



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

PLANNING STATEMENT AND HERITAGE ASSESSMENT

**CHANGE OF USE OF PART OF COMMERCIAL BUILDING (CLASS E) TO PROVIDE
3NO. BEDROOMS TO BE USED BY CONFERENCE AND EVENTS BUILDING AT KIN
HOUSE; ERECTION OF STORAGE OUTBUILDING; AND REPLACEMENT OF
EXISTING GLASSHOUSE**

Land at Kin House, Swindon Road, Kington Langley, SN15 5SE

September 2026

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1. Introduction

- 1.1. This Planning Statement and Heritage Assessment is submitted on behalf of Kin House (*“the applicant”*) in support of an application on land at Kin House, Swindon Road, Kington Langley, SN15 5NA (*“the application site”*) for planning permission for the “change of use of part of the Garden House from an office/ commercial use (Class E) to provide 3no. additional bedrooms for guests using the conference and events space at Kin House; the erection of a timber storage outbuilding; and replacement glasshouse building” (*“the proposal”*).
- 1.2. This Statement sets out the justification for the proposed development by reviewing the site and surroundings as well as summarising the relevant planning history. It will then demonstrate how the proposal complies with the Development Plan and the national planning framework (the NPPF) and that the change of use and other proposed works are acceptable in land use planning terms and should be granted planning permission.
- 1.3. The Garden House, existing Glasshouse and siting of the storage building that are the subject of this application are located over 100m to the north east of Kin House (a Grade II* Listed Building) – formerly known as Greathouse. They are also separated by a modern rear wing extension to Kin House granted planning permission in 2020 - summarised in the Planning History section of this Statement. Kin House, the application site and surrounding buildings are owned and used by the applicant as a conference and events venue with on-site accommodation.
- 1.4. Previous planning applications relating to the Garden House (formerly known as Langley Gate) and other buildings and land in this part of the wider site were concluded as having a neutral impact on the setting of Kin House as a Grade II* Listed Building and the Kington Langley Conservation Area (CA). However, given the location and context of these Heritage Assets (HA), a proportionate Heritage Statement (HS) has been prepared within this Statement to consider the impact on these HA.
- 1.5. Submitted in support of this application are the following full set of drawings prepared by Clark & Maslin that shows the plans and elevations of the three different elements of the proposal:

- Site Location Plan (drg ref: 5962/01 Rev A);

- Existing Block Plan (drg ref: 5962/02);
- Proposed Block Plan (drg ref: 5962/50 Rev A);
- Garden House Existing Floor Plans and Elevations (drg ref: 5962/03);
- Garden House Proposed Floor Plans and Elevations (drg ref: 5962/51);
- Outbuilding Proposed Floor Plans and Elevations (drg ref: 5962/52);
- Glasshouse Proposed Floor Plans and Elevations (drg ref: 5962/53 Rev A).

2. Site and Surrounding Area

The Site

2.1. The application site is formed by three parts all of which are located to the east/ north east of Kin House; namely:

- **Part 1** – The eastern wing of the Garden House - an existing building towards the rear of Kin House that was formerly known as '*Langley Gate*';
- **Part 2** - Land to the rear of the Garden House, walled garden and outdoor pool;
- **Part 3** - The existing glasshouse adjacent to the Garden House.

2.2. The location of these different parts of the proposal are shown in **image 3**. Kin House and the application sites are located on the edge of the settlement of Kington Langley, approximately 4 km to the north of Chippenham. As **image 1** confirms, Kington Langley is also located a similar distance to the south of junction 17 of the M4 motorway.

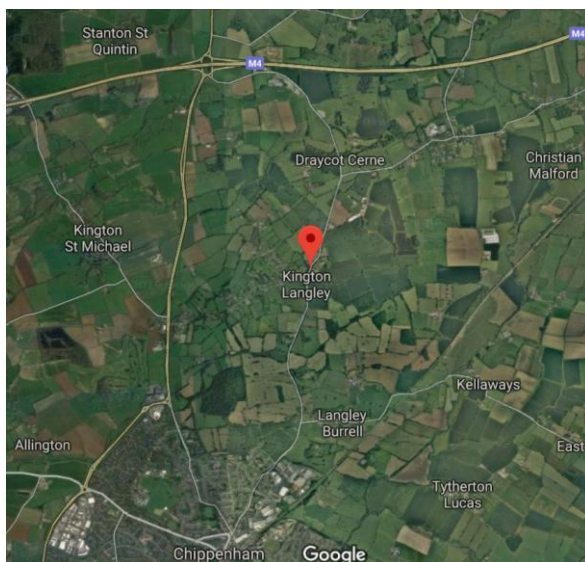


Image 1: The location of the application site (source: Google maps)

2.3. Kington Langley is a small village that is characterised as a linear settlement with most of its development accessed off the main roads through it, namely Swindon Road and Church Road

leading to the road that becomes Lower Common, Upper Common, Middle Common and Plough Lane (**image 2**).

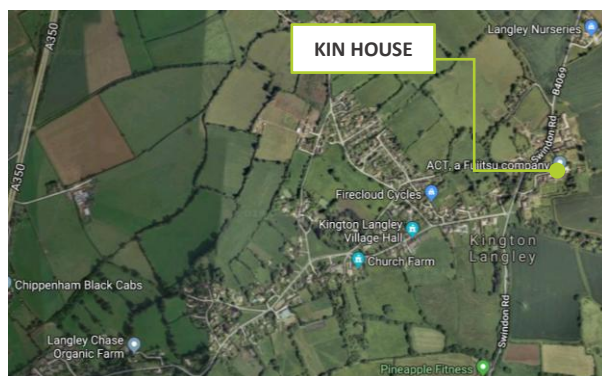


Image 2: Kington Langley (source: Google maps)

- 2.4. As **image 3** confirms, the change of use of part of the Garden House (**Part 1**) is located to the east of Kin House the Grade II* Listed Building (**image 8**). The siting of the proposed outbuilding (**Part 2**) is also to the east of Kin House in a wooded part of the site. **Part 3** – the replacement Glasshouse - is to the east of the Garden House.
- 2.5. Kin House is a two storey pitched roof Grade II* Listed Building that was granted planning permission and Listed Building (LB) consent in February 2020 and May 2020 (refs: 19/07639/FUL and 20/02761/LBC) for a change of use and replacement rear wing extension. These are summarised in the planning history section of this Statement.
- 2.6. The Part 1 proposal in the Garden House is single storey building with a pitched roof and roof glazing and is orientated in a general east-west direction with the southern elevation (**image 4**) facing onto a large rectangular walled landscaped garden (**images 4 and 5**). The northern elevation faces onto a car park and minor service vehicle access that also leads onto Swindon Road. The wider building consists of two single storey 'wings' formed off a central single storey building with a larger pitched roof (visible in **image 4**). However, part 1 of the proposal only relates to the eastern wing.

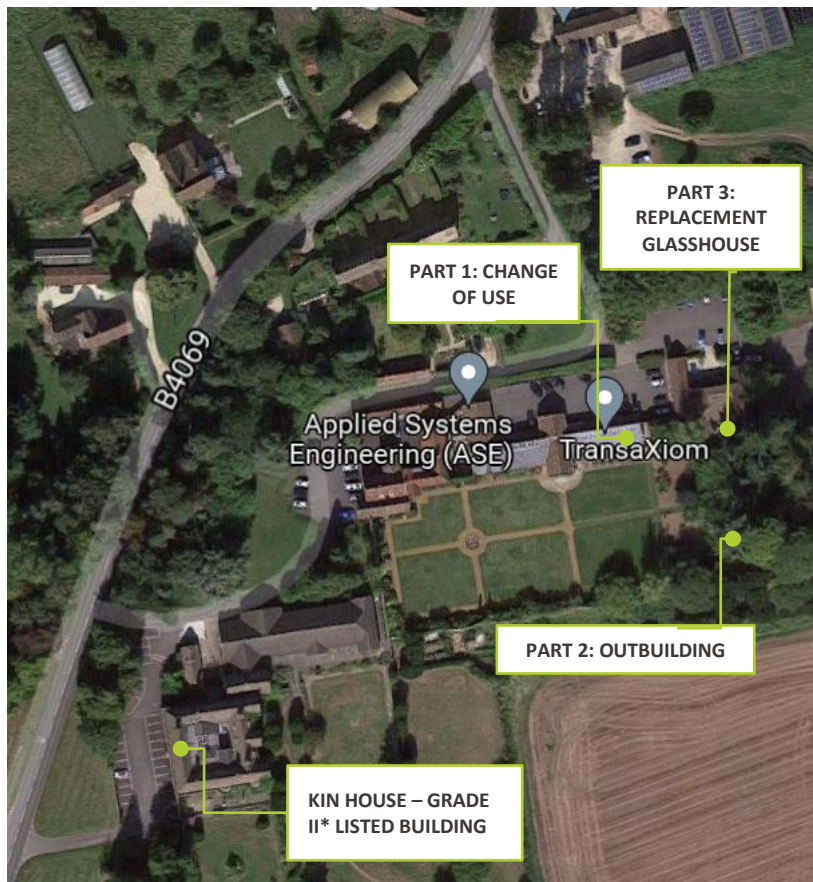


Image 3: Indicative location of Parts 1, 2 and 3 of the application proposal (source: Google Maps)

2.7. The building is constructed of red brick with a tiled roof. The central gable opening includes double doors that open out onto the garden. Windows serve the two wings along their entire length on the southern elevation, only punctured by two double doors with pitched gable roofs above (**image 4**).



Image 4: The eastern wing of the Glasshouse



Image 5: The existing walled garden - note distance to Kin House

2.8. The existing Glasshouse is shown in **image 6** and is a single storey glasshouse located within the walled garden. The existing building is in a state of disrepair and the proposal is to replace it with a building or exactly the same footprint, height and roof pitch and materials.



Image 6: The existing glasshouse

2.9. To the east of the walled garden is woodland (**image 3**) and the land where the proposed outdoor storage area is located is woodland to the east of Kin House, as shown in **image 7**.



Image 7: The location of the storage building

The Surrounding Area

2.10. Kington Langley is a small village which is predominately characterised by large, detached houses set back from the main road. There are a small number of existing facilities in the village including a village hall, primary school and churches. The primary access to Kin House is off the Swindon Road. It is set back from the road behind a wall and set of gates (**image 8**).



Image 8: Kin House and entrance from Swindon Road

3. The Proposal

3.1. The proposal is described in its three composite parts:

Part 1: Change of use

- 3.2. The change of use of the part of the Garden House (formerly known as Langley Gate) from its lawful use as an office (within Class E of the Town and Country Planning Use Classes Order (As Amended) 2020) to provide 3no. additional overnight rooms of accommodation for guests using Kin House.
- 3.3. The proposed conversion involves internal subdivision of part of this building to provide 3no. bedrooms, each of which will have an outlook onto the walled garden. Externally, 2no. new doors and gable roof openings will be added to match the existing gable opening (**image 4**). In addition, the existing roof glazing will be removed and replaced with slate tiles to match the existing roof.
- 3.4. Given the nature of the use of the accommodation, i.e. as accommodation for those staying at Kin House, the proposal will remain ancillary to the wider use of the Kin House site as a mixed use hotel with conference and events facility, originally granted planning permission and Listed Building consent in February and May 2020 under refs: 19/07639/FUL and 20/02761/LBC.
- 3.5. Internally, the changes only relate to the subdivision of part of the building to provide 3no. bedrooms and creation of an internal access corridor. The new internal walls will provide partitions between the bedrooms where they meet the window frame.

Part 2: The Outbuilding

- 3.6. The proposed outbuilding is a simple pitched roof timber faced shed located within the rear woodland area adjacent to the outdoor pool (**image 8**). The storage building is to be constructed of timber and includes a pair of double doors on the western elevation but no other openings.

3.7. The use of the building that are the subject of this application will be only in connection with Kin House as a conference and events facility with hotel. In this respect, the proposals will not change the number of or create additional movements or the number of events or functions taking place.

Part 3 (replacement Glass House)

3.8. The replacement of the Glasshouse (Part 3) involves the replacement of the existing glasshouse structure with a like for like building of the same footprint, height and materials.

3.9. There is no proposed change to the existing openings on the south and west elevations. Replacement openings? New glazing will be installed in the replacement building frame. Access to this building will remain from within the walled garden only and its use will be ancillary to the wider Kin House conference and events use on site.

4. Planning History

4.1. The planning history for Kin House and the buildings and land within the Applicant's ownership is summarised below:

- **PL/2024/10892** - Change of use from former offices (Use Class E) at the Apple Store to residential use (C3) to create one new dwellinghouse – APPROVED – 14/01/2025
- **PL/2024/09337** – Change of use of ancillary storage buildings to provide additional overnight sleeping accommodation – APPROVED – 17/01/2025
- **PL/2024/05967** – Amended location of outdoor pool, erection of plant room and changing huts – APPROVED – 12/09/2024
- **PL/2023/07917** – Variation of condition 2 of PL/2021/09764 - To allow for an updated layout for the Landscape Masterplan – APPROVED – 20/12/2023
- **PL/2022/01071** – External Alterations to Existing Building linked to application reference PL/2021/11062 – APPROVED – 21/03/2022
- **PL/2021/09764** – Variation of conditions 2 and 8 for application 19/07639/FUL "Proposed Change of Use from a Care Home to a Mixed Use Hotel with Conference and Events facility, Demolition of the Existing Modern Two Storey Dwelling and Ancillary Development" – APPROVED – 28/01/2022
- **20/02761/LBC** – Demolition and rebuild of existing modern single-storey addition – APPROVED – 21/05/2020
- **19/07746/LBC** – Proposed Change of Use from a Care Home to a Mixed Use Hotel with Conference and Events Facility, Demolition of the Existing Modern, Two Storey Dwelling and Ancillary Development – APPROVED – 14/02/2020

- **19/07639/FUL** – Proposed Change of Use from a Care Home to a Mixed Use Hotel with Conference and Events facility, Demolition of the Existing Modern Two Storey Dwelling and Ancillary Development – APPROVED – 14/02/2020

4.2. Application ref: PL/2023/07917 included a number of minor alterations to the landscape and layout of Kin House as well as the Langley Gate building and outdoor pool. These are shown on the extract from the Landscape Layout Plan (**image 9**).

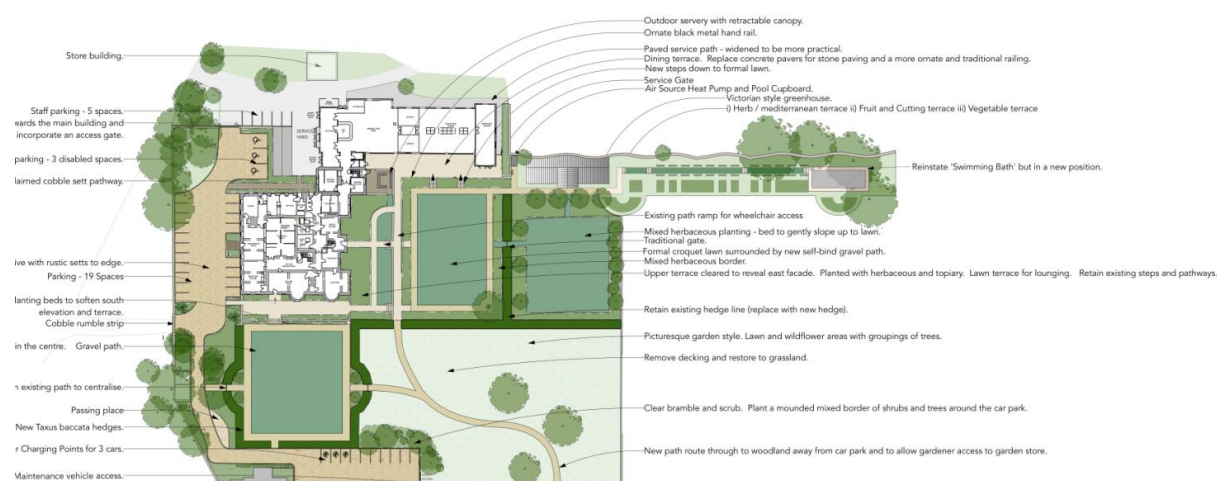


Image 9 – Extract from approved Landscape Layout Plan (app ref: PL/2023/07917)

4.3. The Greathouse was confirmed as being Grade II* Listed on 20th December 1960 and a copy of the Listed Building Description is below:

House, late C17, extended 1910, rubble stone with stone slate roofs and tall ashlar stacks. Two storeys and attic, courtyard plan. Fine formal nine-window west front with flush quoins, two dripcourses, parapet and hipped roof with ridge stack set to left. Windows are ovolo-moulded stone cross windows with leaded lights. Central door in bolection-moulded surround with fine shell hood on scroll brackets. Door is c1910 copy of original south side door. South side has two ridge stacks, 2-window range to left of porch, one-window range to right then long c1910 addition with two large 1:2:2:2:1-light canted bays. c1910 east gable. Porch is ashlar, gabled with steep stone slate roof and moulded coping. Large bolection-moulded entry with moulded cornice over. In gable corniced sundial. Sides have moulded course over openings with turned balusters. Moulded and stopped inner doorcase with 2-light overlight and lattice-patterned plank door. East front is wholly of 1907-10 with centre inscription recording work for C. Garnett Esq. Formal E-plan 3-gabled front, the wings further advanced than the centre, the gables with top and shoulder finials. Mullion and mullion-and-transom windows, the centrepiece with pilastered doorcase and segmental-pedimented cross window above in well-detailed later C17 manner. Two ridge stacks. Simpler service wing gable projects to right of main front. North side has

seven window range similar to west front with cross windows, an eighth bay added to left c1910. Service wing runs parallel to left end. Interiors: one fine fielded panelled room with dentilled cornice and Baroque doorcase and fireplace, early C18 style, on south side, now subdivided for entrance hall. West front entrance hall has panelling, plaster frieze, plaster decoration to beams and ceiling and moulded stone square-headed fireplace. All late C17 in style but plasterwork probably early C20. Early C20 staircase. Upstairs south-west room has bolection-moulded corner fireplace with shelf. House is said to have been owned by the Coleman family (William Coleman died 1738) from c1700, lords of the manor, who later moved from there to the Manor House (q.v.) opposite when it became a farmhouse until restored by Charles Garnett 1907-10. Now a Leonard Cheshire Foundation Home. (June Badeni, Wiltshire Forefathers, 1960, 90)

5. Planning Policy and Assessment

- 5.1. This section summarises the national and local planning policy and guidance relevant to the development proposal. The plan-led approach to development, as enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires development proposals to accord with the adopted Development Plan unless material considerations indicate otherwise.
- 5.2. The Development Plan for the site is formed by The Wiltshire Core Strategy, which was adopted in 2015. The Proposals Map (an extract of which is shown in **image 10** below) which forms part of the Core Strategy, confirms that the site is located in the Kington Langley Conservation Area (brown boundary) which was designated in 1973. There is no Conservation Area Statement prepared by the Council relating to the village.



Image 10: Extract from Wiltshire Core Strategy Proposals Map (source: WCC)

- 5.3. The site is also within an area identified as Grade 1 Agricultural Land (denoted by the yellow boundary and triangles). Policies or issues relating to this issue are not considered in this Statement as they are not relevant to the proposal.

National Planning Policy Framework

- 5.4. The revised National Planning Policy Framework (NPPF) was updated in August 2026 and continues the support in its previous revisions which set out to deliver housing and economic

development and growth as well as supporting the delivery of sustainable development, protecting natural and heritage assets.

- 5.5. The updated NPPF reaffirms the primacy of the Development Plan and that policies in the NPPF are a material consideration in the decision making process. It also reconfirms the overarching objective to deliver sustainable development in three '*mutually supportive ways*', namely economic, environmental and social objectives
- 5.6. Sustainable development **policy S4** confirms that "*Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects*". As **image 10** confirms, the site is within the Kington Langley Settlement boundary.
- 5.7. There are three caveats to this policy which are set out to provide clarity on what can be considered *substantial*. These include land being allocated for a particular use; it being protected or important for recreational, ecological, biodiversity, landscape and land within residential curtilages; burial grounds; or where it conflicts with the national decision making policies. None of these exceptions apply to the proposal thereby ensuring that the presumption in favour of approving this development is not outweighed by any of these adverse effects.
- 5.8. Chapter 7 of the NPPF seeks to support a strong and effective economy and **policy E2** seeks to meet the needs of businesses by giving substantial weight to (**policy E2.1a**) "*economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt*".
- 5.9. **Policy E4** relates to rural business development and applies policy E2 and confirms it supports the "*sustainable growth of businesses in rural areas should be supported, including through (part a) The conversion of existing buildings and well-designed new buildings*".
- 5.10. **Policy E4.1** also supports the conversion and reuse of existing buildings and **policy E4.1c** supports new facilities for tourism uses. The proposal clearly accords with these policy objectives given that all three parts of the application are intended to support the existing, lawful use of Kin House and its associated land and buildings as a conference and events centre with onsite accommodation.

5.11. **Policy DP3** sets out the policy criteria relating to ensuring well designed places. **Policy DP3.1** confirms that development proposals should respond to their context and use materials and architectural features that respond to heritage assets.

5.12. Part 15 of the NPPF relates to promoting sustainable transport but is not considered relevant given that the proposed works will be associated with and ancillary to the main conference and events use of Kin House and the existing on site accommodation, including the subject buildings.

Development Plan

5.13. The Wiltshire Core Strategy 2015 includes a number of policies that are relevant to the proposed development.

5.14. One of the six key challenges identified for the County (paras 2.7 – 2.9) is to reduce out commuting, increase levels of self-containment and employment opportunities. The conversion and reuse of part of the Garden House building within the wider Kin House application site would clearly provide additional accommodation on site for guests using the conference and events facilities at Kin House as well as complement the existing on site accommodation, currently provided within the Grade II* Listed Building, Lodge and Stable Building.

5.15. Meeting this challenge also supports Strategic Objective 1 ‘*delivering a thriving economy*’ which seeks to increase employment opportunities and realise the tourism potential of the County. Further, bringing the building back into use will contribute towards meeting these objectives (notably the sixth bullet point of para 3.4 ‘*Key Outcomes*’).

5.16. **Core Policy (CP) 1** identifies the settlement strategy for the County. The village of Kington Langley is confirmed as being a *Small Village* in CP10 and CP1 confirms that within these areas “*Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities” [Our emphasis].*

5.17. The provision of 3no. additional bedrooms within the Garden House (part 1) clearly supports the objectives of policy CP1 given that it will support and enhance employment opportunities for the existing staff that are employed at Kin House, currently likely around 25 FTE.

- 5.18. There is no conflict with this policy objective by the proposed parts 2 and 3 of this application in respect of the erection of the storage building which will support the wider use of Kin House and the replacement Glasshouse.
- 5.19. **Policy CP10** relates to the Chippenham Community Area which covers the wider area principally to the north of Chippenham. Chippenham is identified as a strategic employment area with a number of *“internationally renowned employers in the manufacturing and service sectors, including ICT, rail systems and logistics”* (para 5.49). The support for the conference, meetings and functions facility approximately 4Km to the north of Chippenham will clearly have benefits to these existing employers and also future employment growth given that it will provide a service for their businesses. For these reasons the proposal accords with policy CP10.
- 5.20. **Core Policy 38** confirms that proposals for retail or leisure uses over 200sqm must demonstrate that they will not harm the vitality and viability of nearby centres and must comply with the sequential approach set out in the NPPF. Given that the proposals are all proposed to support the existing use of Kin House and do not represent a new use, policy 38 does not apply.
- 5.21. There are other policies that also support the proposal, including **policy CP39** which states *“that tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings”*.
- 5.22. The additional parts of this policy include protecting *“landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction”*. The three parts of the proposal are clearly in accordance with this policy given they will support the approved, lawful use of Kin House as a conference and events facility.
- 5.23. **Policy CP57** requires a high standard of design in all new developments which should create *“a strong sense of place through drawing on the local context and being complementary to the locality.”* The proposed design of the change of use of the Garden House (part 1) will include replicating the existing door in the 2no. new doors which will include a gable roof above. The glazing in the roof will also be removed and replaced with slate tiles to match the existing roof.

5.24. The design of the timber outbuilding (part 2) is to ensure it remains a subservient building in respect of its appearance. The use of timber in the rear woodland area of the site will also help to assimilate it into the character of this area. With regards to the replacement glasshouse (part 3), this will use the same materials and have the same appearance so will naturally accord with **policy CP57** and NPPF **policy DP3** on design.

5.25. **Policy CP60** seeks to maximise sustainable development and encourage alternative uses to the private car. All movements are in association with the wider conference and events use of Kin House and therefore there will be no conflict with policy CP60.

6. Heritage Assessment

Policy Background

- 6.1. Core Strategy **Policy CP58** relates to protecting Heritage Assets, including Listed Buildings and Conservation Areas.
- 6.2. **Chapter 20** of the National Planning Policy Framework (NPPF) (August 2026) outlines the historic environment policies and provides guidance on development that may affect the setting of heritage assets (HA).
- 6.3. **Policy HE4** seeks to ensure that development proposals that affect the significance of heritage assets, (including any contribution made by their setting) should meet two criteria. Part a) relates to a change of use which is not relevant to this proposal. **Policy HE4(b)** seeks to ensure that harm to the significance of heritage assets is avoided or, *"if that is not possible"*, minimised and *"instead conserve this significance"*. **Part 2** requires any harm or loss to the significance of the Heritage Asset (HA) to have *"clear and convincing justification"*.
- 6.4. **Policy HE5.1** confirms that *"development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance"* (and in this respect is similar to paragraph 207 of the now superseded February 2025 revision of the NPPF).
- 6.5. **Policy HE5.1** states that *"the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary"*.
- 6.6. **Policy HE5.2** then sets out the assessment criteria as to whether a proposal has a positive, neutral (no) or harmful effect on the HA.

- 6.7. **Policy HE.6** provides the assessment criteria for proposals affecting HAs and is similar to paragraph 210 of the December 2024 version of the NPPF. **Policy HE6.4** states that “*Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed*”.¹
- 6.8. **Policy HE.9** relates to Conservation Areas (CA) and seeks to ensure that development retains and conserves the buildings and other features that “*make a positive contribution to the character or appearance of the conservation area where possible*”.
- 6.9. National policy acknowledges the desirability of putting heritage assets to viable uses consistent with their conservation and the fact that this proposal will bring back into use a building within the Conservation Area is clearly in accordance with these objectives. The proposal involves the sensitive conversion of the Garden House, replacement of the Glasshouse and new timber storage building. The only physical changes to the Garden House are described above, are minor in their nature and the proposed appearance will replicate the key features of the existing building, namely by introducing two additional gable roof doors to match the existing. These doors will be spaced evenly on the right hand range of the Garden House ensuring that their appearance is balanced on this part of the building.
- 6.10. The building is not visible from any public realm and will only be seen from the walled garden to the south, when functions are taking place.
- 6.11. The proposed building is not Listed and is not within the curtilage of Kin House given that it is physically separated by a number of buildings, including the modern extension granted planning

¹ **Policy HE6.5** relates to cases where substantial harm is caused to the HA. However, this is not considered relevant to the assessment of the proposal within this Heritage Statement.

permission in 2020. Further, it is approximately 100m from the Greathouse, therefore offering no physical connection between the two.

- 6.12. However given the historical connections of the kitchen garden, stables and barns as ancillary to Kin House (or Greathouse as it was known), they are considered to be within the setting of the Listed Building.
- 6.13. The proposed physical changes to the Garden House are minor in nature and replicate the existing appearance; use the same materials (including the same roof slate tiles) and are not visible from Kin House or the Conservation Area. The additional accommodation supports the wider on site accommodation offered to existing guests using Kin House for events.
- 6.14. The timber outbuilding by reason of its location, siting and materials at the rear of the site, within the wooded area, does not have any adverse impact on the character or setting of any Heritage Assets. The replacement of the Glass House is also considered to have no adverse impact on the setting of or character of any Heritage Assets, given the replacement building will be on the same footprint, be the same height and use the same materials.
- 6.15. For these reasons, the proposals are not considered to cause any harm to the setting of Kin House as a Listed Building or the Kington Langley Conservation Area. When considering the level of harm caused to the Heritage Asset is 'none', in accordance with **policy HE6** of the NPPF, an assessment of the public benefits is not triggered. In this case, it has been demonstrated that no harm will be caused to the Heritage Assets and therefore an assessment of this harm weighed against the public benefits of the proposal does not need to be set out.
- 6.16. Therefore, overall, the proposed development is therefore considered to be supported by and in accordance with NPPF **policies HE5, HE6 and HE9** as well as Core Strategy **policies CP58**.

7. Summary and Conclusion

- 7.1. This Planning Statement and Heritage Assessment has been prepared in support of the application for an application for planning permission for the change of use and works to part of the Garden House to provide 3no. units of overnight accommodation (part 1); the erection of a timber outbuilding (part 2); and the replacement of a Glass House (part 3).
- 7.2. The assessment of the proposal against the Development Plan and NPPF has concluded that there is support for the principle of the change of use, notably given that it will support the extant conference, events and hotel facility at Kin House. The building is located in the settlement boundary of the village of Kington Langley and will support local employment opportunities in addition to, in part, reusing and replacing existing buildings.
- 7.3. An assessment of the impact of the proposal on the setting of the Heritage Assets (HA), namely the Listed Building and Conservation Area has concluded that there is no harm caused to the HA and no requirement to set out the public benefits against any harm caused.
- 7.4. Given that the proposal fully accords with the Development Plan and the NPPF, which as a material consideration to which substantial weight should be attached, planning permission should be granted.