

TOWN & COUNTRY PLANNING ACT 1990

REDEVELOPMENT OF ANCILLARY BARN AND FUNCTION BUILDING, TOGETHER WITH WORKS TO THE PUBLIC HOUSE AT THE HOLFORD ARMS, KNOCKDOWN, GLOS, GL8 8QY TO PROVIDE SPA AND GYM FACILITIES IN ASSOCIATION WITH THE PUB'S ENHANCED ATTRACTION.

PLANNING STATEMENT

Prepared by

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LPC (Trull) Ltd**

Our Reference: SWLC.LPC6161

March 2026

1.0 INTRODUCTION

- 1.1 LPC (Trull) Ltd have been instructed by Mr James Reynolds, the new owner of The Holford Arms, Knockdown, Glos, GL8 8QY to present his plans to enhance the site's public attraction, and thus its ultimate viability.
- 1.2 It is the purpose of this Planning Statement to examine the site's planning history and context. The relevant national and local planning considerations will be reviewed, and it will be shown that there are no reasons to resist the application development. The proposals will justify the investment required to enhance the heritage environment and underpin the optimal viability of the public house and the related/diversified facilities.
- 1.3 The site comprises the Grade II Listed Holford Arms which lies on the south side of the A433 between Didmarton and Willesley, directly to the west of a crossroads where the minor road between Sherston, 2.2km to the south and Leighterton, 2.9km to the north, crosses the A433. The site lies just in Wiltshire, close to the border with Gloucestershire and includes the Grade II Listed public house along with a suite of outbuildings of varying ages. It also falls within the wider Cotswolds National Landscape designation.

2.0 PLANNING BACKGROUND

- 2.1 The Holford Arms is a Grade II Listed Building. Typical of many rural public houses it has had more than one owner over recent time and has been periodically closed. It is evident though that great efforts have been made to diversify the business.
- 2.2 With regard to the public house itself, there are various planning and listed building consent approvals to extend and alter the building, as listed below.

N/88/00526/LBC – Extension to Skittle Alley – Approved – 08/04/88

N/88/00355/FUL – Extension to Skittle Alley – Approved – 08/04/88

N/88/01156/FUL – Extension to Skittle Alley – Approved – 26/08/88

19/07331/LBC – Conversion of skittle alley to form staff accommodation and ancillary storage space to public house (retrospective) – Approved – 20/10/19

19/07189/FUL – Conversion of skittle alley to form staff accommodation and ancillary storage space to public house (retrospective) – Approved – 20/10/19

19/09298/LBC – To Regularise Deviations from Works to Convert the Upper Floors to Guest Accommodation and Consent for a Replacement Porch – Approved 23/12/19

19/08744/FUL – Permission to Regularise Deviations from Works to Convert the Upper Floors to Guest Accommodation and Consent for a Replacement Porch and to Move a Sign to the West Elevation – Approved – 23/12/19

- 2.3 In addition to the above changes to the public house, in the main aimed at increasing guest accommodation and space for food covers, works were approved regarding the provision of an outside bar and the erection of a canopy over the beer garden (retrospective), as approved in March 2019 by applications 19/3888/FUL and 19/04528/LBC.
- 2.4 In furtherance of the use of the outdoor space permission was also granted in 2019 (December) by application 19/07656/VAR to vary the design of the function building previously approved by application 18/01877/FUL. It is understood the changes were intended to increase the site's attraction as a wedding venue, including guest accommodation.
- 2.5 Application 18/01877/FUL was described as below, regarding the full extent of the associated land, diversified to enhance the site's overall attraction, and was approved in March 2019.

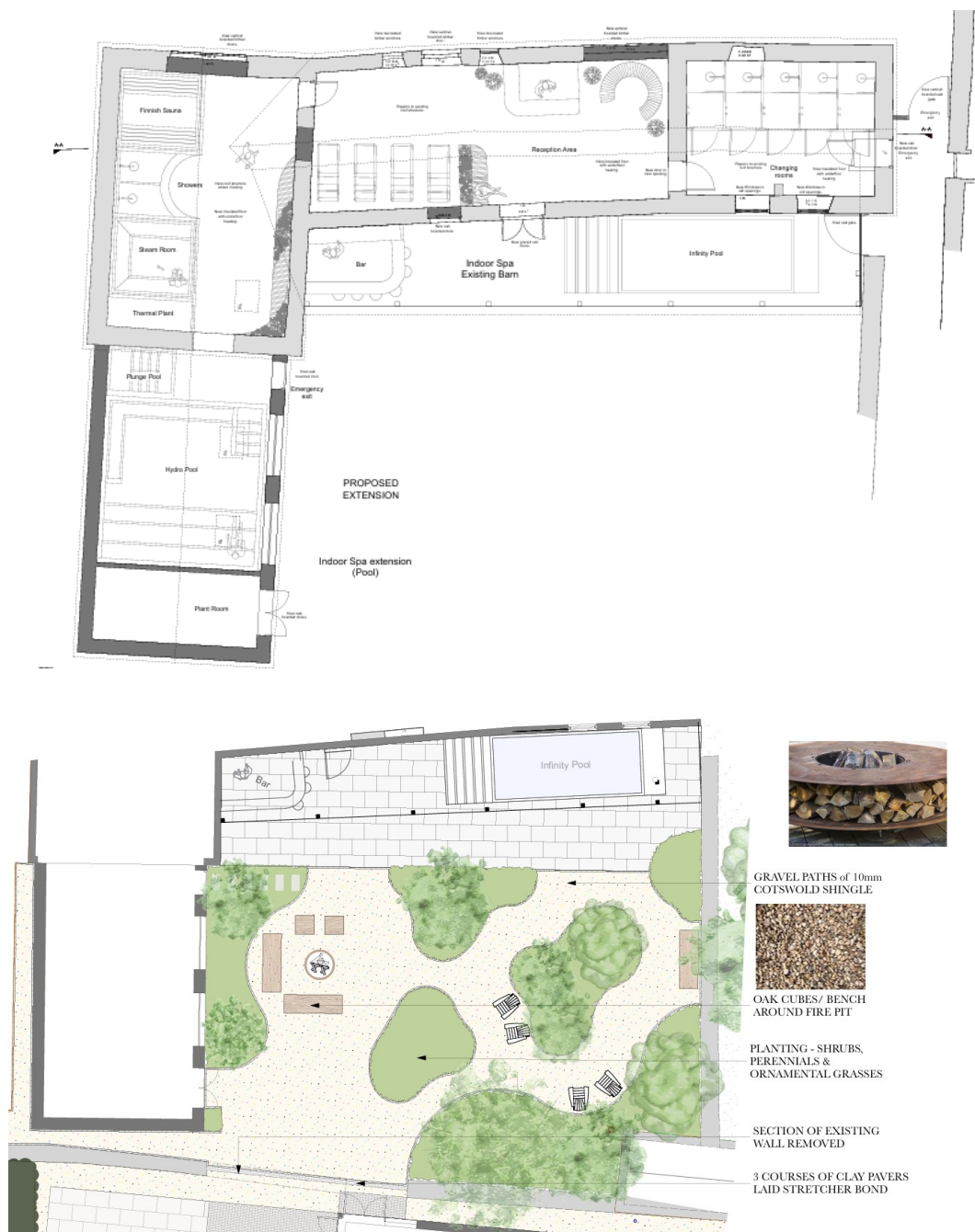
'Use of land for camping and touring caravans; erection of reception building; stationing of 5no. camping shacks; toilet/shower block; 4no. bell tent decks; erection of function building; ancillary storage building; ancillary landscaping and formation of internal access way (part retrospective) - (Resubmission of 17/06372/FUL previously withdrawn)'

- 2.6 A plan extract showing the recent full extent of the overall site and its attractions is inserted on the following page. The changes proposed, as a result of the enclosed planning and Listed Building submissions are focused in the north western corner, around the pub and its related structures.



3.0 THE PROPOSAL

- 3.1 The barn structure/stable block to the west of the pub is to be converted to introduce a spa facility, aimed of providing an all-day attraction, and thus relying on the pub for both coffees and meals etc. The existing outdoor bar will be reconfigured in associated with the spa garden's landscaping, in the stead of the previous covered seating structure. An outdoor infinity pool will be sited where part of the current outdoor bar is removed. The building is also extended to the south along the site's western boundary to accommodate a hydro pool and the necessary plant. Plan details of the proposed spa and existing photographs are inserted below. The outdoor bar has already been removed in preparation.



Covered seating area and proximity to rear of barn



Front views of barn alongside pub from the public car park



Further view to rear of barn where outdoor bar has been removed and separate outbuilding (to be used as spa plant building) alongside timber boarded northern end to the function building.

- 3.2 In association with the site's extended attraction throughout the day and the associated works to the barn range there are two timber framed covered areas to be attached to the pub, to improve circulation. Additional covered seating areas/pods are proposed within the garden to the east of the pub, where it is also proposed to place an outdoor bar and pizza kitchen, as a new garden structure.



Eastern garden area from north and south (to be planted, along with pub's redecoration)



Southern side of public house



Land to the north of the function building and proximity to 'yard' behind the pub (south)

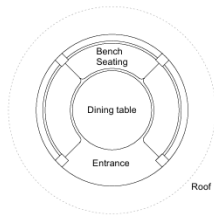


Function building eastern elevation to be built out

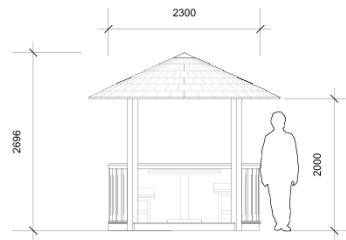


View from the north east.

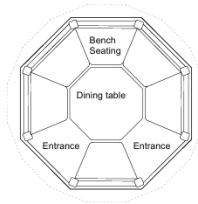




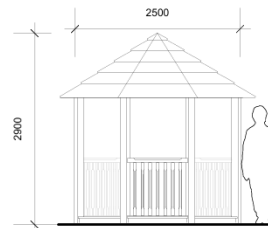
CHELSEA PAVILION PLAN



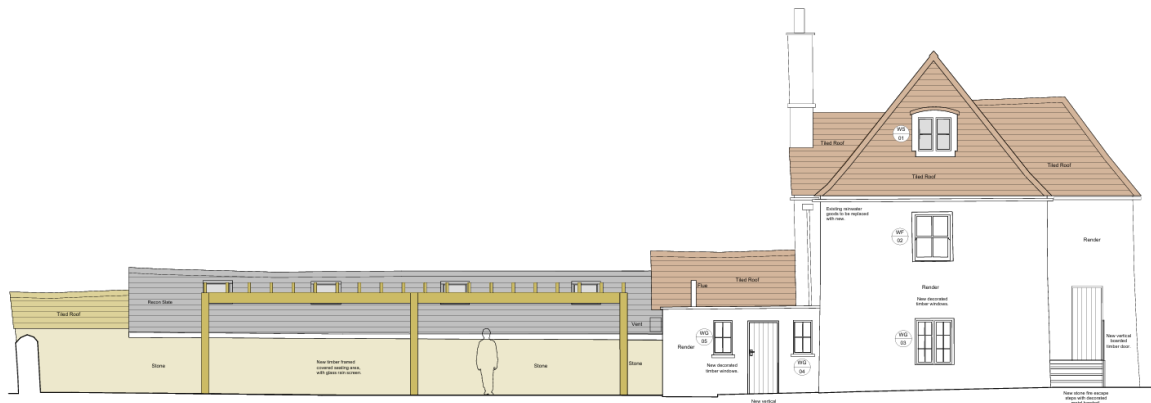
CHELSEA PAVILION ELEVATION



TUDOR PAVILION PLAN

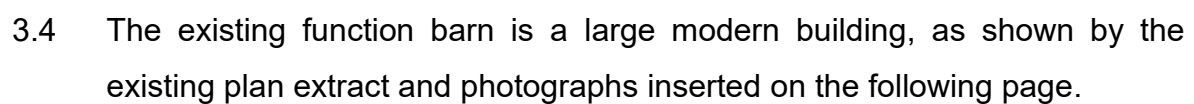


TUDOR PAVILION ELEVATION



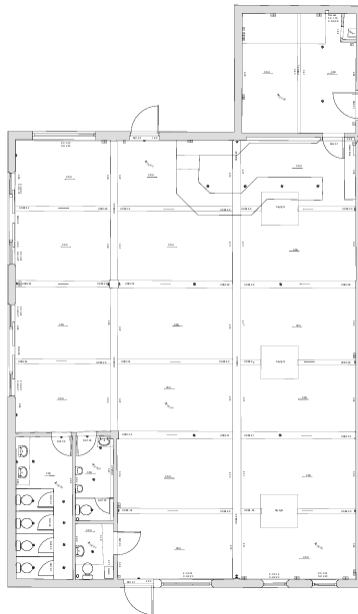
EAST ELEVATION

- 3.3 The pub as a whole is little changed as the timber framed covered structure added off the former skittle alley on the eastern garden side is lightweight and can be reversed without harm to the building's historic fabric. A new stone set of stairs provides an improved fire escape. In addition to the overall repair/maintenance and redecoration a new canopy porch is proposed to the to the northern elevation hoping to increase the legibility of the main entrance. New signage will of course be approved by separate advertisement consent application.

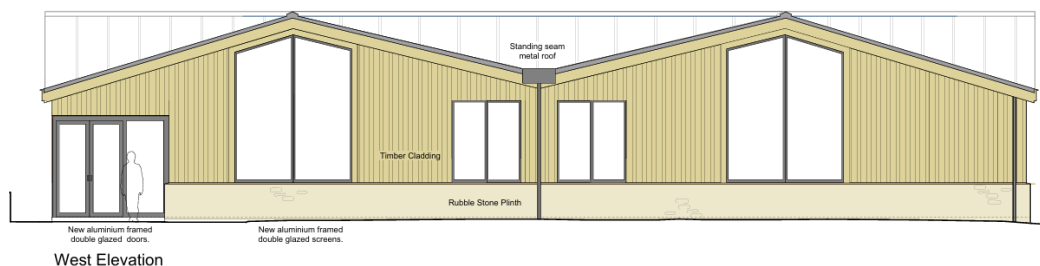


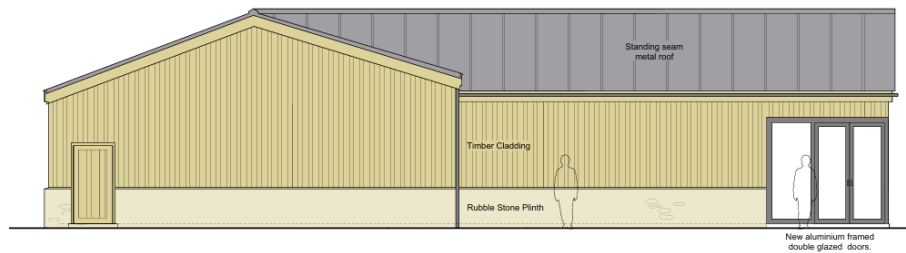


View of function building looking south, including shower block to the right -which is intended to be removed.

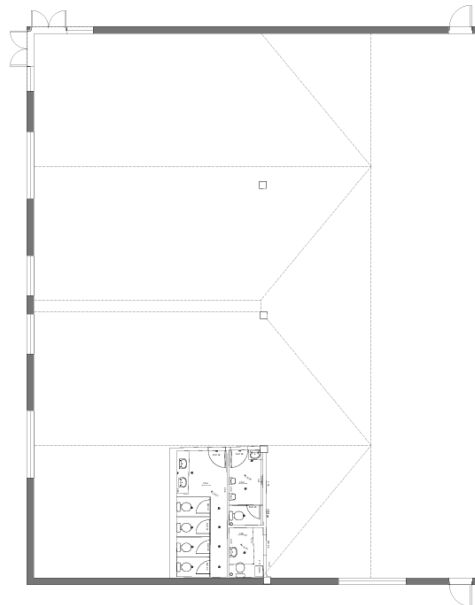


The building will be extended to the west to include two additional gables, providing both a sense of enclosure and intimacy to the spa garden but also increasing the functionality and interconnectivity of the built grouping. The building will be re-roofed with a matt finished standing seamed metal sheeting over unstained vertical timber boarding and rubble stone plinth all around. The proposed external finished create a singular resulting building and enhance the overall built quality.





North Elevation



The works proposed maintain the overall height and reconfigures the roof to effectively square off the building, adding extra space.



4.0 PLANNING POLICY AND RELEVANT LEGISLATION

- 4.1 The National Planning Policy Framework (NPPF), and associated Planning Practice Guidance, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF and related online Planning Practice Guidance (PPG) are material considerations in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development:-

Chapter 2 – Achieving Sustainable Development

Chapter 4 – Decision-making

Chapter 6 – Building a Strong, Competitive Economy

Chapter 8.- Promoting Healthy and Safe Communities

Chapter 9 – Promoting Sustainable Transport

Chapter 12 – Achieving Well-designed Places

Chapter 15 – Conserving and Enhancing the Natural Environment

Chapter 16 – Conserving and Enhancing the Historic

- 4.2 The relevant Development Plan policy framework is provided by the adopted Wiltshire Core Strategy (WCS) from which the following policies are considered most relevant.

Core Policy 34-Additional Employment Land

Core Policy 35-Existing Employment Land

Core Policy 48-Supporting Rural Life

Core Policy 49-Protection of Rural Services and Community facilities

Core Policy 50-Biodiversity and Geodiversity

Core Policy 51-Landscape

Core Policy 57-Ensuring High Quality Design and Place Shaping

Core Policy 58-Ensuring the Conservation of the Historic Environment

Core Policy 61-Transport and Development

- 4.3 The National Planning Policy Framework (NPPF) provides the Government's planning policies for England and explains how they should be applied. Along with the online Planning Practice Guidance (PPG) it is a material planning consideration.
- 4.4 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.

5.0 PLANNING ASSESSMENT

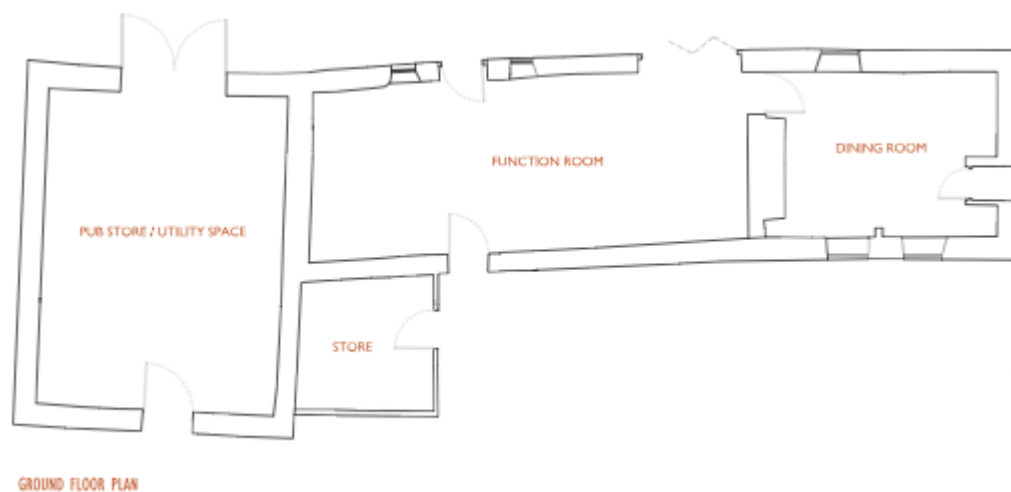
- 5.1 In light of the planning policy framework identified and related statutory heritage considerations the application proposal requires an assessment of the following key issues.

- Principle of development
- Design and Impact on the listed building
- Design and Impact on the character of the area
- Impact on neighbouring amenity
- Parking/highways issues
- Biodiversity

5.2 Principle

- 5.2.1 Core Policy 49 of the Wiltshire Core Strategy outlines that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative use. Where an alternative community use is not possible, a mixed use which retains a substantial portion of the community facility/service will be supported.
- 5.2.2 The application sits full square with the acceptable principle of the broader use of such facilities and indeed reflects the previously agreed principle of diversification of uses on the wider site, for short stay tourism and for events.

5.2.3 Furthermore, Core Policy 48 is supportive of the reuse of existing rural buildings, sequentially preferencing commercial and community facilities. Permission has of course already been approved to adapt the stables building in 2019 (as shown below), and it remains true that the building is sound and capable of conversion. Moreover, the extension is modest and reflects an historic pattern, albeit to the south west of the current site boundary, as evidenced by the site's historic mapping (No 6- to Armour Heritage's Heritage Statement). CP48 at item i. is permissive in any event of extensions where necessary and which preserve the character of the original building. As indicated the additional space and use created by the application development is also intended to support the heritage asset's long term viable use.



5.2.4 Core Policy 34 relates to proposals for new B Class uses which don't of course now exist in the main, however, it does introduce criteria arguably applicable for the expansion of employment development in the rural areas. In this case the location does not weigh against the proposed new uses and associated development. As has been explained, it is directly related to the expansion/retention of the existing business on site, which cannot be located closer to an existing settlement. However of course, as a rural based business, already reliant on the wider community and supporting the rural tourist economy the plans are consistent and in scale with their location, and the trickle down rural economy.

5.2.5 The principle of diversifying the site to increase the commercial appeal, in addition to the wet trade and food, and established short stays and events, is well founded on the existing infrastructure and provides the catalyst to support the wider investment in the site and business as a whole. There is no policy conflict with the principle of the plans although of course the full raft of policy considerations, largely relating to the following detailed considerations must be satisfied too. This is confirmed by the material National policy.

5.2.6 Under the heading, ‘Building a strong, competitive economy’ the NPPF gives significant weight to supporting economic growth and productivity, and as far as a prosperous rural economy paragraph 88 requires decisions to enable;

a) the sustainable growth and expansion of all types of business in rural areas, both through **conversion of existing buildings and well-designed, new buildings**; (my emphasis)

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and **leisure developments** which respect the character of the countryside; and (my emphasis)

d) the **retention and development of accessible local services and community facilities**, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.(my emphasis).

The following paragraph also indicates that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found beyond existing settlements, and in locations that are not well served by public transport.

5.3 Design and Impact on the listed building

5.3.1 Over and above the various tiers of planning policy and guidance is the overarching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (sections 16 and 66).

- 5.3.2 Paragraph 212 of the NPPF states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. ... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 5.3.3 Paragraph 213 of the NPPF states that “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”
- 5.3.4 Paragraph 215 of the NPPF states 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...”
- 5.3.5 The planning history highlights that changes have continued as part of the site’s evolutionary changes, related to its functional needs, and certainly, this listed building does not fall within that small category of heritage assets that are, ‘so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance’ (PPG paragraph: 015 Reference ID: 18a-015-20190723).
- 5.3.6 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).’ The application includes a detailed Heritage Statement prepared by Armour Heritage that provides a comprehensive assessment of the heritage asset’s significance and the acceptable impact of the application proposals

5.3.7 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.

5.3.8 Core Policy 57 of the Wiltshire Core Strategy states: “A high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through... being sympathetic to and conserving historic buildings”

5.3.9 Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

5.3.10 The Historic England listed schedule for the application building, which is Grade II reads as follows, and makes no comments about the associated structures;

SHERSTON KNOCKDOWN, Tetbury ST 88 NW 2/132 The Holford Arms II

Inn. C17 with C18, C19 and C20 alterations. Colourwashed render with hipped stone slate roof. T-shaped plan with probable former staircase tower projection to north front. Two-storey, 3-bay north front. Tripartite casement fenestration to ground floor, 16-pane sashes to upper and midway up tower all with external shutters. Part glazed C20 door to west face of tower projection. South front has 2 lateral stacks with set-offs. Interior. Large chamfered beams and inglenook fireplace in ground floor room to right.

5.3.11 The rear of this Grade II listed building has been altered variously over time, as has the main part of the pub and the wider setting to include the function building for instance, and other structures, and activities The proposals

described earlier rationalise the use of the external spaces, and in part screen the intrusive warehouse buildings to the west.

5.3.12 The outbuildings are to be used to an extent which recreates their intimate association with the public house and would result in a secure future for these buildings, as well as the entire heritage grouping. The proposed divisions in the outbuilding and extension would not result in harm to their character as these are not formal spaces internally and the enclosed rear yard was historically bounded by a longer building off the south western return.

5.3.13 The proposed extension would be in part a traditional pitched roof construction. This is a sensible addition to the much-altered rear of this public house and would give this building the next lease of life in its history. The rear extension would result in a change in the character of the listed building, but this would not result in demonstrable harm to that character by reason of the traditional form and enhanced grouping as the covered seating is removed. The pub's garden is refocused from the previous outdoor bar and the modest structures that increase the use of the outdoor space and all minor and effectively reversible changes.

5.3.14 The significance of the Holford Arms derives principally from its architectural and aesthetic interest as a former roadside inn of 17th century origin, supported by its illustrative historical value, its retained historic fabric, and its long standing communal role within the local area. A major contribution to its overall significance is made by its setting, in particular the spatial and functional relationship between the principal building, the historic yard and the ancillary ranges to the west. The former stable range contributes to the significance of the Listed Building group through its historic functional association with the public house, its traditional masonry construction and its role in defining and enclosing the historic yard. Although the interior has been subject to extensive later alteration, the building retains sufficient external fabric, form and group value to be considered a heritage asset of special interest within the curtilage of the Listed Building.

5.3.15 The proposals for the Holford Arms itself are primarily repair-led and focused on securing its continued use as a public house with ancillary

accommodation. The external form, scale and roof profile of the Listed Building are retained, and the works to the envelope are confined to refurbishment of openings, replacement of rainwater goods, minor roof interventions and the introduction of a reduced-scale oak porch. Internally, the reorganisation of accommodation is designed to retain and respect the principal historic features which define the building's special interest. A series of lightweight timber framed structures are proposed on secondary elevations to provide covered circulation and seating. These represent clearly subordinate additions and are confined to the west and south sides of the building, thereby avoiding harm to the principal elevations and architectural hierarchy of the Listed Building.

- 5.3.16 The conversion of the former stables range to spa use represents a change in function but is based on a conservation-led approach that prioritises the retention of the historic envelope, the reuse of existing openings wherever practicable, and the repair and reinstatement of traditional materials, including the replacement of later corrugated roofing with natural slate. A modest extension is proposed to accommodate part of the new use and is articulated as a clearly contemporary and visually subordinate addition.
- 5.3.17 Elsewhere within the site, an extension to the existing function building and a series of garden structures, terraces and landscaped spaces are proposed. These elements are designed as clearly modern insertions and are located and arranged so that the Holford Arms remains the visually and historically dominant building within the site. The proposals rationalise existing ad hoc structures and informal layouts and introduce a more coherent and legible arrangement of external spaces.
- 5.3.18 The introduction of an active new chapter of use means there will be no significant change to the prevailing public character and perception of the wider site. There is ample space to accommodate the changes outlined, diversifying and raising the overall quality of the attraction. Only modest physical works are required in the conversion scheme, together with the subservient extension, reflecting the historic footprint identified. The impact to the stables is not harmful by definition to the built fabric, as the minimum is lost (echoing previously approved works). On balance therefore, 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/maintain the building but also address the upkeep of the rest of the built fabric retained. Accordingly, if it is considered that change is harmful per se it falls at the low end of the continuum and archives the building's optimal viable use which in preserving the building as a heritage asset has an obvious public benefit.

5.3.19 Expanding this impact assessment to view the setting of the public house the changes proposed show a sensitive and landscape led approach to enhance the pub garden's attractions, where the ancillary changes are both typical of a rural pub garden but also easily reversible. The extended function room does of course introduce a larger built footprint however the building finishes are enhanced and associated with the increased sense of space created in the spa garden area particularly so will not diminishes the public setting and associated character and appearance of the public house. Indeed, it is again maintained that by investing in the overall diversified attractions the application secures the optimal viable use of the premises, maintaining the built quality and its contribution to the wider rural economy.

5.3.20 Overall therefore I consider that the proposed works would result in no unacceptable harm to the character/setting or fabric of the listed buildings. The design of the proposed extension is considered acceptable, and its use would help modernise the existing building, securing its long term future. In addition, the proposed gabled extension to the function building results in an enhanced built form with a singular and quality finish, and as part of the substantial enhancement of the more intimate space, intended as an enclosed spa garden. The proposed works as a whole would result in no unacceptable harm to the character or fabric of the listed building, and the development complies with Core Policy 58 of the Wiltshire Core Strategy and advice contained in the Framework.

5.4 Design and Impact on the character of the area

5.4.1 Core Policy 57 states application for new development must respond positively to the existing townscape and landscape features in terms of,

amongst others, building line, plot size and street scape, to effectively integrate the building into its setting.

5.4.2 The site sits in the designated Cotswolds National Landscape. The NPPF at paragraph 189 says that Great weight should be given to conserving and enhancing landscape and scenic beauty in such areas. Additionally, Core Policy 51 requires that development protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character without mitigation through sensitive design and landscape measures.

5.4.3 The proposed works in the main are not publicly visible, being screened by existing buildings and utilising existing structures. In addition, the site's wider and overall established structural planting is unchanged by the application proposals. Recent works to remove dying Ash trees has made the pub's eastern garden more open, however the application includes a detailed new planting strategy, the details of which will assist to assimilate the on-going use of the site and the typical paraphernalia that relates to the commercial use of the land. These impacts are established matters and relate to the reasonable combination of man-made environments which sit alongside the natural areas to create the recognised scenic qualities of the countryside in this area. In addition, the design of the new build elements and materials to be used in their construction, are acceptable, as a sensitive contribution to the wider palette. The scheme would therefore cause no harm to the character of the area, and the development complies with Core Policy 57.

5.5 Impact on neighbouring amenity

5.5.1 Core Policy 57 requires a high standard of design in all new developments and that development has regard to the compatibility of adjoining buildings and uses.

5.5.2 The application site for the pub as a whole includes an unrestricted property accessed through the rear car park area (see page 12). This is in the applicant's control and is the only residential dwelling in proximity to the application area, and related changes. However, due to its controlled occupation and single storey arrangement, and limited aspect it is not

anticipated that they would have any materially changed adverse impact on the living conditions, particularly in terms of overlooking, loss of privacy or loss of light/overshadowing. The pub garden and function rooms are already present and provide the immediate neighbours. There would be no additional impact on the living conditions of this neighbouring residence. The proposed development therefore complies with Core Policy 57 of the WCS.

5.6 Parking/highways issues

5.6.1 As indicated above, and shown on the existing overall layout plan on page 4 there are two parking areas, one to the front of the public house, and the other for guest and providing an overflow accessed from the side road to the north east. The overall intensity of use on the site is not substantially different from the history explained and indeed the covered rear seating area is removed, reducing the use of this area. Parking outside the site is restricted and I am advised that parking has always been accommodated comfortably on the site in the past so that there is no reason not to believe the different chapters of use will substantially change the peak hour through puts, exceeding the available space.

5.7 Biodiversity

5.7.1 Core policy 50 states that: 'Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.... All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. The policy goes on to state that all developments should seek opportunities to enhance biodiversity.

5.7.2 The application is accompanied by a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment, both prepared by Herdwick Ecology.

5.7.3 The PEA concludes that the application will result in minimal changes to be habitats onsite. There will be some tree removal, which is illustrated further in accompanying BNG report, which shows a 17.18% gain. The proposal

design incorporates a large number of individual trees, together with a row of pleated trees, ornamental planting and an evergreen hedgerow. Whilst the majority of the design utilises ornamental species, given the setting and proposals it is considered appropriate. Where possible though, species have been selected for the 'wildlife friendly' characteristics. The assessment also identifies enhancement/mitigation opportunities and these can of course be conditionally controlled to ensure compliance with Core Policy 50 to the WCS.

6.0 CONCLUSIONS

- 6.1 The application development supports the acceptable principle of development to diversify further the primary public house business as already evolved and in so doing proposes new works and alterations that respect the significance of the heritage environment, and most importantly do so by achieving the optimal viable use of the assets identified in the public benefit. That benefit concerns both the retention of the public house itself, but the related operations as part of the wider rural economy and providing the justification to invest in both the sensitive new works but also the repair and renovations of the main asset itself.
- 6.2 Specifically by reference to statutory heritage assessment the specialist assessment concludes that the proposals would preserve the special architectural and historic interest of the Grade II Listed Holford Arms and the significance of the former stables range as a curtilage listed building. Any change would result in no more than a very low level of less than substantial harm, arising principally from the introduction of new built form and changes to use within the historic yard. This limited harm is clearly outweighed by the heritage benefits of repair, improved presentation, rationalisation of poor-quality additions and the securing of a viable and sustainable future for the historic inn and its associated buildings. There are no other planning considerations that weigh against the grant of permission and Listed Building Consent as sought.