

Item No 02:-

**16/05372/LBC
Hare and Hounds
Fosse Cross
Chedworth
Cheltenham
Gloucestershire
GL54 4NN**

Item No 02:-

Erection of dining pavilion and hotel accommodation extensions and use of barn as plant room at Hare and Hounds Fosse Cross Chedworth Cheltenham Gloucestershire GL54 4NN

Listed Building Consent 16/05372/LBC	
Applicant:	Mr Mark Henriques
Agent:	Millar Howard Workshop Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Jenny Forde
Committee Date:	13th September 2017
RECOMMENDATION:	PERMIT

Main Issues:

(a) Impact on Special Architectural and Historic Interest of a Listed Building

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Forde for the following reasons;

'Scale of the development in relation to the listed building and surrounding AONB, in particular the size of the dining room and number of bedrooms.

The visual and physical impact on the landscape, the footpath and the small rural hamlet of Foss Cross.'

1. Site Description:

This application relates to an existing public house located adjacent to the A429 Fosse Way. The site is located approximately 7km to the south of the settlement of Northleach.

The site measures approximately 0.6 hectares in size and is occupied by a Grade II Listed public house (Hare and Hounds), a 10 room accommodation block and associated stone outbuildings. The public house is located in the northern part of the site and sits side on to the A429 which passes in a roughly north south direction adjacent to the eastern boundary of the application site. The north western part of the application site is occupied by a car park. The southern part of the site (approximately 0.23 hectares in size) is occupied by a grassed paddock/field area.

The eastern boundary of the site is defined by low level drystone walling, trees, hedging and the side of the public house and two outbuildings. A grass verge/pavement measuring approximately 8m in width lies between the site and the carriageway of the A429. The northern boundary of the site adjoins a single lane carriageway which serves 8 dwellings located to the north west of the application site. A Public Right of Way (KCH71) extends along the aforementioned lane. The nearest residential building to the site is located approximately 270m to its north west. The northern boundary of the site is defined by drystone walling, hedging and an outbuilding.

The western boundary of the site is bordered by a line of leylandii. A belt of deciduous trees measuring approximately 20m in depth lies to the west of the leylandii. To the west of the trees lies an agricultural field. The southern boundary of the site comprises hedgerows and an area of

scrubland. The southern tip of the site adjoins a lane leading from the A429 to the village of Calmsden. The lane also serves the District Council's Fosse Cross recycling centre.

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

The site is located within a Flood Zone 1 as designated by the Environment Agency.

The A429 is a class A highway and is subject to a 50mph where it passes the application site. Three lanes adjoin the A429 within close proximity of the application site. As previously mentioned, a lane leading to the village of Calmsden joins the A429 at a point adjacent to the southern boundary of the site. A private road leading to a number of residential dwellings to the north west of the application site has its junction with the A429 adjacent to the northern boundary of the site. Opposite the aforementioned junction lies Fosse Cross Lane which links the A429 to the village of Bibury to the south east.

Vehicular access to the existing public house is via a gap between the rear of the aforementioned building and a detached outbuilding located to its north east. Access to and from the site is via the A429.

2. Relevant Planning History:

CD.6503 Use of barn as lounge and dining room Granted 1983

CD.6503/A Conversion of existing out building to a dwelling unit Granted 1984

CD.6503/B Conversion of barn into a restaurant. Extension to public house to provide a store and WC, erection of a glazed entrance porch. Granted 1985

CD.6503/C Extensions and alterations to existing building to provide a 40 bed budget hotel, car parking and associated works. Withdrawn 1994

CD.6503/D Extensions and alterations to existing building to provide a 40 bed budget hotel, car parking and associated works. Withdrawn 1994

CD.6503/E Erection of 32 budget hotel bedrooms with reception area and sun lounge, conversion of former stable to create 2 disabled person bedrooms, car parking and refurbishment of listed building Granted 1995

CD.6503/F Conversion of former stable/blacksmith shop into two units of disabled person hotel accommodation, erection of sun lounge and refurbishment of listed building Granted 1995

CD.6503/G Alterations to the internal layout and new conservatory Granted 1999

CD.6503/H Alterations to the internal layout and addition of new conservatory Granted 1999

CD.6503/E/1 Renewal of previous consent CD6503/E for the erection of 32 hotel bedrooms, reception area and sun lounge. Conversion of former stable to create 2 disabled person bedrooms, car parking and refurbishment of Listed Building Granted 2001

CD.6503/K Extension to create 10 no. letting bedrooms, 2 no. staff bedrooms and laundry area Granted 2002

04/00321/FUL Extension to create 8 letting bedrooms, 2 staff bedrooms and laundry area, conversion of barn to function room, demolish cart shed. Granted 2004

04/00322/LBC Extension to create 8 letting bedrooms, 2 staff bedrooms and laundry area, conversion of barn to function room, demolish cart shed. Granted 2004

05/01754/ADV Display of a free-standing sign and an additional hanging sign to existing projecting hanging sign Granted 2005

05/01775/LBC Display of additional hanging sign to existing projecting hanging sign Granted 2005

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

None

5. View of Town/Parish Council:

See comments received in response to accompanying planning application 16/05371/FUL

6. Other Representations:

See comments received in response to accompanying planning application 16/05371/FUL

7. Applicant's Supporting Information:

Conservation Statement
Design and Access Statement

8. Officer's Assessment:

Background and Proposed Development

The application site is occupied by a public house and associated outbuildings. The principal building provides dining and drinking facilities and falls within the A4 (drinking establishments) Use Class. To the south west of the public house is a part two storey/part single storey accommodation building which provides 10 bedrooms for guests. Planning permission and LBC were granted for the erection of the aforementioned building in 2004.

Planning permission was also granted in 1995 for the erection of a two storey 32 bed motel building (CD.6503/E) on the paddock area to the south of the public house. The approved building had a roughly L-shaped footprint. The longest wing of the building measured approximately 35.5m long by 8.5m high. The external walls of the approved building were to be finished in a roughcast render. The permission was never implemented with the result that the permission has now lapsed.

The applicant is seeking permission to erect new two storey accommodation buildings in the existing car park to the west/north west of the public house. It is also proposed to erect a new dining pavilion building to the rear (north) of the public house. A new greenhouse is also proposed along the north western side elevation of the principal building. New plant and machinery will be installed in an existing single storey outbuilding lying to the front of the public house.

The applicant initially sought to provide 33 new guest bedrooms on the site. However, following discussions with Officers the number of rooms has been reduced to 28. The proposed accommodation will be located around the western, northern and southern boundaries of the existing car park. The principal accommodation building will extend along the site's western boundary. The western elevation will measure approximately 45m long by 7m deep by 6.5m high. The northern end of the western accommodation building will also extend eastwards alongside the northern boundary of the site. The northern roadside elevation will measure approximately 21m long by 7m deep by approximately 6.2m high. The western and northern ranges will house 24 bedrooms.

In the southern part of the existing car park it is proposed to erect a further two storey building which will house 4 bedrooms. The proposed building will measure approximately 10m wide by 7m deep by 6.5m high. As this building is detached LBC is not required for its erection.

The three accommodation blocks will face onto a new central courtyard area. Each bedroom will open onto the courtyard. The first floor bedrooms in the southern and western accommodation blocks will be provided with timber framed balconies which will overlook the courtyard. The first

floor accommodation in the aforementioned buildings will be accessed by external timber walkways which will run along the rear of the western and southern buildings.

The external walls of the southern and western accommodation blocks will be finished in a mix of natural stone and timber cladding. Natural stone will primarily be used at ground floor level with upper floors clad in timber. The roofs of the buildings will be covered in a corrugated metal. A mesh will be added to the front of the accommodation blocks which will be planted with a variety of flora. The applicant is seeking to create a wall of greenery around the courtyard.

The northern roadside accommodation building will be more traditional in form and will have external walls constructed of natural stone and a stone tiled roof. Two flat roof dormer windows will lie on the southern roof slope facing onto the proposed courtyard.

To the rear of the existing public house it is proposed to erect a new dining pavilion building. The proposed building will measure approximately 16.7m long by 10.7m wide by 5.9m high. The main ridgeline of the proposed building will run in a north south direction with its gable end facing onto the lane to the north of the site. The external walls of the proposed building will be a mix of natural stone and glazing. The roof will be covered with a corrugated metal.

A timber framed greenhouse measuring approximately 6m by 4m by 3.2m high is proposed in the new courtyard adjacent to the north western gable end of the public house.

In addition to the above new buildings, the applicant is also seeking to create a new car park in the paddock area to the south of the public house. A total of 56 car parking spaces will be provided in the new car park. The existing premises provides approximately 25 spaces. The car park will be surfaced in gravel. Vehicular access will be via new entrance located in the southern boundary of the site. It will open onto the lane that links the A429 to the village of Calmsden approximately 2.3km to the south west.

The existing access to the rear of the public house will be retained primarily for service/delivery vehicles.

The applicant states that the proposed development will generate 18 full time and 18 part time employees.

The applicant presently operates three wedding venues with the vicinity of the application site. The three venues are Cripps Barn which is located on Fosse Cross Lane approximately 2.7km by road to the south east of the application site; Gore Barn which is located on the Calmsden lane approximately 1.3km to the south west of the proposed development and Stone Barn, Aldsworth which is located approximately 14km to the east of the site. The accommodation proposed as part of this application is intended to serve both the Hare and Hounds public house and the three aforementioned venues. Wedding guests will be able to stay at the Hare and Hounds site prior to attending weddings held at Cripps Barn, Gore Barn or Stone Barn. The accommodation will also be open to visitors to the area who are not attending any of the wedding venues.

The proposed dining pavilion is intended to serve guests staying at the Hare and Hounds site as well as providing additional dining space for non-residents wishing to dine at the public house (eg for Sunday lunch). The kitchen facilities at the Hare and Hounds are not intended to be used to provide catering facilities for the wedding venue locations. The wedding venues are self-sufficient in terms of the catering provided at those locations.

(a) Impact on Special Architectural and Historic Interest of a Listed Building

The Hare and Hounds is a Grade II Listed Building. The Listing description is;

CHEDWORTH A429 SP 00 NE (west side) 7/40 Hare and Hounds II Inn. Mid C18 and C19. Coursed squared and dressed limestone; stone slate roof; stumps of ashlar stacks repaired in brick. Rectangular plan to C18 range; later extension at right angles obscuring the central bay of

the south front; further extensions to both gable ends; long lean-to extension to rear; stable block at right angles at the south-west corner of the main body. Main body two-storeys. Formerly 3-windowed facade to the C18 range (now partly obscured); 2-windowed C19 extension to the right; single-bay extension to the left. Two and 3-light double-chamfered stone-mullioned casements to the C18 range, one with a stopped hood, one with the remains of a hood. One 2 and one 3-light casement to the first floor of the right-hand extension. C20 plank door with fillets to a gabled C20 porch. Two sash-windows to the gable end facing the main road. Plank door and pitching door to extension to the left gable end. Gable-end stacks to the C18 range. Some slates off roof of stable block at time of resurvey (September 1986). Interior not inspected.

Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 states that when considering whether to grant listed building consent for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Considerable weight and importance must be given to the aforementioned legislation.

Paragraph 131 of the NPPF states 'in determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;' and 'the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.'

Paragraph 132 states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

Paragraph 134 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Paragraph 009 of the Planning Practice Guidance (PPG) states that 'heritage assets may be affected by direct physical change or by change in their setting.'

Paragraph 013 of the PPG states 'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.'

The principal listed building dates from the mid-18th Century and sits side onto the A429. Its front elevation faces to the south. The building is two storey in height (approx. 7.5m) and has a catslide roof to its rear. Detached stone outbuildings lie to its front and rear. The front building is single storey in height and has stone walls and a green corrugated metal roof. It is used for storage. The rear outbuilding has external stone walls and a stone tiled roof. It is used as ancillary accommodation. The aforementioned buildings are historic and are considered to be curtilage listed. In addition to the historic buildings an L-shaped extension lies to the west/south west of the principal building. The extension was granted permission in 2004 and has natural stone walls and an artificial stone roof.

The existing buildings reflect vernacular Cotswold building forms. The Conservation Officer states that 'The significance of the listed building lies in its age and vernacular form and appearance (despite recent extensions), its isolated nature as a coaching inn within the rural street-scene and the historic associations with its location and purpose as a staging post along the Fosse. The site itself is sensitive in that it represents a prominent location at a historic junction on the Fosse. The Fosse is the ancient Roman route running up through the Cotswolds and as a way of experiencing the distinctiveness of the Cotswolds it is considered important to preserve the

prevailing character of the road. The character of the road is generally rural in nature giving way to sudden but subtle approaches to the historic settlements it passes through along the way. The Hare and Hounds is characterised as an isolated historic building with outbuildings within an isolated rural setting. The only major modern visual influence is the extension to the South-West'.

The proposed buildings will be located on an existing car parking area to the rear of the listed building. The height of the proposed two storey accommodation buildings will be approximately 1m lower than the principal building and approximately the same height as the bedroom extension allowed in 2004. The proposed buildings will extend around the periphery of the car park to create a courtyard style of development. The layout, arrangement and linear form of the proposed buildings are reflective of a traditional group of rural outbuildings. Ranges of outbuilding set around a yard are often seen in both agricultural and commercial developments across the District.

In terms of design the applicant has sought to reduce the mass and scale of the proposed accommodation buildings by introducing timber cladding at first floor level as well as timber framework/balconies and metal roofs. A metal roof is also proposed for the new dining pavilion which will lie adjacent to the northern boundary of the site. Metal roofing is currently evident in the curtilage listed building located to the front (south) of the Hare and Hounds public house. The aforementioned outbuilding presently has a corrugated metal roof. The use of metal does not therefore appear as an alien or incongruous material within the site. The use of timber will also lighten the appearance of the proposed buildings thereby helping to give them a more subsidiary character and appearance. Timber and metal are materials commonly seen in both rural outbuildings and in functional rural commercial and agricultural buildings. In combination with the use of natural stone, it is considered that the selected materials will give interest to the scheme and help to reduce its overall mass and scale. The size, scale and proportions of the proposed buildings are considered to reflect those of the existing buildings on the site.

The applicant is also seeking to introduce planting across the frontages of the proposed accommodation building. It is intended to provide the buildings with a green façade which will link into planting within the courtyard area. Once established the new planting would soften the appearance of the proposed buildings. The applicant has provided a planting scheme for the exterior of the proposed buildings. Officers consider that this could create an attractive addition to the site which could represent an enhancement when compared to the existing car park. Notwithstanding this, Officers are also aware that the introduction of the planting will require long term management if it is to be successful. Officers also acknowledge that without proper maintenance the proposed planting may not appear as successful as shown in the applicant's illustrations. As a consequence, Officers have assessed the proposal on how it could appear without the landscaping in addition to how it would appear with the new planting in place. In this regard, the principal elevations of the new accommodation blocks will primarily face onto the proposed courtyard area. The proposed development will principally look inwards into the site rather than out towards the surrounding landscape. The windows/timber walkway in the western elevation will also face directly into a line of Leylandii trees rather than out across open countryside. In visual terms, the more contemporary elements of the proposal will therefore be relatively well contained within the site. The more prominent northern roadside elevation will have a more traditional form and appearance which will ensure that the development will respect the character of existing development in the locality. On balance, it is considered that the relatively functional design approach proposed by the applicant is well considered and has been designed in a manner that responds sympathetically to the character and appearance of the site and the listed building.

When viewed from the roads to the east and south of the site, the proposed building will largely be screened by existing development. The proposed buildings will not interrupt or obstruct views of the listed buildings from the aforementioned locations. The principal public view of the listed building from the A429 to the east will remain largely unaffected. The historic roadside setting of the Hare and Hounds will therefore be retained. It is noted that the proposed scheme will introduce a new car parking area into the paddock to the south of the public house. The paddock area is reasonably well screened by existing boundary vegetation. The applicant is also proposing

to leave a landscape buffer zone along the eastern edge of the site and introduce new landscaping planting along the eastern and southern boundaries thereby reducing the visual impact of the parking area on the setting of the listed building. The proposed parking area is also considered to have far less of an impact on the setting of the listed building than the motel building approved in 1995 (see attached). The aforementioned motel development was considered not to have an adverse impact on the setting of the heritage asset.

The main impact on the setting of the designated heritage asset will therefore primarily be from the lane to the north. At present, views are available from the lane of the car park and rear of the public house. Whilst the views are partly screened by existing vegetation, there is still a degree of visual connectivity between the rear of the public house and the lane. The proposed scheme will introduce single and two storey development alongside the lane. The proposed development will therefore cut off views across the car park to the rear of the listed building. Following discussions with Officers, the applicant has amended the design of the extension lying alongside the northern lane. A two storey accommodation building with a mono-pitched roof has been replaced with a more traditionally proportioned natural stone range with lower eaves. The roof of the proposed dining pavilion has also been reduced and broken up. The roof now has a broken pitch similar to the roof to the rear of the Hare and Hounds rather than the shallower pitch and wider gable originally proposed. It is considered that the size, scale and proportions of the proposed northern elevation are commensurate with other buildings on the site and are reflective of traditional outbuildings. It is also not uncommon to see the flank walls of outbuildings running alongside rural lanes. In this respect, it is considered that the proposed development would not appear as an incongruous or inappropriate form of development.

With regard to the setting of the listed building from the north, the introduction of the roadside development will screen views of the principal building. However, these views currently extend across a car park and place the building in context with modern extensions and alterations. The setting of the listed building from the lane to the north has therefore been somewhat compromised. Moreover, the proposed scheme will retain a gap of approximately 15m between the eastern end of the proposed development and the existing outbuilding located adjacent to the north east boundary of the site. A view through to the rear of the public house will therefore be retained. Whilst the proposal will obstruct some views of the principal listed building from the lane to the north it is considered that the impact on the overall setting of the heritage asset will be limited.

The Conservation Officer states;

'The scale and mass of development within the car park area exceeds the core mass of the listed public house. This will have a limited negative impact upon the setting of the building and constitutes less than substantial harm. The listed building has a non-domestic character therefore a degree of expansion can be accommodated without detriment to the setting or significance of the building. The harm in this case is restricted to the experience of the setting from within the current car park area. It is not considered that the harm to the setting would extend to views of the listed building from the Fosse or the lane to the east. This is because the proposed dining pavilion and the buildings flanking the lane are of a scale, form, design and materials that are sympathetic to the character of the listed building and would create a visual screen to the full extent of the development. As such it is anticipated that the minimal harm resulting from this aspect of the proposal would likely (in the final analysis) be outweighed by public benefits arising from the proposal including encouraging future viability of the listed building and would likely meet the test set out in paragraph 134 of the NPPF.'

The Conservation Officer's assessment that the proposal will have 'minimal harm' on the listed building means that the proposal must be considered against the guidance in paragraph 134 of the NPPF. Minimal harm would constitute less than substantial harm for the purposes of the aforementioned paragraph. In such circumstances the Council must weigh the harm caused against the public benefits of the proposal, which can include securing the optimum viable use of the heritage asset. In this particular instance, the Hare and Hounds is a historic public house. Its use as a public house is a significant part of its historic significance. The current proposal will

assist the long term viability of the heritage asset and allow the building retain its historic use. The proposed development will also provide additional income for the premises and provide additional employment. The additional revenue generated by the proposed development will also assist the local economy. It is considered that the proposal will have public benefits that weigh heavily in favour of supporting the introduction of new development onto the site. When compared to the minimal harm caused to the significance of the listed building it is considered that the public benefits of the proposal can outweigh the less than substantial harm caused by the proposed development and as such the proposal does not conflict with Paragraph 134 of the NPPF.

9. Conclusion:

Overall, it is considered that the containment of new build development within the car park will significantly reduce the overall impact of development on the setting of the designated heritage asset. Whilst the proposal is considered to have less than substantial harm on the listed building it is also considered that the proposal will have a number of public benefits that outweigh the harm and that will help to secure the long term viability of the building as a public house. On this basis it is considered that the proposal is acceptable having regard to Section 16(2) of the 1990 Act and Section 12 of the NPPF.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be carried out in accordance with the following drawing number(s): P/001 A, P/002 A, P/003 A, P/006 A, P/100, P/101, P/110 E, P/2111 A, P/212 A, P/213 B, P/600, P/700, P/701, P/702, P/710 C, P/711 A, P/712 A, P/713 A, P/714 B, P/715, P/718 A, P/719 A, 278.17.D.001 E, 278.17.PP01 D

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used and shall be permanently retained as such thereafter.

Reason: To ensure that the development will be constructed of materials that are appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar has been erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in the light of advice within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure that the window and door frames are suitably recessed in a manner appropriate to the design of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. Traditionally door and window frames in the locality are recessed, so creating building elevations with a character and texture which respect the building.

No bargeboards, exposed rafter feet or eaves fascias shall be used in the proposed development.

Reason: It is important that the detail of the design protects the special architectural and historic interest of the building which is listed in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

The timber boarding and timber posts shall be left to weather and silver naturally and shall be permanently retained as such thereafter unless an alternative finish is first agreed in writing by the Local Planning Authority.

Reason: Traditionally timber was often untreated and this method is considered to be the most appropriate in order to preserve the special architectural or historic interest which the listed building possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The natural silvering of oak can be a traditional feature in the Cotswolds.

No windows, external doors, glazed screens, rooflights, dormer windows and wind catchers shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:10 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure that the design of the aforementioned details are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. There are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.

The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight is located and shall be permanently retained as such thereafter.

Reason: To safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Within one month of their installation, windows and external doors shall be finished in their entirety in a colour that has first been approved in writing by the Local Planning Authority and they shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the finish is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which is possessed in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Within one month of its installation the flue hereby approved shall be finished in its entirety in a matt black or matt dark grey finish and it shall thereafter be permanently retained in the approved colour.

Reason: To ensure that the finish is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which is possessed in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.