

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02884
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Rixon Farm, Rixon Gate, Ashton Keynes, Swindon, SN6 6QW
DESCRIPTION OF WORKS:	Reposition full height glazing from inside face of circular stone columns to outside face of circular stone columns
RECOMMENDATION:	Approve with conditions

SITE DESCRIPTION/CONTEXT

The site is located in the open countryside in planning terms by virtue of its position outside of any settlement boundary defined by the Wiltshire Core Strategy. The buildings to which this application relates are Grade II listed, with the remainder of the outbuildings to be curtilage listed. There is a further listed building on the wider site. The site is susceptible to flooding, being at risk of ground water flooding and as it is within flood zone two. The site is also in an area of archaeological potential.

Planning permission was granted in 2015 (ref: 14/03493/FUL) for a comprehensive redevelopment of the site to provide several new dwellings through new buildings and conversion of existing buildings. The permission was commenced and has been subject to several prior s.73 (variation of condition) applications to make minor-material changes to several plots.

The application relates to Plot 2, known as 'the Barn' or 'Granary', which consists of a threshing barn, the former stable building and former cowshed. The changes sought as part of this application relates to the former cowshed. Under Section 1(5) of the 1990 Act, this is considered curtilage listed. The building is designated for its special architectural and historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. The details of its features of special interest that contribute to its heritage significance are set out in the assessment further below in this report.

The list entry, for means of identification purposes only, provides the following description:

*SU 09 SE ASHTON KEYNES CERNEY WICK LANE
(south side)*

*5/27 Barn and associated farm buildings
at Rixon Farm*

II

Range of farm buildings, C17 or C18. Limestone rubble with ashlar quoins, comprising barn of limestone rubble with stone slate roof, 4 bays with midstrey to south, half hipped roof. Three tiers of ventilation ports on north side, and doors in second bay. Attached to west, 2-storey 2-bay stables, rubble with concrete tile roof, and front external stair.

Attached to stables to west, cowhouse of 6 bays, stone, stone tile roof supported on circular rubble columns on open front. Trusses with cambered collars, blade principals and two in-line purlins. Attached to east end of barn 6-bay structure of stone, raised in C19 brick to provide attic. Four depressed arches with stone keys, 3 blocked and containing windows, and a similar arch, also blocked, at gable end.

Listing NGR: SU0568594137

PROPOSAL

This is a Listed Building Consent in conjunction with the Section 73 planning application under reference PL/2026/02018 seeking for minor-material amendments to the former cowshed, including the alteration of the southern elevation of the former cowshed by incorporating full length double glazed windows in minimalist aluminium frame to be set in front of the rebuilt rounded stone columns.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/04/02419/CLE: Certificate of lawful use – use of first floor of barn as residential flat. Approved 25 October 2004
N/05/00083/LBC: Conversion of barn to residential use with extension and associated internal and external alterations. Withdrawn 29 March 2005
N/05/00084/FUL: Change of use to residential and erection of side extension. Withdrawn 29 March 2005
N/05/02730/LBC: Internal and external alterations and extension to form dwelling. Approved 14 December 2005
N/05/02731/FUL: Change of use of ground floor of barn & extension to form single dwelling including existing first floor residential use. Approved 14 December 2005
14/03493/FUL: Full planning permission for demolition of existing agricultural buildings and erect 2 dwellings with parking & associated landscaping. Conversion of barn to form single dwelling. Change of use of ground floor of barn and extension to form single dwelling including existing first floor residential use (pursuant to 05/02731/FUL) Erection of garage for farmhouse. Approved 01 May 2015
14/03672/LBC: Internal & external alterations to farmhouse including rebuilding of barn roof, insertion of partition wall & refurbishment. Demolition of sections of boundary walls. Internal and external alterations & extension of barn to form dwelling (pursuant to 05/02730/LBC) Internal & external alterations of barn to form dwelling. Approved 01 May 2015
16/06531/PNCOU: Prior Notification for change of use of agricultural buildings to 3 no. dwellinghouses (Use Class C3). Withdrawn 25 August 2016

18/11283/LBC: Amendments to Listed Building Consent 14/03672/LBC. Approved 31 January 2019
19/02580/LBC: Insertion of new window in ground floor in the former cheese room building (amendment to 14/03672/LBC). Approved 30 May 2019
20/06177/VAR: Variation o conditions 2, 3 & 4 of 14/03493/FUL in relation to reposition of Plots 4 + 5, relocating permitted carparking and carports for better amenity for Plot 3. Redesigning Plots 4 + 5 for a more appropriate non domestic aesthetic including also using more materials of the locale, such as stone and timber. Retaining more of the existing stone walls. Approved 02 November 2020
PL/2021/04411: Variation of Conditions 2, 3 & 4 of 14/03493/FUL relating to approved plans. Approved 11 August 2021
PL/2021/04830: Amendments to Conditions 2, 3 & 4 of Listed Building Consent ref 14/03672/LBC in relation to Plots 2 + 3. Approved 14 June 2021
PL/2021/04896: Further to application 14/03672/LBC, Conversion of listed building to no. 2 dwellings with associated works comprising of replacement fenestration and internal alterations including the creation of a first floor within plot 3. Approved 11 August 2021
PL/2021/11665: Further to Listed Building Consent 14/03672/LBC - rebuilding of existing stone columns and add timber trellis above to form bin store; creation of internal opening and other internal rearrangements to achieve amalgamation of existing dwelling into previously approved barn conversion; and additional partition wall and internal door to form separate utility and study. Approved 23 May 2022
PL/2021/11680: Variation of Condition 2 (approved plans) of planning application 14/03493/FUL ('Full Planning Permission for Demolition of Existing Agricultural Buildings & Erect 2 Dwellings with Parking & Associated Landscaping. Conversion of Barn to Form Single Dwelling. Change of Use of Ground Floor of Barn & Extension to Form Single Dwelling Including Existing First Floor Residential Use (Pursuant to 05/02731/FUL) Erection of Garage for Farmhouse'). Amendments to include relocation and new design of plot 2 and consequent changes to plot 3; and alterations to overall site layout. Refused 23 May 2022
PL/2023/08925: Further to Listed Building Consent PL/2021/04896, proposed minor amendments to Plot 3 only including relocate internal gallery and staircase, replace permitted 2no. staircases with 1no. staircase to first floor bedrooms and relocate ground floor wc. Approved 08 January 2024
PL/2024/01252: Variation of condition 2 of 14/03493/FUL - internal and external amendments to plot 2 and consequent changes to plot 3; and alterations to overall site layout and parking. Approved 16 August 2024
PL/2024/01182: Proposed alterations to Plot 2 to include extending proposed living accommodation in the West wing (former cowshed) and relocate car parking. Reusing existing opening to form new entrance and rebuild part of former outbuilding with new

plant room and bin store [listed building consent associated with above variation of condition]. Approved 16 August 2024
PL/2024/10074: Arcadia Pantiles to roof of west wing of Plot 2 (former cowshed) to match farmhouse. Approved 18 December 2024
PL/2024/09360: Variation of condition 1 (approved plans) relating to application PL/2024/01252. Approved 6 January 2025
PL/2025/01042: Variation of Condition 2 (plans) of 14/03493/FUL (Full Planning Permission for the Demolition of Existing Agricultural Buildings and Erect 2 Dwellings with Parking and associated Landscaping. Conversion of Barn to Form Single Dwelling. Change of Use of Ground Floor Barn and Extension to Form Single Dwelling including Existing First Floor Residential Use (Pursuant to 05/02731/FUL) Erection of Garage for Farmhouse) to make amendments to garage. Approved 30 April 2025
PL/2025/01226: Proposed double garage amended from 14/03672/LBC. Approved 30 April 2025

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.

Wiltshire Core Strategy:

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

Ashton Keynes Parish Council: Comment

- Supports Conservation comments.

WC Conservation: Objection for the following reasons

- The proposed external glazing is viewed as overly visually dominant, reducing the prominence and legibility of the stone columns;
- The proposal would cause less than substantial harm to the significance and character of the listed farm buildings;
- Does not consider additional conditions to be an appropriate solution, stating that the need for extensive mitigation suggests the design approach is fundamentally unsuitable.

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 representations have been received at the time of writing.

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 plans, Planning Statement and joinery details. It is considered that the submitted information includes sufficient level of detail to enable a full assessment.

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.

The Historic England list entry describes the former cow shed as part of a range of C17 and C18 farm buildings and records the building as follows:

Attached to stables to west, cowhouse of 6 bays, stone, stone tile roof supported on circular rubble columns on open front. Trusses with cambered collars, blade principals and two in-line purlins.

It is clear from the list description that one of the defining characteristics of the building is its historic role as an open-sided cowshed, expressed through the rhythm of the round stone columns and the uninterrupted six-bays composition on the southern elevation.

The submitted Planning Statement, together with information of the 2015 permission available to the Council, demonstrates that the former cowshed suffered extensive damage during a fire in late 1990s, such that very limited historic fabric of the former cowshed remains available. Following this event, the remaining structure fell into disuse and deteriorated further prior to the grant of the 2015 permission. The permission includes approval of the substantial reconstruction works and conversion to residential use, which have been considered necessary to secure the building's long-term preservation and optimum viable use, thereby delivering public benefits sufficient to justify the intervention.

At the time of writing, the former cowshed has been substantially reconstructed, with the columns and open bays visible for appreciation. While the limited available historic fabric does not diminish the importance and overall significance of the designated heritage asset itself, it is a material consideration when identifying where the significance derives from.

In this case the significance of the building lies largely with its historic agricultural form, its open-fronted character and the rhythm of the stone piers rather than from the survival of original fabric.

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

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 minor material amendments affect the former cowshed which is curtilage listed and within the setting of a Grade II Listed Building. The proposal includes the alteration of the south elevation of the former cowshed by incorporating full-length double-glazed windows in minimalist aluminium frame to be set in front of the rebuilt rounded stone columns.

The submitted Planning Statement explains that the approved proposal introduces timber clad cavity walls behind the round columns, with full length glazing occupying the remaining openings. It further demonstrates that the approved design necessitates the partial concealment of the valued elements of the roof structure by the new walling. The current proposed amendments would remove the timber clad cavity walls entirely from the southern elevation, and instead provide a continuous glazed enclosure positioned externally to the line of the columns, further removing the need to conceal those valued roof elements. The Conservation Officer has expressed concerns regarding these amendments in principle. However, having regard to

Section 66(1), the requirements of paragraphs 212 and 215 of the NPPF, and the assessment of the heritage asset's significance above, particular weight should be given to preserving the legibility of the building's historic form, function and architectural character. The assessment of the impacts of the proposals to the significance of the heritage asset is set out below.

Paragraph 49 of the Historic England Advice Note 2 states that:

New features added to a building are less likely to have an impact on the significance if they follow the character of the building. Thus in a barn conversion new doors and windows are more likely to be acceptable if they are agricultural rather than domestic in character, with the relationship of new glazing to the wall plane reflecting that of the existing and, where large door openings are to be glazed, with the former doors retained or replicated so that they can be closed.

In this instance, the open-fronted agricultural character of the building is considered to make a substantial contribution to its significance. Whilst Historic England guidance identifies the addition of doors and windows of an agricultural character as one potential approach to the adaptation of certain historic farm buildings, such an approach is not considered necessary or appropriate in this case. The building has already been approved for residential conversion, and the introduction of additional agricultural-style features that do not reflect the building's historic form would result in a contrived intervention rather than one derived from an evidence-based understanding of the asset's significance. Similarly, the introduction of cart doors, which may be appropriate in certain traditional farm building conversions, would not be justified in this specific case. There is no evidence that the southern elevation of this building was historically enclosed by cart doors or any for that matter. Rather, the list description specifically identifies the building as an open-fronted six-bay cowshed supported on circular stone columns, indicating that openness is one of the defining characteristics of its special architectural and historic interest. Therefore, the introduction of cart doors would risk misrepresenting the historic form and character of the building and diminish the legibility of the open-fronted bays that contribute positively to its significance. Such an approach would also reduce the amount of internal accommodation previously found acceptable under the extant permission, without delivering a corresponding heritage benefit in this specific case. Having considered the prior, it is not considered that the introduction of additional agricultural-style features would better preserve the significance of the heritage asset. Rather, preserving the openness and visual continuity of the southern elevation more closely reflects the building's historic character and agricultural origins.

It is acknowledged that both the approved scheme and the current proposal involve the introduction of glazing and other domestic interventions that would not historically have formed part of the agricultural building. However, those interventions were accepted through the earlier permission as being necessary to secure the building's viable conversion and long-term conservation. The principle of introducing modern elements to facilitate the retention of the heritage asset has therefore already been established.

The proposed amendments would maintain openness, rhythm and legibility of the six bays, by allowing the full height and width of the historic openings to remain visually legible. It would also allow the rounded columns, identified within the list description as a defining feature of the building, to remain fully visible whilst placing them within the building envelope, thereby providing additional protection from weathering and aiding their long-term conservation. In addition, the

proposal would improve the usability of the internal accommodation without affecting the principal heritage attributes of the building.

On the other hand, the approved scheme introduces substantial areas of solid enclosure across an elevation that historically remained open and functioned as an open-fronted agricultural building. Whilst acceptable in principle, that approach partially interrupts the visual continuity of the bays and reduces the ability to appreciate the building's historic form as a simple open-sided cowshed. The proposed amendments would retain uninterrupted views across the frontage and preserve the visual relationship between the columns, bays and roof structure.

Historic England guidance relating to recessed infill and cart-door treatments carries less weight in the context of this building because the cowshed historically functioned as an open-sided structure and was not characterised by enclosed bays, large door arrangements or solid frontage treatments. Consequently, the introduction of significant solid infill can reasonably be regarded as a greater departure from the building's historic character than a carefully detailed glazed enclosure that preserves the openness of the elevation.

Further to the above, it is relevant to consider that there are limited views of this southern elevation from the public realm. The southern elevation of the former cowshed faces away from the public highway to the north. Furthermore, whilst Public Right of Way AKEY41 runs approximately 150 metres to the south-east of the site, views of the elevation are largely screened by intervening buildings, vegetation and landform. Site inspections have confirmed that the southern elevation is not readily visible from publicly accessible viewpoints. Consequently, the amendments would have little or no effect on the way in which the significance of the heritage asset is experienced by the public.

Having carefully considered the above, it is therefore concluded that the proposed amendments would preserve the significance of the designated heritage asset and result in a neutral impact. By comparison, the approved arrangement introduces a degree of less than substantial harm through the partial enclosure of historically open bays. The proposed amendments would enable the overall scheme to better reveal the defining open-fronted character of the former cowshed whilst continuing to secure the public benefits associated with its long-term conservation and viable use. But even if there was less than substantial harm caused by the proposed amendments identified, it would not outweigh the significant public benefit associated with its long-term conservation and securing the optimal use of the heritage asset.

It is considered both necessary and reasonable to impose additional planning conditions to ensure that the proposed amendments are undertaken and retained in a manner that preserves the significance of the heritage asset and maintains the acceptability of the development as assessed. In particular, conditions are recommended to prevent the application of obscure or opaque finishes to the approved glazing, thereby ensuring the continued appreciation of the open-fronted character of the former cowshed and the visibility of its defining architectural features. A further condition is recommended to secure the retention of the circular stone columns in their natural state by preventing their painting, staining or other surface treatment, thereby safeguarding their appearance, evidential value and contribution to the special character and significance of the heritage asset.

As such, the proposal is considered to accord with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the heritage objectives of Chapter 16 of the National Planning Policy Framework (December 2024, as amended February 2025), Core Policies 57 and 58 of the Wiltshire Core Strategy and Policy HCP1 of the Ashton Keynes Neighbourhood Plan.

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?	No.
(b)	If yes, has a protected species survey been submitted?	N/A
(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?	N/A

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 (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

In this case, the impact of the proposals on heritage assets will be neutral as it would preserve the significance of the designated heritage asset. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation as part of the wider scheme. Therefore, the requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

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

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:

- Granary (Plot 2) Proposed Ground Floor Plan; March 2026 RFD/G 2018 03C; received 2 April 2026
- Granary (Plot 2) Proposed First Floor Plan; March 2026 RFD/G 2018 04C; received 2 April 2026
- Granary (Plot 2) Proposed Roof Plan; March 2026 RFD/G 2018 05D; received 2 April 2026
- Granary (Plot 2) Proposed South Elevation; March 2026 RFD/G 2018 06E; received 2 April 2026
- Granary (Plot 2) Proposed North Elevation; March 2026 RFD/G 2018 07D; received 2 April 2026
- Granary (Plot 2) Proposed West Elevation + Section A-A; March 2026 RFD/G 2018 08E; received 2 April 2026
- Conditions Details Sheet 2; 151120-151 Rev F; received 25 March 2026

In addition to the following plans approved under application reference PL/2025/01042:

- Farmhouse Proposed Site Plan; 29 Jan 2025 RFD/NB 2018 04E; Received 3 February 2025
- Farmhouse Proposed Ground Floor Plan; 30 Jan 2025 RFH/FH 2018 GA01C; Received 21 February 2025
- Farmhouse Proposed First Floor Plan; 30 Jan 2025 RFH/FH 2018 GA02A; Received 21 February 2025
- Farmhouse Proposed North and South Elevation; 30 Jan 2025 RFH/FH 2018 GA04A; Received 21 February 2025
- Farmhouse Proposed East and West Elevation; 30 Jan 2025 RFH/FH 2018 GA05A; Received 21 February 2025
- Materials Specifications; Received 11 April 2025.

In addition to the following plans approved under application reference PL/2024/09360:

- Proposed Boundary Wall Elevation; 5 Sept 2024 RFH/FH 2018 EW03; received 22 October 2024
- Proposed Boundary Wall; 5 Sept 2024 RFH/FH 2018 EW02; received 15 October 2024
- Design and Access Statement – 05/09/2024; received 15 October 2024

In addition to the following plans approved under application reference PL/2024/01252:

- Barn (Plot 3) Proposed Ground Floor Plan; October 2023 RFD/B 2018 03A; received 6 February 2024
- Barn (Plot 3) Proposed First Floor Plan; December 2020 RFD/B 2018 04A; received 6 February 2024
- Barn (Plot 3) Proposed Roof Plan; December 2020 RFD/B 2018 05A; received 6 February 2024
- Barn (Plot 3) Proposed South Elevation; December 2020 RFD/B 2018 06A; received 6 February 2024
- Barn (Plot 3) Proposed North Elevation; December 2020 RFD/B 2018 07; received 6 February 2024
- Barn (Plot 3) Proposed East and West Section Elevation; December 2020 RFD/B 2018 08A; 6 February 2024

- Barn (Plot 3) Proposed South Elevation; December 2020 RFD/B 2018 09; received 6 February 2024
- Conditions Details Sheet 3; 151120-152 Rev C; received 6 February 2024
- Conditions Details Sheet 4; 151120-153 Rev C; received 6 February 2024

In addition to the following plans approved under application reference PL/2021/04411:

- Flood risk assessment; 2750/FRA Version F2; received 28 April 2021
- Structural Report July 2021; SE-01-002; received 20 July 2021

In addition to the following plans approved under application reference PL/2021/04896:

- Materials Schedule Revision A; 16.01.2018 Rev A 28/01/2021; received 3 June 2021

In addition to the plans approved under application reference 20/06177/VAR:

- Plans – Plot 4 + 5; July 2020 RFD/NB 2018 05; received 23 July 2020
- Sectional East Elevation; July 2020 RFD/NB 2018 11; received 23 July 2020
- Section West Elevation; July 2020 RFD/NB 2018 08; received 23 July 2020
- North Elevation; July 2020 RFD/NB 2018 09; received 23 July 2020
- East Elevation; July 2020 RFD/NB 2018 06; received 23 July 2020
- South Elevation; July 2020 RFD/NB 2018 07; received 23 July 2020
- West Elevation; July 2020 RFD/NB 2018 10; received 23 July 2020

In addition to the following plans originally approved under application reference 14/03493/FUL:

- Amended Schedule of Work dated 07.01.2019

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

3. The circular stone columns on the southern elevation of the former cowshed, as shown on the drawing, Granary (Plot 2) – South Elevation (dwg no. March 2026 RFD/G 2018 06E) shall be retained and maintained as natural exposed stonework at all times. No paint, stain, render, coating or cladding or other surface treatment shall be applied to the columns unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the significance of the curtilage listed building.

4. The glazing of the former cowshed hereby approved as shown on the drawing, Granary (Plot 2) – South Elevation (dwg no. March 2026 RFD/G 2018 06E) shall at no time be fitted with, replaced by, or treated with obscured, opaque, tinted, mirrored or other non-transparent glazing unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the significance of the curtilage listed building.