

APPLICATION FOR PLANNING PERMISSION & LISTED BUILDING CONSENT

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01346 (FUL) PL/2026/01513 (LBC)
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Methuen Arms Hotel, High Street, Corsham, SN13 0HB
DEVELOPMENT DESCRIPTION:	Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Construction of rear extension to barn. Application of cedar cladding to the southwest end elevation of the modern timber garage block and laying of gravel to the yard area to provide for staff parking.
RECOMMENDATION:	That Planning Permission be GRANTED That Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of an existing barn outbuilding and adjoining to create a function room and food preparation area. A new WC will be introduced within the existing mezzanine and new internal door. The construction of a rear extension to the barn. Cedar cladding will be applied to southwest end elevation and the laying of gravel to provide staff parking.

This application follows the granting of planning permission and listed building consent on 30 January 2026 (ref. PL/2025/04024 & PL/2025/04215 for similar proposals minus the proposed rear extension. This current application is in effect a resubmission of what has previously been granted consent, with the following key changes to the consented scheme:

- Erection of a single storey, rear extension to the southeast elevation.
- Removal of a rear, brick stack from the east elevation.
- Alterations to the existing single store range to become a bar area.
- Alterations to the first floor including relocation of the modern staircase to the south
- and associated alterations to the floor structure.

SITE DESCRIPTION/CONTEXT

The site is part of a Grade II listed site. The outbuilding is a also Grade II listed. The listing is given below;

Outbuilding, possibly stables and loft, C18, rubble stone with half-hipped roof, slate to north, stone tiles to south. Two storeys. West front has 2 blocks of 5-tier dove openings each side of off-centre blocked window. Ground floor paired centre doors under timber lintel with, to left, 2-light flush cyma-moulded window, inserted in former door, and 2-light similar window, and, to right, similar 2-light window and door in flush surround. South end garage doors with blocked opening over. Rear wing behind, stone-tiled, linking to No 1 South Place, Lacock Road.

The application site is subject to the following planning policy constraints:

- Corsham Conservation Area

PLANNING HISTORY

Proposal / Summary
N/02/02718/LBDC - Unknown Decision - Approve with Conditions Date: 4/8/2003 – DISCHARGE OF CONDITIONS 1 - 6 OF 02.01911.LBC - DETAILS, MATERIALS, JOINERY ETC
N/02/01911/LBC - Listed building consent Decision - Approve with Conditions Date: 6/11/2002 – RE-INSTATEMENT OF FIRE DAMAGED BUILDING
N/10/01673/FUL - Full planning permission Decision - Approve with Conditions Date: 18/8/2010 – Demolition of Single Storey Side Extension, Erection of Single Storey Side Extension with Part Glazed Roof and External Alterations
N/10/01674/LBC - Listed building consent Decision - Approve with Conditions Date: 18/8/2010 – Demolition of Single Storey Side Extension, Erection of Single Storey Side Extension, Internal & External Alterations
N/12/01270/LBC - Listed building consent Decision - Approve with Conditions Date: 9/10/2012 – Insertion of Glazed Doors & Enlargement of Existing Windows
N/88/01368/LBC - Listed building consent Decision - Approved Date: 8/8/1988 – ALTERATIONS TO LISTED BUILDING(ADVERTISEMENT SIGNS)
N/06/02373/LBC - Listed building consent Decision - Approve with Conditions Date: 31/10/2006 – Strip and Relay Natural Slate Roof plus some Masonry Repairs
15/03810/FUL - Full planning permission Decision - Approve with Conditions Date: 8/7/2015 – Change of Use of Outbuilding by Conversion and Extension to Provide A Pizza Restaurant at Ground Floor Level with Three Hotel Bedrooms as Previously Approved at First Floor. Change of Use of Garages by Conversion to Offices, Staff Room, Charcuterie Meat C
15/04168/LBC - Listed building consent Decision - Approve with Conditions Date: 8/7/2015 – Change of Use of Outbuilding by Conversion and Extension to Provide A Pizza Restaurant at Ground Floor Level with Three Hotel Bedrooms as Previously Approved at First Floor. Change of Use of Garages by Conversion to Offices, Staff Room, Charcuterie Meat C
N/12/01901/LBC - Listed building consent Decision - Approve with Conditions Date: 3/10/2012 – Alterations to The Internal Layout of The Rear Wing of The Main Hotel & Stable Range (Amendment to N/10/01674/LBC)

N/12/01905/FUL - Full planning permission Decision - Approve with Conditions Date: 14/10/2012 – Change of Use and Conversion of Outbuilding to Provide Four Hotel Bedrooms and Managers Two Bedroom Dwelling.
N/12/01908/LBC - Listed building consent Decision - Approve with Conditions Date: 15/10/2012 – Change of Use and Conversion of Outbuilding to Provide Four Hotel Bedrooms and Managers Two Bedroom Dwelling.
17/05770/LBC - Listed building consent Decision - Approve with Conditions Date: 23/8/2017 – Alterations to stable range to reduce six bedrooms with en-suite to five bedrooms with en-suites.
18/10345/LBC - Listed building consent Decision - Approve with Conditions Date: 3/5/2019 – Repair and reinstatement of new roof to garden outbuilding (part-retrospective)
19/05624/LBDC - Listed Building Discharge of Condition Decision - Approved Date: 2/12/2019 – Discharge condition 2 of 18/10345/LBC - Repair and reinstatement of new roof to garden outbuilding (part-retrospective)
PL/2024/04105 - Full planning permission Decision - Withdrawn by Applicant Date: 16/7/2024 – Application for the erection of two rapid electric vehicle chargers and associated electrical feeder pillar within the car park of the hotel.
PL/2025/04024 - Full planning permission Decision - Approve with Conditions Date: 30/1/2026 – Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Application
PL/2025/04215 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 30/1/2026 – Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Application
PL/2026/01513 - Listed building consent (Alt/Ext) – Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Constructio
PL/2026/01346 - Full planning permission – Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Construction of rear extension to barn. Application of cedar cladding to the southwest end elevation of the modern timber garage block and laying of gravel to the yard area to provide for staff parking.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Corsham Neighbourhood Plan CNP HE1

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Corsham Town Council: No objection

Wiltshire Council Conservation Officer: No objection

Wiltshire Council Ecology: No objection subject to conditions

Wiltshire Council Highways: No objection

REPRESENTATIONS

One representation received and summarised below. It is available in full on the application page on the Council website.

- Raises concern over potential impacts upon amenity of residential tenants on either site.
- Suggests conditions be used to mitigate noise concerns.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of Development

The application seeks permission for refurbishment works to an existing public house and hotel. No change of use is proposed, as the site would remain within its existing public house and hotel use.

Core Policy 39 of the Wiltshire Core Strategy supports tourist development of an appropriate scale within Market Towns, whilst Core Policy 40 supports the sensitive extension, upgrading and intensification of existing tourism accommodation within Market Towns.

Policy BE1 of the Corsham Neighbourhood Plan also supports employment related development proposals which are sustainably located and support the local economy.

The principle of carrying out physical works to repair and refurbish buildings part of an established public house and hotel is therefore acceptable in principle, subject to compliance with other relevant policies of the Core Strategy.

Design and Impact on Heritage Assets

Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 (Listed Building Consent)/Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Paragraph 58B of the Planning Act 1990 requires that in considering whether to grant planning permission or permission in principle for the development of land in England which affects a registered park and garden, the LPA must have special regard to the desirability of preserving or enhancing the asset or its setting.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset’s conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 220 advises that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment

External Works

The proposal comprises a series of minor external works to the building, which have been sensitively designed to respect the character and appearance of the Grade II listed building and its wider historic setting.

On the north-west elevation, a new section of cast iron metal gutter finished in black is proposed, using existing metal brackets. This is a replacement of existing guttering and will match the existing rainwater goods.

Several existing doors on the north-west, south-east and north elevations are proposed to be replaced within their current openings. The double doors would be hardwood timber glazed, and retain the original central post. The single doors would be hardwood to match the existing. The single door on the north elevation would be painted to match the existing finish. The existing barn doors on the south elevation facing the B3353 would be retained, with works limited to sanding, making good, and repainting in the current colour.

Repointing is proposed where necessary, using a lime and sand mortar to match that previously approved at the site. Repairs are proposed to existing windows and where required, and would include the replacement of any broken panes, renewal of putty beading and general redecoration. A previously blocked-up window on the north elevation is to be reinstated with a new timber, multi-pane fixed casement window to match the existing pattern and painted finish. Minor repairs to roof are also proposed, including reinstatement of slipped / missing roof tiles and repointing of open mortar joints to the ridge.

The only proposed change to the adjacent modern storage building is the installation of horizontal cedar cladding. As this structure is modern and it situated behind the main barn building further within the site (to the north), it makes little contribution to the historic significance of the area. The cladding is considered to be an aesthetic improvement to the building. Gravel is proposed to be laid in the rear yard, for staff parking.

The erection of a single storey, rear extension to the southeast elevation is of a modest scale and does suggest that the wider site is being overwhelmed or overdeveloped. It doesn't detract from the historic setting of the listed building.

Overall, the proposed external works are modest, sympathetic, and in keeping with the existing and original building character. They are considered entirely appropriate in design and heritage terms, included needed maintenance and sensitive improvements which preserve the character and appearance of the listed building and its setting. The building is recognised to have architectural and historic significance, and it is not considered the proposals would cause harm to the significance of the building, or other heritage assets. Corsham Town Council have no objection to the application.

While no comment has been received from the Council's Conservation Officer, the proposal is broadly comparable to the previous proposal where it was confirmed that the external works contribute positively to securing the optimal viable use of the wider heritage asset group and are supported by a well-detailed heritage assessment demonstrating a clear understanding of the building's significance.

Internal Works

The internal alterations focus on opening up the internal space to create a more functional layout and the installation of modern facilities for the use of the building as a function space. This includes forming a new internal door opening between the proposed prep kitchen and the main function room, resulting in a small degree of loss of historic fabric. However, the majority of internal features are modern, as much of the original internal features were destroyed following the fire in the early 2000s and therefore hold limited significance.

Several modern internal walls, ceilings, joists and floorboards are to be removed, and these works would have no adverse impact on the special interest of the building. A new insulated concrete floor is proposed to raise the internal floor level to match the threshold. This intervention is considered acceptable, as it avoids harm to historic fabric and supports the building's functional use.

A new bar and associated back-bar installation are proposed, along with a small number of new stud partitions. These elements are modern, reversible and therefore not considered harmful to the character or significance of the listed building.

The existing storage room is proposed to be converted into a food preparation kitchen. Works include lining the walls with white-rock cladding fixed to timber battens, installation of a new ceiling, and provision of drainage, electrical services and a concrete floor with altro covering. Given the modern nature of this space, these works would not detract from the building's special interest. The existing felt roof is to be retained due to good condition.

The modern mezzanine level would be partially redesigned. An existing modern wall would be removed, and new stud walls constructed to create toilet facilities. New power, drainage, sanitary fittings, flooring, tiling and lighting are proposed. Part of the mezzanine floor would be removed to create an open double-height space. As this element of the building is not historic, no harm to significance would result.

The building retains limited historic fabric internally due to the fire in the early 2000s. The proposed scheme is well-considered, proportionate and sensitive to the building's architectural and historic value. The works would enhance the building's condition and its long-term viability, comprising public benefits and contributing positively to the wider heritage asset group. The internal works therefore are considered acceptable in heritage terms.

Conclusion

The proposed external and internal works represent a sensitive and well-informed approach to refurbishing and adapting an underused listed building. The alterations are modest in scale, largely reversible, and appropriate in both design and heritage terms. The limited loss of historic fabric is minimal and justified, with the public benefits of securing the building's long-term use, improving its condition, and enhancing the operational viability of the Methuen Arms significantly outweighing any minor harm.

It is considered that the works preserve the significance of the listed building and contribute to securing its optimum viable use. Taken as a whole, the proposal is considered to preserve the character and appearance of the Corsham Conservation Area, the significance of the listed building, and the setting of nearby listed buildings, in accordance with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy, Policies ED1 and HE1 of the Corsham Neighbourhood Plan, and relevant heritage policies of the NPPF.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Overlooking / loss of privacy

There would be one window reinstated on the northern elevation, which faces the wider Methuen Arms site, and mature trees. There would be no overlooking or loss of privacy to neighbouring properties as a result of the proposal.

Loss of light / overshadowing & Overbearing Impact / Overall sense of enclosure

The proposals comprise the refurbishment of existing buildings and would not cause any increased loss of light or overshadowing, or overbearing impact/sense of enclosure.

Noise

One representation has been received from the adjoining neighbour at 1 South Place (Corsham Estates), whose property is directly attached to the outbuilding that is currently storage, and proposed to be used as a prep kitchen. The neighbour has expressed concern regarding the potential noise from functions, impacting the quiet enjoyment of their garden.

It is noted that the existing premises licence permits operation until 1am on most nights, and that certain exemptions under licencing legislation could allow events to take place within the building outside normal controls. They have highlighted that several residential properties in the vicinity may be affected, and therefore initially requested a full Noise Assessment.

The applicant has responded to clarify that this application relates solely to the physical alterations to the listed building. No change of use is proposed, and the building would continue to operate under the site's existing lawful public house and hotel use. Noise and operational matters, including hours of use, are regulated through the existing premises licence rather than through the planning system.

In light of this, and given that the proposal does not introduce a new use but rather upgrades to facilities part of the established public house and hotel, it is considered that requiring a full Noise Assessment would not be proportionate or directly related to the scope of the development.

However, it is recognised that the refurbished building may result in increased activity closer to neighbouring residential properties, and that the concerns raised by the adjoining neighbour are understandable. In line with the previously approved applications and in order to safeguard residential amenity while avoiding unnecessary burden on the applicant, it is considered appropriate to require the submission of a Noise Management Strategy by condition. This would set out practical measures to reduce noise impacts associated with the operation of the function space, and would provide reassurance to local residents that potential noise issues will be proactively managed. On this basis the application is not considered to conflict with Core Policy 57 (WCS) or paragraph 135 of the NPPF.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

No objections have been raised by the Council's Ecologist subject to the use of conditions. Requiring the compliance of details as submitted in the accompanying documents. The other conditions suggest pre-commencement conditions. In this instance it is noted that agreement for the use of pre-commencement conditions would be required. It is considered that the wording can be altered to development be triggered prior to operation, which will still capture the requisite details.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety or ecology.

It is noted that there is the potential for some harm to arise to the listed building arising from the limited loss of historic fabric. However, this harm is on the lower end of less than substantial. It is further noted that in accordance with the NPPF sufficient public benefit has been obtained to off-set this limited degree of harm, namely securing the optimum viable use of the building and securing its future.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy and the NPPF. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

Planning Permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Proposed Elevations - Garage 5104-200-05
- Proposed External Elevations 5104-200-04B
- Proposed Block Plan 5104-200-03
- Proposed Section 5104-200-07
- Materials Schedule
- Door and Window Details 5104-200-06
- Location Plan 5104-100-02
- Existing Site Plan 5104-01-04
- Bat Emergence and Re-Entry Surveys (BERS)
- Block Plan 5104-01-03
- Proposed Ground and First Floor Plans 5104-200-01B
- Extension Details 5104-200-08
- Existing External Elevations 5104-100-03A
- Proposed Site Plan 5104-200-02
- Existing Ground and First Floor Plan 5104-100-01A

REASON: For the avoidance of doubt, in the interests of proper planning, and for the protection, mitigation and enhancement of biodiversity.

3. Prior to the first use of the building for events and functions following completion of the approved enabling works, a Noise Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include, but not be limited to, the following measures:
 1. Management of patrons' activity, including procedures for use of internal and external areas, and the management of arrival and departure to minimise noise disturbance.
 2. Control of noise from equipment, including any generators or refrigeration units associated with the operation of the function space.
 3. Control of noise from music and amplified sound (if used), including volume management, hours of use, and operational controls.
 4. Noise mitigation measures, including any physical or operational steps to reduce noise breakout and safeguard neighbouring residential amenity.

5. Monitoring and review procedures, including how noise issues will be recorded, investigated, and addressed. The approved Noise Management Strategy shall be implemented in full prior to the first use of the function room and shall thereafter be adhered to at all times. The Strategy shall be reviewed annually, and updated versions submitted to and approved in writing by the Local Planning Authority where changes are proposed.

Reason: To safeguard the amenities of neighbouring occupiers, having regard to the increased activity likely to arise from the building's use, enabled by the approved works

4. Prior to commencement of development, a lighting plan that includes a Lux Plot, shall be submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

5. The development will be carried out in strict accordance with the following documents:
- "Recommendations" and "Enhancements" sections from pages 36-38 of Bat Emergence and Re-Entry Surveys, Arbtech, September 2025

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

6. Prior to the commencement of any works, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

INFORMATIVE

The roof space of the barn as Methuen Arms Hotel has been used by bats. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

RECOMMENDATION: That Listed Building Consent be GRANTED subject to conditions:

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

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

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

Proposed Elevations - Garage 5104-200-05
Proposed External Elevations 5104-200-04B
Proposed Block Plan 5104-200-03
Proposed Section 5104-200-07
Materials Schedule
Door and Window Details 5104-200-06
Location Plan 5104-100-02
Existing Site Plan 5104-01-04
Bat Emergence and Re-Entry Surveys (BERS)
Block Plan 5104-01-03
Proposed Ground and First Floor Plans 5104-200-01B
Extension Details 5104-200-08
Existing External Elevations 5104-100-03A
Proposed Site Plan 5104-200-02
Existing Ground and First Floor Plan 5104-100-01A

REASON: For the avoidance of doubt, in the interests of proper planning, and for the protection, mitigation and enhancement of biodiversity.

3. Within 3 months of the works being carried out, any adjoining surfaces which have been disturbed by the works (including brickwork, plaster and floor tiles) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

REASON: In the interests of preserving the character and appearance of the listed building and its setting