APPLICATION FOR LISTED BUILDING CONSENT
OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2023/04024
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	The Barn, Oatridge Farm, Eastcourt, Malmesbury, SN16 9HR
DESCRIPTION OF WORKS:	Conversion of redundant barn to residential use to include minor extension replacements
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a traditional farmyard complex at Oatridge Farm, located within open countryside, outside any defined settlement boundary, to the north of Eastcourt, within the parish of Crudwell, Wiltshire. The site is accessed via a long private track from the road leading north from Eastcourt towards Oaksey. The farmstead is surrounded by open agricultural land to the south and west, with further farm buildings and structures to the north and east. The wider landscape is characterised by rural openness with sporadic residential development in the surrounding area. It is not within a Conservation Area and is not subject to any specific landscape or environmental designations. A public Right of Way (PRoW) DRUD5 runs to the west of the site across adjoining agricultural land. The site is located in Flood Zone 1.

The principal heritage asset is Oatridge Farmhouse, a Grade II listed mid–late 17th century building forming the core of the farmstead. The application barn lies to the north-west and is separately Grade II listed (List Entry: 1181771), comprising a late 17th century agricultural building with late 19th century alterations. It is constructed of coursed rubble stone with timber lintels beneath a gabled stone slate roof and forms a long 9-bay range. The building incorporates a south-west pigsty lean-to and a flush entrance on the south elevation with two-leaf plank doors beneath a lean-to porch supported on timber braces. Distinctive features include pigeon holes beneath the east gable with a doorway below. Internally, the barn retains a traditional butt-purlin roof structure with collar and tie beams, with some renewal of rafters, evidencing its historic agricultural function and construction.

The surrounding farmyard has evolved but largely retains its historic courtyard layout and agricultural character, with some modern stabling and outbuildings occupying earlier footprints. Planning history within the complex includes the conversion and extension of a smaller detached stone barn (ref. N/12/01002/FUL), which created an independent residential unit. This building is detached but located in close proximity to both the farmhouse and the application barn, reflecting a gradual shift from agricultural to mixed residential use within the complex.

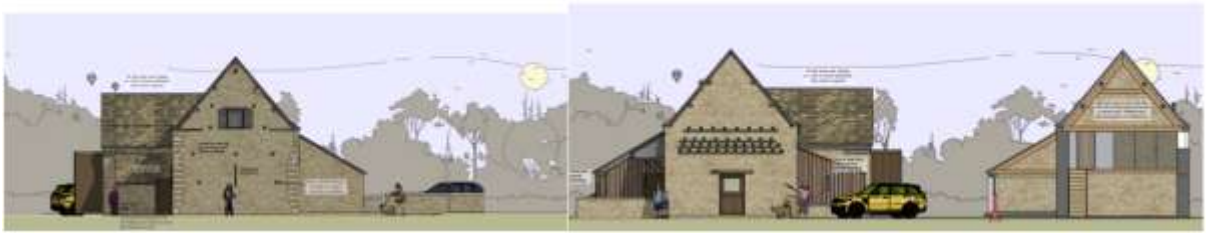
PROPOSAL

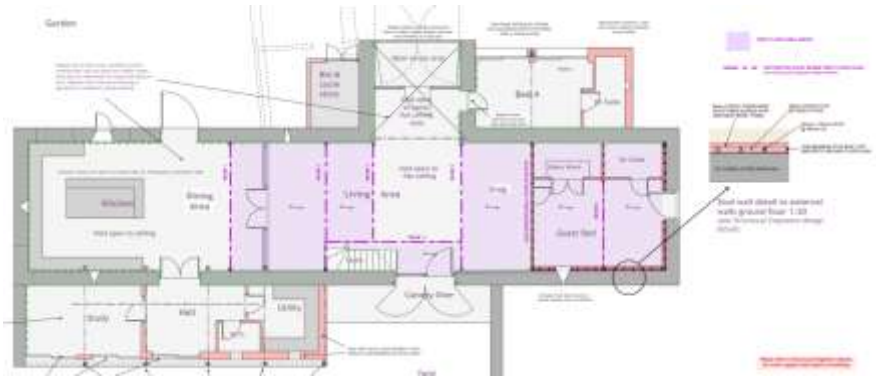
The proposal seeks full planning permission for the conversion of a redundant Grade II listed agricultural barn to a single dwelling (Use Class C3). The change of use of the building from agricultural use (211sqm) to residential use, including internal and external alterations and the erection of replacement extensions, resulting in a total floorspace of 334sqm.

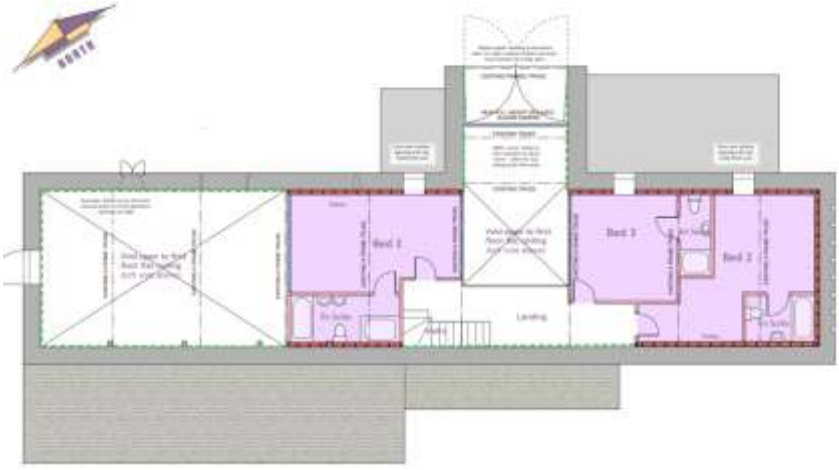
Works include the removal of existing concrete block and timber additions and their replacement with single-storey extensions. These extensions are proposed to be constructed with natural stone plinths and feather-edge larch boarding above, and roofs formed in standing seam metal sheeting.

Alterations to the existing building include the insertion of new windows and doors with hardwood frames, the infilling of open byre areas, and internal works to facilitate a residential layout, including the introduction of a first floor within part of the building. External works include provision for a gravel driveway and parking, and the formation of drystone wall boundary treatments.









RELEVANT PLANNING HISTORY

Proposal / Summary
N/12/01002/FUL - Restore and Extend Existing Outbuilding (Resubmission of 11/03188/FUL). Approved 28/05/2012.
PL/2023/03881 Conversion of redundant barn to residential use to include minor extension replacements – Pending Consideration

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 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.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that “Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Historic England's publication 'Traditional Windows – Their Care, Repair and Upgrading (2017)' encourages the retention of windows that contribute to the significance of listed buildings but sets also out their approach to the alteration/replacement of windows where this is acceptable in principle:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.
4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.
5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

<u>Wiltshire Core Strategy:</u>
Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

- Core Policy 58 ‘Ensuring the conservation of the historic environment’ requires that “designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.”

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

WC Conservation: Comments

The Conservation Officer initially raised concerns regarding insufficient detail and asked for a schedule of works with details of all repairs and any new installations. Concerns were raised about works to the roof and whether internal walls may be covered (i.e. with render) it was specified that internal stone walls should be kept bare as preference.

The Conservation Officer’s comments have not changed following the submission of a detailed Schedule of Works, technical specifications and revised plans.

WC Ecology: No objection, subject to conditions

The Council’s Ecologist raised an initial objection due to insufficient information to assess impacts on bats. Surveys confirm the barn is used by low numbers of common pipistrelle and whiskered/Brandt’s bats, and the development will require a European Protected Species licence. While mitigation through replacement roosting features is supported in principle, further details are required on their design and location, along with additional biodiversity enhancements to demonstrate no net loss. Subject to this information and conditions securing a CEMP and sensitive lighting design, ecological impacts can be satisfactorily mitigated.

Parish/Town Council: No objection, subject to conditions

> *We have no objection, in principle, to the conversion of this barn to residential use, however we have concerns over the ground floor additions to the building and the creation of additional openings at first floor that form windows, the North East Elevation is the elevation most affected in this respect, and as this is the principle elevation of the barn we consider the additions and fenestration (including the number of rooflights) to this elevation to be excessive and inappropriate.*

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;

- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of 21 days for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

No public representations were received in response to this application.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

The application is supported by a Heritage Statement, Design and Access Statement, detailed Schedule of Works, technical specifications, and a comprehensive set of existing and proposed drawings. These documents collectively identify the barn as a Grade II listed agricultural building of late 17th century origin, describe its historic and architectural significance, and assess the contribution made by its setting within the wider farmstead. The submitted information explains the building's significance through its traditional stone construction, retained roof structure, historic openings and internal spatial character. The proposals are accompanied by sufficient detail to demonstrate how this significance has informed the design approach, including the retention and repair of historic fabric, the use of traditional materials and construction techniques, and the introduction of largely independent structural interventions to minimise impact. Following the submission of revised plans and technical details, the level of information is considered adequate to understand the significance of the asset and to assess the impact of the proposed development on that significance.

Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

> *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case, the significance of the building lies primarily in its evidential, historic and aesthetic values as a late 17th century Grade II listed agricultural barn forming part of the Oatridge Farm complex.

The building derives strong evidential value from its surviving historic fabric, including its traditional Cotswold stone construction, exposed internal masonry, and timber roof structure, which together provide important insight into historic agricultural practices and construction techniques. The Conservation Officer has emphasised that elements such as the exposed internal stone walls form a key part of this significance and should be largely retained and left visible.

The historic value of the barn is expressed through its former agricultural function and its relationship with the adjacent listed farmhouse and wider farmstead, illustrating the evolution of the site over time.

Its aesthetic value is derived from its simple vernacular form, traditional materials, limited openings, and the legibility of its internal spatial character, including the open roof structure. These qualities contribute to both its individual significance and its group value within the farmstead setting.

The Conservation Officer's initial concerns highlight that the significance of the asset is particularly sensitive to interventions affecting the roof structure, internal wall treatments, and the insertion of new openings. These elements are critical to the building's evidential and aesthetic value, as inappropriate treatment could erode the legibility of the historic fabric and spatial qualities.

Communal value is relatively limited due to the building's private use; however, it contributes to the wider rural character and historic identity of the area.

Overall, the building's significance is primarily derived from the survival and legibility of its historic fabric, its agricultural form and function, and its contribution to the wider farmstead. The aspects of significance most sensitive to change in this case include the exposed internal stonework, roof structure, historic materials and construction methods, and the building's simple vernacular form and setting, all of which have informed the Conservation Officer's request for detailed design information.

<u>Impact of proposals on the significance and setting of the building/structure:</u>

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 212-221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The proposed development would result in a number of physical changes to the listed barn, including the removal of unsympathetic modern additions, the introduction of a limited number of new openings, internal subdivision, and the construction of modest replacement extensions. The removal of later, low-quality additions represents a clear heritage benefit, enhancing the legibility of the barn's original form and reinforcing its contribution to the character of the farmstead. The proposed extensions are subservient in scale and located on less prominent elevations in place of the previous additions, thereby limiting their visual impact and preserving the building's simple agricultural form and its relationship within the wider group.

Internally, the conversion will introduce new structural elements and a degree of subdivision, which will alter the building's historic internal openness to some extent. The insertion of new openings and alterations to facilitate residential use will also result in some loss of historic fabric. These changes give rise to a degree of harm to the evidential and aesthetic value of the asset. The Conservation Officer's initial concerns highlighted the sensitivity of these elements, particularly in relation to the treatment of the roof structure, internal walls and the extent of structural intervention.

However, the submission of further information, including a detailed Schedule of Works, technical specifications and revised drawings, demonstrates that the scheme has adopted a conservation-led approach. This includes the retention and repair of key historic features such as exposed stone walls and roof timbers, the use of traditional and breathable materials, and a structural strategy designed to minimise direct intervention with the historic fabric. Whilst confirmation of final materials (such as breathable membranes) has not been committed, the LPA considers that suitably worded conditions can secure full details to be submitted and agreed at appropriate times. Subject to the recommended conditions, these proposed conversion works serve to limit the extent of harm and ensure that the building's significance remains legible.

The Conservation Officer has maintained a request for additional information following submission of the additional details as set out above and it does not appear the detailed information has been reviewed. However, the LPA is satisfied that the submitted details

demonstrate that a conversion scheme with only limited harm to the significance of the building can be agreed.

The impact on the setting of the listed building is considered to be neutral to slightly positive. The development remains contained within the established farmstead, with no significant encroachment into the wider countryside. The removal of unsympathetic additions and the introduction of more appropriate materials and forms will enhance the immediate setting and reinforce the traditional character of the group. Whilst the introduction of domestic use will inevitably bring some degree of domestication, this is not considered to materially erode the rural character of the site.

Overall, the proposal would result in a low level of less than substantial harm to the significance of the designated heritage asset, primarily through internal alterations and the introduction of new openings. This harm is considered to be at the lower end of the spectrum and is both justified and necessary to secure the building's optimum viable use. The public benefits associated with the scheme are considerable and include the long-term conservation of a redundant listed building, a comprehensive programme of repair, and the enhancement of the building's setting through the removal of unsympathetic features.

When weighed in accordance with the NPPF, these benefits are considered to outweigh the identified harm. Subject to the imposition of conditions to secure detailed design, materials and workmanship, the proposal is therefore considered to preserve the significance of the listed building and accords with statutory duties, the NPPF, and Core Policy CP58.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	Y
(b)	If yes, has a protected species survey been submitted?	Y
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	Y

Comments (if any):

The application is supported by a Bat Survey and Assessment, which confirms that the building has been used as a low-level day roost by common pipistrelle and whiskered/Brandt's bats, with a small number of individuals recorded during survey work. The roost is categorised as being of low conservation value, comprising a spring/summer roost with a limited population.

As bats are a European Protected Species, their presence is a material consideration. The Council's Ecologist initially raised an objection due to insufficient detail regarding mitigation; however, the principle of mitigation through the provision of replacement roosting features is supported. The submitted survey and recommendations demonstrate that impacts can be appropriately mitigated through a proportionate package of measures, including the provision of bat roosting features, sensitive timing of works and adherence to a European Protected Species (EPS) licence.

Core Policy 50 of the Wiltshire Core Strategy requires development to avoid harm to biodiversity and demonstrate no net loss, whilst seeking opportunities for enhancement. In this case, subject to detailed design and the imposition of appropriate conditions, the proposal is capable of meeting this requirement. The provision of bat roosting features, along with additional biodiversity enhancements such as bird or bat boxes, would ensure that ecological impacts are appropriately mitigated and that opportunities for enhancement are secured.

A Construction Environmental Management Plan (CEMP) and sensitive lighting strategy will also be required to ensure that ecological receptors are protected during construction and that artificial lighting does not adversely affect bat activity. Again, this can be secured by a condition within the sister application PL/2023/03881, should the application be approved.

CONCLUSION

The NPPF confirms 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. Any harm must therefore be clearly and convincingly justified. In this case, and having had special regard to the duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposals would preserve the listed building, its setting, and its features of special architectural and historic interest.

The scheme would result in a low level of less than substantial harm, arising from internal alterations and limited loss of historic fabric required to facilitate residential use. However, this harm is minor, justified, and appropriately minimised through a conservation-led design approach. Importantly, the proposal delivers clear public benefits. These include securing the long-term viable use of a redundant listed building, delivering a comprehensive programme of repair and conservation, and removing unsympathetic modern additions which detract from its character. Together, these works will ensure the building's ongoing maintenance, enhance its setting within the farmstead, and safeguard its significance for future generations.

When weighed in accordance with the NPPF, these public benefits outweigh the identified harm. The proposal therefore accords with the statutory duty, national policy and local heritage policies, and is acceptable subject to conditions.

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

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

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

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

- Location and Proposed Block Plans ref 878/CAM/2020/9 received 15th May 2023
- Proposed Sections and North East and South East Elevations REF: 878/CAM/2020/7 B. received 7th November 2024
- Proposed South West and North West Elevations REF: 878/CAM/2020/8 B. received 7th November 2024
- Proposed Roof Plan showing repairs REF:24.068-2000 A received 23rd July 2025
- Proposed Ground-floor plan support structure Ref: 878 / CAM/2020/ 5 REV C received 19th April 2026
- Proposed First Floor Plan with Support Walls Ref: 878 / CAM/2020/ 6 REV C received 19th April 2026
- Proposed Technical Specification Details REF 878 / CAM/2020/ 7 received 13th April 2026
- Schedule of Works received 13th April 2026

Other Documents

- Application Form received 15th May 2023
- Architectural and Design and Access Statement dated 23rd April 2023 received 15th May 2023
- Heritage Statement Authored by HPS Professional Archaeology Services Ref heritage10-419938 received 15th May 2023
- Bat Survey and Assessment Authored by Ellendale Environmental Ref CICv1.0 received 15th May 2023
- Structural Inspection Report Authored by BSC Ref 24.068-SR01 Ref Revision A received 7th November 2024.

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

3. No development shall commence until a detailed photographic survey of the existing Grade II listed barn has been submitted to and approved in writing by the Local Planning Authority. The survey shall include:

• High-resolution images of all external elevations, roof structures, and architectural features.

• Internal views of all principal spaces, including exposed stone walls, roof structure, and any retained historic elements such as pigeon-holes, owl holes, and cobbled flooring.

• Clear photographs of any areas proposed for alteration, removal, or repair.

• Annotated plans indicating the location and orientation of each photograph.

The approved photographic record shall be retained as part of the public planning file and used to inform the assessment and monitoring of the proposed works.

REASON: To ensure a comprehensive visual record of the listed building is retained prior to any alterations, and to assist in the assessment of the impact of the proposed development on the building's historic and architectural significance, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (Section 16), and Wiltshire Core Strategy Policies CP57 and CP58.

4. Details of the new glazing elements shall be submitted in writing to the Local Planning Authority prior to the installation of each element. The works shall be carried out in accordance with the agreed details.

   All new windows and doors shall be of timber construction and shall be finished in a paint or stain colour to be agreed in writing by the Local Planning Authority.

   REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before each of the above elements is undertaken in order that the development is carried our in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

5. Notwithstanding any details submitted, no works shall commence until full details and samples of all external and internal materials (including stone, timber, roofing, mortar, and finishes) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

6. Notwithstanding the approved plans and prior to the commencement of the relevant stage of works, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

   (i) Large scale details of all new or replacement external doors, windows, dormers, and gates shown on elevations at a scale of no less than 1:10 (doors, dormers and gates), 1:5 (windows), plus horizontal and vertical sections including setbacks and reveals, at a scale of no less than 1:5 (doors, dormers and gates), 1:2 (windows);

   (ii) Full details of proposed rooflights, which shall be set in plane with the roof covering;

   (iii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

(iv) Full details of proposed meter and alarm boxes;

(v) Large scale details of proposed eaves and verges (1:5) section;

(vi) A full schedule and specification of repairs including:

(vii) proposed internal timber and damp-proof treatment;

(vii) a full schedule of internal finishes to walls, ceilings and floors;

(viii) Full details of all rainwater goods (materials, profile, and finish); and

(ix) Full details of proposed internal service routes.

The works shall be carried out and maintained in accordance with the approved details thereafter.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

7. No works shall commence until a method statement detailing the measures to protect retained historic fabric during the course of works has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

- The statement shall include:
- Protection of exposed stonework, roof timbers and historic features
- Temporary weatherproofing measures
- Storage and handling of salvaged materials

REASON: To safeguard the historic fabric of the listed building during construction.

8. No works of alteration or demolition shall commence until details identifying any historic materials to be removed from the building and a scheme for their salvage, storage and re-use within the development have been submitted to and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out in accordance with the approved details.

REASON**:** To ensure the retention and reuse of historic fabric in the interests of preserving the character, appearance and significance of the listed building.

INFORMATIVE NOTES

This listed building consent must be read in conjunction with the planning permission approved under application number PL/2023/03881, the conditions of which may differ to those of this consent.