing space in this area. Despite the fact the house fronts this garden, access is not shown other than off the bridleway, north of the tallet barn.

1889



1900



1925



- 4.7 Section 66 to The Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that for development which affects a listed building or its setting, the decision maker 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.

- 4.8 Paragraph 207 of the NPPF states ‘that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any Heritage Asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal or their significance.’ Heritage Assets are defined as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting considering in planning decisions, because of its heritage interest. Heritage Asset includes designated Heritage Assets and assets identified by the Local Planning Authority (including local listing).’

- 4.9 Paragraph 210 advises that in determining planning applications Local Planning Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- The desirability of new development making a positive contribution to the local character and distinctiveness.

- 4.10 Paragraph 215 adds that 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.

- 4.11 With regard to the building’s heritage significance, and in accordance with paragraph 207 of the NPPF it is proposed to provide a proportionate description of the heritage asset affected by the application development. As a two staged approach the impact of potential change on the significance will then be assessed, having regard to the good practice pursuant to English Heritage’s (now Historic England) publication ‘Conservation Principles’ 2008.

- 4.12 'Significance' can be defined as the 'value of a heritage asset to this and future generations because of its heritage interest. Significance is unique to a place, and it is therefore important to identify such, as the purpose of conservation is to sensitively manage change to a place to ensure that its significance is protected, and also revealed, reinforced and enhanced at all opportunities. Significance can be eroded through, for instance, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefit.
- 4.13 As indicated therefore, the farm complex has been developed since the 18th century, including an enhanced/gentrified house and a hierarchy of functional farm buildings, which includes the application range as a later addition. Although the site's farming activities are now largely based in the more utilitarian buildings behind this range, the historical function is still visible as a group, and contextually, and therefore the application building clearly contributes to the group's historic and illustrative significance.
- 4.14 The now former stables have been altered internally, evidenced by the differing materials used to create the individual stalls and the infill inserted between the pillars.
- 4.15 The application building appears to have been little altered externally, especially in recent years. The enclosed yard space in front of the building, providing an animal collecting area is an important aspect of the range and provides evidence of its historic function
- 4.16 In general terms though as the building is too low to stable horses and too close to the house for any other livestock function it lacks any viable use, with its historic function clearly no longer being necessary or realistic. The new chapter of use proposed will achieve the investment to ensure the building's fabric and setting is safeguarded, representing an opportunity to provide a viable use for the listed structure, ensuring its long term conservation and maintenance. Its aesthetic qualities will be enhanced too.
- 4.17 The unambiguous advice at paragraph 70 of the Historic chapter of the PPG (Reference 1D: 18a-020-20190723), under the heading, 'What is meant by the term public benefit?', is that it might include, 'works to a listed private

dwelling which secure its future as a designated heritage asset’ and ‘securing the optimum viable use of a heritage asset in support of its longer term conservation’.

4.18 Historic England’s -Conservation Principles, Policies and Guidance refers to heritage values which help determine significance. These are:

- Evidential
- Historical
- Aesthetic
- Communal

Evidential Value

4.19 Evidential value derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. The application building was clearly originally constructed as part of a farm grouping. The grouping as a whole is largely still present. Given that the grouping, particularly in terms of the built arrangement and footprint which survive relatively intact, the evidential value of the farm development is significant contextually.

Historical Value

4.20 Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative historic value will normally also have evidential value, but it may be of a different order of importance. An historic building that is one of many similar examples may provide little unique evidence about the past, although each illustrates the intentions of its creators equally well. Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be

greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation.

In illustrative terms the application building and the attached structures are of course altered from their origins. They are not unique of type and are not considered to be prominent or important buildings within the built context of the landscape, nevertheless the farm complex is still well illustrated by the layout and built hierarchy present.

Aesthetic Value

- 4.21 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.

The application buildings make a positive contribution to the historic built form of this part of the countryside but are not publicly prominent and their aesthetic perception is fairly moderate/neutral in terms of perception. The application range is the most visible to users on the bridle way.

Communal Value

- 4.22 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. For example, social or spiritual connections with a place.

The farm grouping, which is now in residential use are not, and never have been, public buildings, such as a church or public house. They perform no function as a place of gathering. There is therefore no communal value.

Conclusion on Significance of the Listed Building

- 4.23 In this case, the significance of the application building is primarily evidential and historical. On balance therefore, the significance of the asset is moderate reflecting the changes resulting from the lack of functionality for modern farming and changed context. The introduction of an active new chapter of use means there will be no significant change to the prevailing residential character of the site, whilst retaining the evidence of the farm function. There is ample space to accommodate the living space desired too. The built setting will be enhanced by the active use and removal of what has become a dumping ground.
- 4.24 Only modest physical works are required in the conversion scheme, and indeed it is proposed to under draw the insulation to avoid removing the tiles and plasterwork to the roof, as was the case for the attached barn. The impact though is harmful by definition, introducing a domestic change and to the built fabric where lost, but falls at the lower end of the continuum referred to at paragraph 215 of the NPPF. On balance however, and on the understanding that the best way to secure the survival of such redundant heritage assets is to keep them in an active use the application is a catalyst for the investment required to not only repair the building but also address the rest of the built fabric retained, achieving the building's optimal viable use which in preserving the building as a heritage asset has an obvious public benefit.

5.0 THE DEVELOPMENT PLAN

- 5.1 Section 38 (6) to the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise. In this instance the relevant Development Plan policy framework is provided by the Wiltshire Core Strategy, from which the following policies are considered most relevant.

CP48 – Supporting Rural Life

CP50 – Biodiversity and Geodiversity

CP57 – Ensuring High Quality Design and Place Shaping

CP58 – Ensuring the Conservation of the Historic Environment

- 5.2 To a great extent policy CP58 effectively repeats the statutory requirement derived at Section 66, and as noted above. The National Planning Policy Framework (NPPF) outlines the Government’s planning policies for England and how they should be applied. It is a material consideration and of course, the relevant heritage elements have been outlined above. The planning balance in these regards runs alongside the application of the development plan.
- 5.3 The proposed conversion is not only acceptable in principle, fulfilling the relevant criteria for the conversion of rural buildings at policy CP48 and will be satisfactorily accommodated generally, but in making the optimal viable reuse of the redundant rural building the changes have been made in a sensitive manner.
- 5.4 Externally the conversion is effectively a repairing and decorative scheme which maintains the heritage interest and built quality. The Framework at Paragraph 215 requires the decision taker to weigh less than substantial harm against the public benefits of the proposal “including, where appropriate, securing its optimum viable use”. Furthermore, paying special regard to the desirability of preserving the building or any features of special historic interest it possesses allows the decision taker to take into account the long term benefits that facilitating the preservation of the listed building will have when weighed against harm to or loss of elements that do not represent features of special interest. Accordingly, this development would not produce conflict with the statutorily assessment described for deciding this type of application.
- 5.5 The affected structure is in a state of disuse and thus it must be assumed it is deteriorating, and it is considered likely that, without a viable use to incentivise its restoration, it will continue to deteriorate. In this instance, therefore, securing the optimum viable use and returning the barn to a sustainable condition is afforded significant weight as a public benefit.

- 5.6 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. The latest version of the NPPF was published in December 2023.

Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 goes on to state that for decision-taking this means:

“c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;

or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

- 5.7 Paragraph 84 states new isolated dwellings in the countryside should be avoided unless one of the five special circumstances occur. These include where “the development would re-use redundant or disused buildings and enhance its immediate setting”.
- 5.8 Paragraph 123 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 5.9 Section 12 is entitled “Achieving well-designed places”. Paragraph 131 explains that good design is a key aspect of sustainable development. Paragraph 135 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

6.0 PLANNING ASSESSMENT

- 6.1 The holiday let would provide self-contained residential accommodation such that the principle needs to be considered against policies governing new housing development within the countryside.
- 6.2 The location is outside recognised Limits of Development as designated firstly in the Wiltshire Core Strategy 2015. The Spatial Vision of the Wiltshire Core Strategy (Core Policy 1 & 2) prohibits new residential development outside recognised Limits of Development unless supported by the ‘exception policies’ outlined in para. 4.25 of the Strategy; particularly in this instance, Core Policy 48.
- 6.3 Core Policy 48 supports the principle of the conversion and re-use of rural buildings principally for employment, tourism, cultural and community uses, with residential use only to be considered where none of these are a practical proposition. The principle of conversion is also only accepted by the policy subject to the criteria considered below:

i Structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.

The application does not include a structural report as the building’s suitability for conversion is believed to be self-evident. It is therefore perfectly suitable for conversion as shown. The main changes to introduce glazed infill and timber panelling is really more cosmetic than physically intrusive.

ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas

The building proposed for conversion is located within the farm courtyard and adjacent to the applicant's residential property. The proposed conversion would bring a redundant listed barn back into use and would enable it to be restored. The building would therefore largely retain its existing character and appearance which would in turn ensure that the conversion does not detract from the character or appearance of the landscape.

Externally the enclosed yard area would be used for car parking and as amenity space which retains the sense of space. The wider application site would therefore remain as existing and would not detract from the character and appearance of the area.

The proposed use echoes the current management of the tallet barn and would be entirely in keeping with the main farmhouse of Down Farm and as there are no other nearby properties, the proposals would not have an adverse impact on neighbouring amenity.

iii. The building can be served by adequate access and infrastructure

The application site is located in close proximity to the main house and the tallet barn which has attracted high occupancy since being used for short stays rather than as a main residence. The location near Chippenham on the motorway means it is highly accessible generally and is in close proximity of a market town, which offers a great range of services and facilities and has great public transport links, including train station. Furthermore, the site is accessible by existing footpaths

iv. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding

The application building has been vacant/under-used for a considerable period of time and given its small size, and positioning it serves no functional purpose to the wider agricultural operations. The proposed conversion would provide a new use for the building and would lead to its viable long-term safeguarding.

- 6.4 In summary, the proposal to convert the application building to a holiday let satisfies all of the relevant criteria to Core Policy 48 as an acceptable rural proposal and is considered to be acceptable in principle.

- 6.5 Core Policy 39 also allows for tourist development (including tourist accommodation) in or close to Local Service Centres and Large or Small villages. As set out the site already operates a successful short term holiday let and is not remote. Within the tenet of the policy and based on the support for enhanced farm diversification the proposed conversion is therefore considered to also comply with Core Policy 39.
- 6.6 Furthermore, the conversion of the application building to a holiday let would provide an additional income to support the upkeep of the agricultural yard and Grade II Listed farmhouse.
- 6.7 In terms of the development highways impact the site would be accessed via the existing access that services the farm. The established access provides reasonable visibility in both directions on to the public highway and mindful of the advice at paragraph 116 to the NPPF the change of use will not lead to a serve cumulative reduction of highway safety and convenience. The enclosed yard will be utilised for car parking purposes which would remain unchanged and provides ample space for the parking of cars.
- 6.8 The additional traffic that will be generated from the holiday let use is considered to be negligible, especially when compared with historic travel patterns from the wider agricultural use. Therefore, the proposed development will not have an adverse impact on highway safety and its overall impact on the operation of the local highway network is considered to be very low.
- 6.9 As considered earlier and by reference to CP58, the domestication of the barn would have a negative impact on the overall heritage significance of the grouping, although no more than the recently approved and executed change of use of the adjacent barn. The level of harm would be 'less than substantial' however and is judged to be outweighed by the benefit of preservation of the barn as part of the original plan form of the farmstead and providing a viable use to support the repair and maintenance of the building in the future. The viable long-term safeguarding of the building is a public benefit judged to outweigh the harm to the significance of the listed building and its setting and would be in accordance with government policy as set out in the Framework.

- 6.10 The application includes a Protected Species Report, which in addition to expressly considering the impact on the application building notes that the assessment should be considered in the round with the previous assessment and comprehensive mitigation works associated with the previous application regarding the attached barn. The works to the application building have therefore to all intents and purposes been taken into account and mitigated as part of the previous licenced actions.
- 6.11 Core Policy 50 broadly speaking requires proposals to demonstrate how they protect features of nature conservation value. Developments should incorporate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development and proposals should include opportunities to enhance biodiversity. In that regard the attached report suggests enhancement for a bat box, ridge tile access and a swift nest box, which have been annotated on the submitted plans and can thus be conditionally controlled.
- 6.12 The development would benefit from the de minimis exemption for the need to provide 10% gain as the development would not impact upon an on-site priority habitat, and would impact less than 25 square metres of on-site habitat that has biodiversity value greater than zero and less than 5 metres in length.

7.0 CONCLUSIONS

- 7.1 The active use of the former barn as part of the diversified farm complex raises no in principle questions of concern. To all intents and purposes, it has not been used for agricultural purposes for many years and is disused as it stands, other than for small scale domestic storage. Great care will be taken to minimise the changes to the existing built structure and its setting.
- 7.2 The application development minimises the impact on the significance of the heritage asset and achieves the optimal viable use of the former stable barn as a clearly readable former agricultural building, benefiting the long term care of the overall premises.
- 7.4 There will be no loss of local amenity beyond the contained nature of the changes proposed, and where the biodiversity has been seen to be impact a

significant mitigation, and compensatory new roost, fully in accord with the Core Strategy.