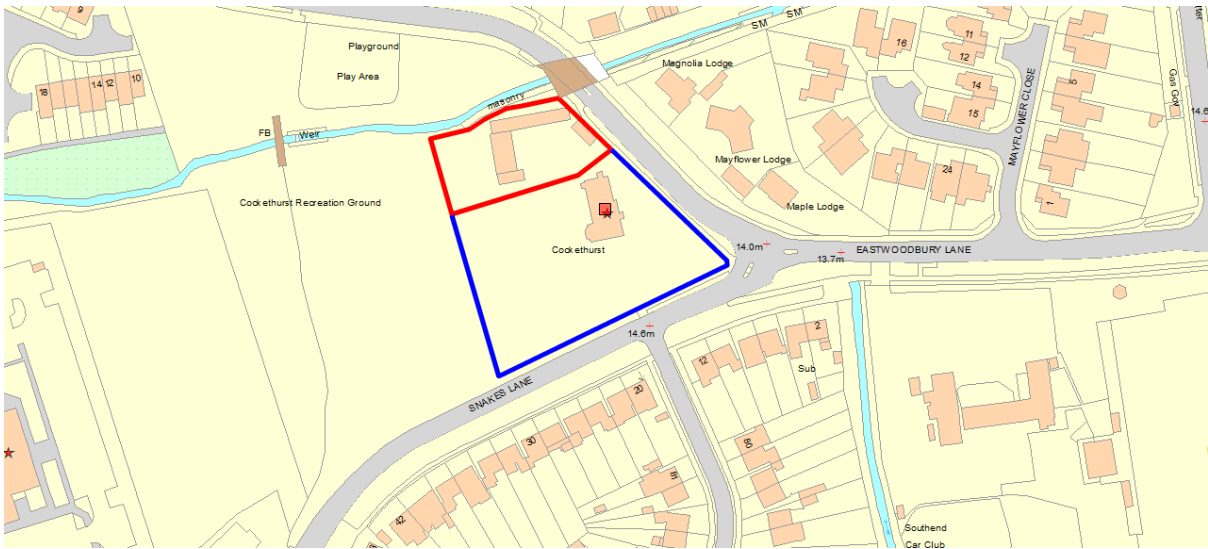


Reference:	1. 20/00320/FUL 2. 20/00321/LBC	
Application Type:	Full Application	
Ward:	St Laurence	
Proposal:	1. Convert existing farm buildings into 2 dwelling houses 2. Convert existing farm buildings into 2 dwelling houses (Listed Building Consent)	
Address:	Cockethurst, Eastwoodbury Lane, Southend-On-Sea	
Applicant:	Mr David Dedman	
Agent:	Mr Steven Kearney of SKArchitects	
Consultation Expiry:	19th March 2020	
Expiry Date:	14 th September 2020	
Case Officer:	Abbie Greenwood	
Plan Nos:	504_P300F, 504_P301F, 504_P302F, 504_P303F, 504_P304F, 504_P305F, 504_P306F, 504_P307F, 504-P309F, 504_P308F, 504_P310F, 504_P311F, 10186-01, 10186-02, 10186-03, 10186-04, Planning, Design and Access Statement by SKArchitects, Gazetteer of Historic Features by SKArchitects reference 504A, Heritage Statement by Martin O'Rourke dated Feb 2020, Historic Building Survey by BJHC, Structural Survey by Crucis Designs reference 18028, Flood Risk Assessment by SLR reference 402.08714.00004, Cockethurst Drainage Technical Note by SLR reference 402.08714.00004, Arboricultural Impact Assessment by Owen Allpress reference 1921, Exceptions Test by SKArchitects reference 504-05-18, Email from agent dated 30.07.20 regarding doors, raised beams and hay racks	
Recommendation:	<p>Members are recommended to</p> <ol style="list-style-type: none"> 1. GRANT PLANNING PERMISSION 2. GRANT LISTED BUILDING CONSENT 	



1 Site and Surroundings

- 1.1 Cockethurst Farm is a grade II listed building situated at the junction of Snakes Lane and Whitehouse Road. It is a substantial and handsome farm house of red brick with old clay plain tiles roofs. The timber framed core dates to the sixteenth century and the prominent Flemish gables and brick elevations are of the seventeenth century. The property no longer operates as a farm but the outbuildings to the north west of the house, which include the former stables, cart shelter, cattle shed/dairy/poultry house, tack room and coach house serve as a reminder to its farming origins. The farmhouse and outbuildings are set in large grounds surrounded by mature trees and this has maintained a rural like setting for the buildings. The mature trees on the southern boundary are covered by TPO 5/87.
- 1.2 The Historic England Listing Description reads as follows
- 'A C16-C17 red brick house with Dutch gables at the north and south ends. A wing extends to the west at the south end. Two storeys and attics. Four window range on the east front, double hung sashes with glazing bars, in plan reveals. A central brick porch has a Dutch gable. Roof tiled, mansard, with three gabled dormer windows and a chimney stack with grouped rectangular shafts. This house was the home of Samuel Vassal in the early C17 and remained in the family until the death of Asser Vassal the last of the line (1808).'*
- 1.3 The outbuildings are simple single storey farm buildings arranged in a U shape around a central courtyard which is enclosed on its southern side by the main farmhouse. There is a large willow tree in the centre of the courtyard which acts as a focal point for the space. The outbuildings are currently in use to provide car parking, workshop and storage areas for the main house.
- 1.4 The outbuildings date from between 1820 and 1922, evolving over time to suit the

changing needs of the farm. The buildings are timber framed with a mixture of weatherboarded and brick walls, pantile and corrugated metal roofs. Although various alterations and repairs have been made to the buildings over the years a significant amount of the original materials and features still remain including waney edged weatherboarding, original doors, internal timber framed partitions and farming fixtures and fittings including stalls, an iron hayrack, harness trees and rings and a fireplace. The condition of the buildings varies. Some areas are in need of structural repairs, some would benefit from general maintenance and some are in good condition.

- 1.5 The buildings are part of the immediate setting of the farmhouse and provide positive and historically significant companions for this listed building. The Heritage Statement submitted with the application describes them as '*vital to*' and a '*key component of the farmstead nature of the site*' and this is readily apparent on site.
- 1.6 The wider area around the listed buildings is now substantially built up and is predominantly medium density residential development. Adjacent to the site to the east and north are recreation grounds, the northern area of which is separated from the site by Eastwood Brook a tributary of the River Roach. These open areas also contribute to the open setting of the listed buildings.
- 1.7 The application site has no specific allocation on the Development Management Document's Proposals Map. The site is located directly to the south of Eastwood Brook. The Environment Agency Flood maps show it so be part within Flood Zone 3a and part within Flood zone 2.

2 The Proposal

- 2.1 The proposal seeks to convert the outbuildings into two 2 bed 4 person dwellings, one within the former dairy with ancillary storage in the coach house and one within the former stables building including an infill extension within part of the cart bay. Each of the dwellings would have 1 dedicated car parking space within the site. Additional parking is also possible within the courtyard area. Each dwelling will also have its own amenity area to the west of the buildings.
- 2.2 The proposed infill extension within the cart bay measures 5.6m x 8.7m. This will be clad with black stained weatherboarding to match the existing buildings.
- 2.3 The proposal follows a previous refusal reference 18/02007/FUL and 18/02008/LBC which sought to convert existing farm buildings into 6 dwellinghouses and layout associated amenity space. The planning application was refused for the following reasons.

01 The proposed development is located part within a high risk Flood Risk Zone (Flood Zone 3a) and insufficient information has been submitted in terms of the sequential and exceptions test to demonstrate that there are not more suitable sites for this level of residential development elsewhere in the area and that the development will be safe for future occupiers over its lifetime. The development is therefore unacceptable and contrary to the National Planning Policy Framework (2019), and Policies KP1 and KP2 of the Core Strategy (2007).

02 The proposal has failed to demonstrate that the conversion of the outbuildings to 6

residential units and associated internal and external works to the site can be achieved without materially harming the special character and significance of the listed buildings and their unique setting. In particular the proposals will have a significant detrimental impact on the character of the outbuildings and Cockethurst Farmhouse itself due to the intensity of proposed use, scale and unsympathetic nature of the development and subdivision of the site. The lack of regard for the relationship between the outbuildings and the farmhouse would have a detrimental impact on the listed buildings and the harm identified is not outweighed by any public benefits. The proposed scheme is therefore contrary to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) Policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

03 The proposal has failed to demonstrate that the works proposed can be carried out without materially harming or totally transforming the outbuildings and it appears unlikely that the buildings can be converted to modern standards without serious damage to these designated heritage assets for this number of units without an unsympathetic domestic appearance being established. This harm is unacceptable and not outweighed by any public benefits. The proposed scheme is therefore contrary to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) Policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

04 The proposed conversion of the outbuildings, by reason of the inadequate size of the Coach House, Dairy 1 and Dairy 2, the limited outlook to the Coach House, and poor quality of the amenity space to Coach House, Dairy 1 and Dairy 2 would result in an inadequate quality living environment, to the detriment of the amenities of the future occupiers of the proposed dwellings. This is unacceptable and contrary to National Planning Policy Framework (2019), policies KP2 and CP4 of the Core Strategy (2007), policies DM1, DM3 and DM8 of the Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).

2.4 And the listed building application was refused for the following reasons:

01 The proposal has failed to demonstrate that the conversion of the outbuildings to 6 residential units and associated internal and external works to the site can be achieved without materially harming the special character and significance of the listed buildings and their unique setting. In particular the proposals will have a significant detrimental impact on the character of the outbuildings and Cockethurst Farmhouse itself due to the intensity of proposed use, scale and unsympathetic nature of the development and subdivision of the site. The lack of regard for the relationship between the outbuildings and the farmhouse would have a detrimental impact on the listed buildings and the harm identified is not outweighed by any public benefits. The proposed scheme is therefore contrary to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) Policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

02 The proposal has failed to demonstrate that the works proposed can be carried out

without materially harming or totally transforming the outbuildings and it appears unlikely that the buildings can be converted to modern standards without serious damage to these designated heritage assets for this number of units without an unsympathetic domestic appearance being established. This harm is unacceptable and not outweighed by any public benefits. The proposed scheme is therefore contrary to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) Policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

- 2.5 In order to seek to address these reasons for refusal the proposal has been reduced from 6 to 2 units. The design changes are discussed in detail below.

3 Relevant Planning History

- 3.1 18/02007/FUL and 18/02008/LBC - Convert existing farm buildings into 6 dwellinghouses and layout associated amenity space (Listed Building Consent) – refused
- 3.2 97/0166 - Convert outbuildings to nursery and revert house to private accommodation – granted but not implemented
- 3.3 92/0402 and 92/0403 – Convert outbuildings into 4 residential units – refused and dismissed on appeal
- 3.4 00/00809/FUL- Erect detached dwellinghouse and garage on site of former car park (south west corner of wider site)– refused and dismissed at appeal
- 3.5 88/0475 - Demolish parts of outbuildings re-roof outbuilding carry out internal alterations install rooflights and erect 1.8 metres high fence to snakes lane boundary all in connection with use of hotel as dwellinghouse – granted
- 3.6 87/1481 - Use part of curtilage of listed building as extension of adjoining cockethurst park – granted
- 3.7 87/1398 - Use hotel as offices (class b1(a)) with ancillary residential accommodation – granted
- 3.8 87/1397 - Use hotel as offices (class b1(a)) with ancillary residential accommodation – granted
- 3.9 86/0767 - Demolish outbuildings and lay out land as public open space – granted
- 3.10 85/0805 - Demolish outbuilding change of use of farmhouse from hotel to wardens accommodation and ancillary facilities erect 34 old persons flats in single and two storey blocks alter vehicular access to Whitehouse road and lay out 13 parking spaces – refused.

4 Representation Summary

Public Consultation

- 4.1 19 neighbouring properties were consulted, a press notice published and a site notice displayed. No letters of representation have been received.

Historic England

- 4.2 On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

Environment Agency

- 4.3 The installation of safe refuges within the dwellings means that there is no longer an objection to this proposal providing it has taken into account the flood risk considerations including the need for a sequential and exceptions test and adequate flood proofing measures.

Highways Team

- 4.4 No objections.

Environmental Health

- 4.5 No objection subject to conditions relating to
- A noise impact assessment to assess potential noise from Southend Airport
 - Construction Management Plan
 - Refuse and recycling provision
 - Hours of construction
 - Land contamination - Site Remediation Scheme
 - Land Contamination - Remediation Implementation and Verification

Parks (Trees)

- 4.6 The Arboricultural Impact Assessment and method statement address the relevant points. The ash tree recommended for removal is a moderate specimen and probably a self-set. It does have some visual amenity but it is a large growing species in close proximity to the building. There is no objection to its removal.

If the building footprints remain unaltered the impact on the retained trees should be minimal. The works should proceed, and the retained trees should be protected in line with the arboricultural method statement produced by Owen Allpress dated 16-02-20.

Parks (Ecology and Landscape)

- 4.7 We require that a bat survey be included as part of the application due to the fact that bats are known to use crevices and roof-voids in barns and other farm buildings and are legally protected species. We request a condition requiring an ecological survey including bats provided and agreed before development commences.

Drainage Engineer

- 4.8 No objections subject to conditions

Committee Call In

- 4.9 The application was called to committee by Councillor Flewitt and Councillor Cowan.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (NPPF) (2019)
- 5.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), CP8 (Dwelling Provision)
- 5.3 Development Management Document (2015) Policies DM1 (Design Quality), DM3 (The Efficient and effective use of land), DM5 (Southend's Historic Environment), DM8 (Residential Standards) and DM15 (Sustainable Transport Management)
- 5.4 Design & Townscape Guide (2009)
- 5.5 National Technical Housing Standards (2015)
- 5.5 CIL Charging Schedule (2015)

6 Planning Considerations

- 6.1 The main considerations in relation to this application are the principle of the development, flood risk, design and impact on the character and setting of the listed buildings, the historic barns and the wider area, living conditions for future occupiers, impact on neighbouring properties, any traffic and transport issues, sustainability and CIL and whether the proposal has overcome the previous reasons for refusal.

7 Appraisal

Principle of Development

- 7.1 The property is located within a residential area. Amongst other policies to support sustainable development, the NPPF requires LPAs to boost the supply of housing by delivering a wide choice of high quality homes. Policy CP8 identifies the need of 6,500 homes to be delivered within the whole Borough between 2001 and 2021.
- 7.2 In relation to development within a flood risk area policy KP1 states: *'Where the Environment Agency's Flood Zone Maps or other considerations, including the South Essex Strategic Flood Risk Assessment, indicate that a risk of flooding may remain, all development proposals shall be accompanied by a detailed flood risk assessment appropriate to the scale and nature of the development and the risk. Development will only be permitted where that assessment clearly demonstrates that it is appropriate in terms of its type, siting and the mitigation measures proposed, using appropriate and sustainable flood risk management options which safeguard the biodiversity importance of the foreshore and/or effective sustainable drainage measures.'*

7.3 Policy KP2 requires that *'all new development contributes to economic, social, physical and environmental regeneration in a sustainable way'*.

7.4 In relation to the efficient and effective use of land Policy DM3 states: *'The Council will seek to support development that is well designed and that seeks to optimise the use of land in a sustainable manner that responds positively to local context and does not lead to over-intensification, which would result in undue stress on local services, and infrastructure, including transport capacity.'*

Flood Risk

7.5 The Environment Agency (EA) flood maps show that the site is part located within Flood Zone 3a, the high risk zone and part within Flood Zone 2.

7.6 The previous application was refused because insufficient information was submitted to demonstrate that the development would be safe for its lifetime. In order to address this an amended Flood Risk Assessment (FRA) and Technical Note have been submitted. The key aspects of the FRA are as follows:

- The site is mainly within the flood extent for a 1% (1 in 100) annual probability event, including an allowance for climate change.
- The site does not benefit from the presence of defences.
- Finished ground floor levels of the dwellings are proposed to be raised to 14.90m AOD. This is above the 1% (1 in 100) annual probability flood level including a 35% allowance for climate change of 14.64m AOD and therefore will be dry of flooding in this event.
- The site levels are a minimum of 14.38m AOD and therefore flood depths on site could be up to 0.26m in the 1% (1 in 100) annual probability flood event including a 35% allowance for climate change. Therefore, assuming a velocity of 0.5m/s, the flood hazard is a danger for most including the general public in the 1% (1 in 100) annual probability flood event including climate change.
- This proposal does have a safe means of access in the event of flooding from the buildings to an area wholly outside the floodplain up to a 1% (1 in 100) annual probability including climate change flood event. A Flood Evacuation Plan has been proposed.
- The Environment Agency has confirmed that the 1:1000 flood risk level for the site is 15.32m AOD. A safe refuge area has been provided in one bedroom of each dwelling which will be set at 15.50m AOD. This is above the 0.1% (1 in 1000) annual probability flood event including allowance for climate change. These rooms will be equipped with an emergency flood kit.
- Temporary floodgate barriers are also proposed which can be installed in all the doorways in the event of a flood.
- Flood resilience/resistance measures have been proposed including the use of limecrete for the floors and lime plaster for the walls and raised electrical circuits.
- Compensatory flood water storage is not required but has been provided to the south of the site as part of the surface water drainage strategy.

- 7.7 A Sequential Test and an Exceptions Test have also been submitted for the development. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. In relation to the Sequential Test the FRA comments that *'as this is a redevelopment of outbuildings associated with the Cockethurst property, there is no scope to consider development elsewhere.'* This argument is noted however it does not consider that the building could be used for other purposes.
- 7.8 The purpose of the Exceptions Test is to ensure that the development would provide wider sustainability benefits to the community that outweigh the flood risk and that the development will be safe for its lifetime taking into account the vulnerability of its users without increasing flood risk elsewhere. The submitted Exceptions Test comments that the proposal will secure the long term future of these vulnerable historic buildings for the benefit of the wider community and that they will be sensitively adapted using sustainable materials to ensure that they are flood resilient and the occupants have a safe refuge in the event of a flooding incident.
- 7.9 The Environment Agency has reviewed the FRA and amended plans and now considers the proposal to be acceptable in terms of flood risk. In particular the inclusion of a safe refuge which is raised above the 1 in 1000 plus climate change allowance is a material change over the previously refused scheme and this has addressed the concerns previously raised in regard to the safety of occupants during a flooding event.
- 7.10 Whilst the argument that these building could still be adapted for other uses which would be less vulnerable in terms of flooding, it is considered that, on balance, the amendments made to make the scheme safer and more resilient to flooding have overcome previous concerns in relation to the safety of occupants and flood risk and the Environment Agency has now removed their objection to the proposal in these grounds. It is therefore considered that the proposal has, on balance, satisfactorily overcome this previous reason for refusal. The principle of the proposal is acceptable and the proposal is policy compliant in this regard subject to the detailed considerations set out below.

Design and Impact on the character and significance of the listed buildings and wider area

- 7.11 In determining this application the Council has a statutory duty under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 7.12 Paragraphs 194 and 196 of the NPPF states that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'* And *'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, where appropriate, securing its optimum viable use.'*
- 7.13 Paragraph 124 of the NPPF states *'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations and how these will be tested, is essential for achieving this.'*

- 7.14 Policy KP2 advocates the need for all new development to *'respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design'*. Policy CP4 states *'development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend by maintaining and enhancing the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development.'*
- 7.15 Policy DM1 advocates the need for good quality design that contributes positively to the creation of successful places. All developments should respect the character of the site, its local context and surroundings in terms of its architectural approach, height, scale, form and proportions.
- 7.16 In relation to development affecting a listed building Policy DM5 states: *'Development proposals that result in the total loss of or substantial harm to the significance of a designated heritage asset, including listed buildings and buildings within conservation areas, will be resisted, unless there is clear and convincing justification that outweighs the harm or loss. Development proposals that are demonstrated to result in less than substantial harm to a designated heritage asset will be weighed against the impact on the significance of the asset and the public benefits of the proposal, and will be resisted where there is no clear and convincing justification for this.'*
- 7.17 Cockethurst Farm is a grade II listed farmhouse which dates from the late C16, early C17. It is an attractive and imposing red brick farmhouse with distinctive Dutch gables and tall decorative chimneys. This application concerns the farm outbuildings including the former dairy, stables, cart shed and coach house. These date mainly date from the C19 and are located directly adjacent to the listed farmhouse arranged around a central courtyard. The outbuildings are not specifically mentioned in the listing description, however they were constructed before 1 July 1948 when listing was introduced, are clearly within the curtilage of the main farmhouse, are intrinsically linked to its use and were in the same ownership as the farmhouse when it was listed in 1951. They are therefore considered to be curtilage listed and listed building consent is required for their alteration. This is the same conclusion as reached by the planning inspector in 1993 when determining an appeal was lodged against the refusal of planning permission and listed building consent to convert the same outbuildings to 4 dwellings (reference App/K1555/A/92/809436/P4). The impact of the proposal must therefore be assessed both in respect of the setting of the main farmhouse and also in respect of the historic character of the outbuildings themselves.
- 7.18 The significance of the outbuildings can be summarised as follows:
- Examples of early-late C19 farm outbuildings
 - Simple and unpretentious designs which complement and form an intimate relationship with the main farmhouse and are historically significant companions
 - Various surviving historic fabric showcasing development of farm over time
 - The grouping of the house and outbuildings and the large garden area represents a composite unit and are of an arrangement and scale which still enables the once rural character of the farm to be appreciated - this is considered to be rare in an urban location.

- 7.19 Therefore, whilst the outbuildings do have historic interest in their own right, a key component of their heritage significance resides in their interrelationship with the main farm house including providing a historically important setting for this key listed building.
- 7.20 The proposal seeks to subdivide the site into separate ownerships and convert the existing outbuildings into 2 dwellings.

Background to the Proposal

- 7.21 The previously refused applications in 2018 sought to convert the outbuildings into 6 dwellings. These applications were refused because:

- The proposal failed to demonstrate that the associated internal and external works could be achieved without materially harming the special character and significance of the listed buildings and their unique setting. In particular the proposals were considered to have a significant and detrimental impact on the character of the outbuildings and Cockethurst Farmhouse itself due to the intensity of proposed use, scale and unsympathetic nature of the development and subdivision of the site.
- The lack of regard for the relationship between the outbuildings and the farmhouse would have a detrimental impact on the listed buildings was also a significant issue.
- The proposal also failed to demonstrate that the works proposed can be carried out without materially harming or totally transforming the outbuildings and it appears unlikely that the buildings can be converted to modern standards without serious damage to these designated heritage assets for this number of units without an unsympathetic domestic appearance being established.

- 7.22 It is therefore necessary to determine whether these concerns have been overcome in the current proposal.

- 7.23 Also of relevance is a proposal from 1992 which sought to convert the dairy building and stables to 4 dwellings, maintaining the cart shed and coach house as existing storage buildings. The 1992 applications were refused for the following reasons:

01 The proposals will have a severely detrimental impact on the character of the outbuildings and Cockethurst Farmhouse itself because the intensity of use, scale and unsympathetic nature of the development and the lack of regard for the relationship between the outbuildings and the farmhouse would have a detrimental impact on the listed buildings.

02 The drawings accompanying the application do not indicate that the works proposed can be carried out without destroying or totally transforming the outbuildings and it appears unlikely that the building can be converted to modern standards without serious damage and for this number of units without an unsympathetic domestic appearance being established.

- 7.24 The 1992 proposals were also dismissed at appeal. The key comments by the appeal inspector can be summarised as:

5. While the open cart store to the west would remain largely unaltered, the proposed conversion to provide 4 self-contained dwellings in the former stables building would require substantial alterations, not only to the internal fabric of the buildings but also, and in my view, more importantly to the external appearance.

The insertion of casement windows and French doors together with the incorporating of porches and other domestic paraphernalia would clearly alter the character and appearance of these traditional outbuildings

6. The buildings are capable of being restored for use in conjunction with the main house, and clearly, having regard to the historical associations, this would be the most appropriate use.

6. Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be made to the desirability of preserving the listed building or its setting. The materials characteristics of the outbuildings are still intact and their traditional link with the farmhouse form a relatively rare example of a unified group in an urbanised location. This historic and architectural integrity would, in my opinion, be lost if this proposed change of use were to be allowed.

8. I am not satisfied that such a change could be undertaken without significant harm to the structure, fabric and appearance of these existing listed buildings.

7.25 It is noted that planning policy has changed since 1992 and the NPPF was updated in 2019 but the Act and NPPF are still valid and the essence of national and local heritage policies, which are seeking to protect the character and significance of listed buildings remains. It is noted that under the current NPPF where less than substantial harm is caused the application is required to demonstrate overriding public benefits to outweigh this.

7.26 In relation to the current proposal there are two key areas of the design and character which need to be considered: firstly the impact on the exterior including the setting of the listed buildings and their historic and visual relationship to the main farmhouse; secondly the design and detailed impact on the fabric of the outbuildings themselves.

Impact on exterior setting and relationship with main farmhouse

7.27 The historic and physical relationship between the outbuildings and the main farmhouse and their setting in a wider open area / large garden is a rare occurrence and key aspect of their combined significance.

7.28 In the 1992 applications a new boundary (unspecified) was formed between the outbuildings and the farmhouse and a more domestic exterior was proposed for the outbuildings including garden areas and a parking court. Significant concern was raised in regard to the splitting off of the outbuildings from the main farmhouse and the impact this would have on the setting of the listed buildings and the overall rural character of the group. This was found to be unacceptable by the Council and the appeal inspector.

7.29 In the 2018 proposal the outbuildings were split from the main farmhouse along the same general alignment as the 1992 applications. The submitted plans showed a continuous hedge boundary between the farmhouse and the courtyard with the outbuildings which would run the full extent of the site from the road to the rear boundary. This subdivided the site into two smaller plots. The area surrounding the outbuildings was also proposed to be further subdivided to the rear of the buildings to form individual gardens to the houses, including the provision of structures for cycle and refuse storage. The front courtyard was shown to be landscaped with small front garden areas. 5 parking spaces were proposed to the rear of the stables within a dedicated parking area with one additional space adjacent to the vehicular entrance.

- 7.30 The assessment of the 2018 applications raised concerns in regard to the visual subdivision of the site resulting in the farmhouse and the 'farmyard' losing their interconnectivity. The impact on the general openness and more rural character of the site as a result of the proposed subdivision of the exterior space, the associated 'domestic paraphernalia' including bin and bike stores and formal front gardens, and the proposed additional parking area were considered to be unacceptable.
- 7.31 In relation to this issue a consultation response from English Heritage to the 1992 applications stated *'If it is considered that a residential conversion is acceptable, then the density of four units becomes questionable as much on general planning grounds as on historic building and conservation grounds. The pressure for defining individual territory would be high. It is off to a good start with the little front gardens which would immediately detract from the character of the farm group.'*
- 7.32 In order to address these concerns the following amendments have been made within the current proposal:
- The evergreen hedge boundary treatment previously proposed between the existing farmhouse and the outbuildings has been omitted from the scheme meaning the existing arrangement between the farmhouse and farm outbuildings (former farm yard) remains unaltered.
 - The number of units has been reduced from 6 to 2 thereby reducing the divisions of the external area significantly and the separate parking area has been omitted from the scheme.
 - The boundary between the main amenity areas for the two units to the west of the building has been amended from a boundary fence to a planted boundary which maintains the openness of the site.
 - The parking provision for the site is now proposed as 1 dedicated parking space to the side of the coach house (with additional storage within the coach house) and 1 dedicated parking space within the existing cart bay with space for visitor parking in the courtyard.
 - Sensitively designed refuse and cycle stores are now proposed within the coach house and cart bay out of sight from the courtyard area.
 - The infill extension has been reduced in size and designed with matching materials and minimal openings to maintain the agricultural character of the buildings.
 - Less internal subdivisions are proposed and the alterations to the exterior of the buildings have been reduced particularly on the elevations facing the courtyard, aside from the reduced extension, no new openings are proposed and the existing doors have been retained where possible to minimise the change in character of the building and impact on the setting of the main farmhouse.
- 7.33 The removal of the physical barrier between the main farmhouse and the outbuildings will maintain their visual and physical interconnectivity and this is an important and positive change over the previously refused scheme. The omission of the previously proposed divisions in the garden area to the rear has also helped to maintain the more rural open character of the site which is also important to the setting of the buildings.
- 7.34 The significant reduction in the numbers of dwellings has enabled the 'domestic paraphernalia' to be hidden away and the level of intervention of the exterior of the existing buildings to be significantly reduced and more of their existing agricultural character to be maintained and this is also a positive change compared to previous proposals.

The reduction in numbers will also reduce the need for parking at the site, enabling the previously proposed car parking area to be omitted and providing more suitable and discreet parking spaces for the proposed units.

- 7.35 Overall, whilst maintaining the outbuildings for their original purpose as ancillary uses and storage facilities for the farm would be optimal for the listed building and its setting and maintain the agricultural character of the site, the changes which have been made to the proposal over the previously refused scheme are all positive and as a whole the impact on to the setting of the main listed farmhouse is much reduced. The proposal has demonstrated that change of use to a minimal number of self-contained residential units will now have a more limited impact on the setting of the farmhouse in this respect.

Detailed design and impact on the historic fabric of the out buildings

- 7.36 The 2018 and 1992 applications were also judged to cause a significant and unacceptable impact to the character and fabric of the outbuildings including the internal and external historic fabric. In regard to the 2018 applications the level of subdivision of the internal spaces and the lack of information in regard to the impact on the historic features was a significant issue. In particular concerns were raised regarding

- The loss of all the existing characterful external doors.
- The number of new openings proposed particularly in the more public principal elevations facing the courtyard (16 new openings were proposed overall).
- Concern over loss of internal partitions which could have been retained in a less intensive conversion and the number of new partitions impacting on the historic layout.
- Loss of internal features relating to historical farming use such as harness trees and rings, hay rack and poem inscribed on wall which are an important part of the history of the buildings.
- Lack of information regarding proposed insulation.

- 7.37 In relation to the 1992 applications English Heritage commented that *'it is quite clear that this dense residential conversion would destroy or totally transform all but the cart shed.'*

- 7.38 In order to address these concerns the following amendments have been made:

- The number of new openings in the exterior of the buildings has been reduced from 16 to 8 with only 2 facing the courtyard and which are located within the proposed extension only, thereby preserving the existing elevations of the dairy, stables and coach house facing the main space.
- The level of subdivision within the buildings is significantly reduced - the number of new rooms proposed to form the dwellings has been reduced from 21 to 10 which is only 3 more than the existing arrangement and enabling more of the historic fabric and layout to be retained.
- The existing doors are now proposed to be retained and adapted where required using traditional ironmongery to adapt them to sliding barn style doors.
- The windows are still proposed to be replaced with new timber windows
- The historic farm features, including harness tree, tethering ring, hay brackets inscribed poem and internal weatherboarding are now proposed to be retained albeit generally in new locations which better suit the proposed layout.

- 7.39 It is clear that the extent of change to the historic buildings is much reduced in the current proposal both internally and externally as compared with the previously refused scheme. The retention and repurposing of the existing doors will be important in maintaining the historic agricultural character and history of the buildings. The windows are still proposed to be replaced but the existing windows are generally modern and of a simple design so the impact of this will be minimal. The reduction in internal divisions is also positive. All these changes have come about because of the reduction in units. Overall, the amended design will better respect the historic character of the buildings and will enable the agricultural history of the buildings to be more legible. This is considered to be a significant improvement.
- 7.40 As with the previous application the proposal includes various internal changes to the buildings to make them suitable for habitation including fitting breathable insulation and lime plaster to the walls and roof, installing a replacement insulated floor, installing kitchens and bathrooms and services. New bathrooms will be treated as 'standalone pod' with integrated walls and ceiling to maintain visibility of the exposed roof beams. Externally the ground will be built up slightly around the entrances to ensure level thresholds. Full details of these aspects of the proposal have now been provided.
- 7.41 It is noted that to address the flood risk at the site the Environment Agency has required that a safe refuge is included in each dwelling which comprises raising the floor levels in 2 bedrooms by around 600mm accessed by a short internal flight of steps. This in turn has necessitated the raising of the roof beams in the dairy to allow for sufficient headroom to be achieved, however, these beams were recently installed by the owner so have no historic value. The agent has confirmed that a more sympathetic material and style can be reinstated. The change in floor level will also affect the relationship to the existing window positions which will now be relatively lower. To address this a new window at a higher level is proposed to the northern end of the dairy. This elevation cannot be seen from the courtyard so is less sensitive.
- 7.42 The raised floor levels for the bedrooms is not ideal for the everyday usability of the units however, as the dwellings are single storey only it is a necessary and proportionate requirement to address the flood risk implications and these changes will not be apparent from the exterior. On balance, therefore, these alterations can be considered acceptable.
- 7.43 Overall, therefore the level of harm caused to the setting of the main listed farmhouse, including the inter-relationship between the buildings, and to the historic outbuildings themselves, is considered to be less than substantial and much reduced in this respect over the previously refused scheme. As noted above, the NFFP states '*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, where appropriate, securing its optimum viable use.*' The public benefits of the proposal, including assuring the future retention and viability of the historic outbuildings and preserving their sensitive relationship with the listed farmhouse, plus the provision of 2 new housing units, which is itself only of limited weight, can in combination and on balance be considered to outweigh this less than substantial level of harm. The proposal is therefore acceptable and policy compliant in the above regards and has overcome the previous reason for refusal in this respect.

Quality of accommodation for future occupiers

Floor space standards

7.44 All new homes are required to meet the National Technical Housing Standards in terms of floorspace. The required size for a single storey, 2 bed 4 person household is 70 Sqm The minimum standards for bedrooms are:

- Master min - area 11.5 sqm, min width 2.75m
- Other doubles – min area 11.5 sqm, min width 2.55m
- Singles - Min area 7.5 sqm, min width 2.15m

7.45 The previous 2018 application was refused because the proposal failed to meet the above standards in several areas and this was considered to be unacceptable. To address the number of units have been reduced from 6 to 2 and the floor plans amended. The internal measurements of the current proposal are as follows:

Unit	Net Internal Area	Bed 1	Bed 2
Dairy	121.6 sqm	Area 12.8 sqm Width 2.9m	Area 12.5sqm Width 3m
Stable	81.1 sqm	Area 14.4 sqm Width 3.6m	Area 12.2 sqm Width 3m

7.46 The amended proposal therefore meets the National Technical Housing Standards and the proposal is acceptable and policy compliant in this regard.

Building Regulations M4(2) – Accessible and Adaptable Dwellings

7.47 As the proposal is for conversion of existing buildings there is no policy requirement to meet Building Regulations M4(2).

Quality of Living Space

7.48 In the previous 2018 application concerns were raised in relation to the quality of outlook for the Coach house unit. This is no longer proposed as habitable accommodation. All habitable rooms are now considered to have good light and outlook. The Council's Environmental Health Officer has recommended that, given the proximity of the airport, a noise condition be included to ensure a suitable living environment. Subject to this condition the proposal is acceptable and policy compliant in this regard.

Amenity Provision

7.49 In the previous 2018 application concerns were raised in relation to the quality of the outdoor amenity space for 3 of the 6 units proposed. The number of units has now been reduced from 6 to 2 units and the proposal has a large amenity area to the rear. In order to preserve the open character of the site no dividing fence is proposed here however a planted screen will be used to create private areas for each unit close to the buildings. This arrangement is considered to be acceptable. The concern over the quality of outdoor amenity space has now been resolved and the proposal is acceptable and policy compliant in this regard.

- 7.50 Overall therefore it is considered that the amended scheme has satisfactorily addressed the previous reason for refusal in relation to the quality of living standard for future occupiers and the scheme is now acceptable and policy compliant in this regard.

Impact on Residential Amenity

- 7.51 Policy DM1 requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities *“having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.”*
- 7.52 The proposal seeks to convert the existing buildings only. No extensions are proposed except for the infilling of the cart shed although there will be additional windows in both units.
- 7.53 The outbuildings are isolated from the surrounding properties except for the main farm house which is around 2m from the site boundary and 10m to the nearest outbuilding. There are no issues with the proposal being materially overbearing or causing overlooking of this neighbour given the existing situation and separation distances. The most significant impact will be the increase in noise and disturbance arising from the change of use, potential number of residential using the site and associated car parking. This will be a change from the existing situation, however given the reduced number of units and the physical relationship, it is considered that this would not be materially harmful to the occupiers of the existing farm house.
- 7.54 No other properties are materially affected. The proposal is considered to be acceptable and policy compliant in this regard.

Traffic and Transportation Issues

- 7.55 Policy DM15 requires that all new 2 bedroom dwellinghouses outside the central area provide a minimum of 2 off street car parking space per property. In regard to parking the Design and Access Statement comments that the units will have a dedicated parking spaces in the Cart Bay and adjacent to the Coach House and an additional flexible parking space will be available in the courtyard. The site layout also includes space for turning. The existing gated access will remain unchanged. The design statement also comments that the parking spaces can be equipped with electric charging points which can be located within the coach house and cart bay.
- 7.56 The Council's Highways Officer has no objections to the proposal. The proposed parking arrangement is therefore considered to be acceptable and the scheme is policy compliant in this regard.
- 7.57 The Design and Access Statement and site history also confirms that planning permission has been obtained to erect a replacement garage in the south west corner of the site to provide replacement garaging for the main farmhouse (reference 19/00996/FULH). This provision will be in addition to the off street parking on the driveway of this property. In terms of parking provision this meets the requirements for a large house in this location.

Refuse and Cycle Storage

- 7.58 The submitted plans show that dedicated refuse and cycle storage will be provided in the coach house and cart bay where is it convenient but out of sight. Full details of the stores have been provided and are considered acceptable. The proposal is therefore policy compliant in this regard.
- 7.59 Overall it is considered that the proposal is acceptable and policy compliant in the above regards.

Impact on Trees

- 7.60 The Council seeks to protect trees which make a positive contribution to the amenity of the area from the impact of new development.
- 7.61 There are a number of large trees at the site which contribute to the setting of the listed buildings and the rural character of the site. 4 on the southern boundary of the farm house garden are preserved but these are not affected by the proposal. 8 are located on or close to the site. A tree survey has been submitted with the application. This proposes the removal of an ash tree which is growing directly adjacent to the Dairy and crown lifting works to two further trees which are also close to the buildings. The survey also provides details of proposed tree protection measures for the remaining trees. These works are the same as proposed in the previously refused application.
- 7.62 The self-seeded ash tree is very close to the building such that it will threaten its future. Other trees at the site will remain and this is positive for the setting and more rural character of the site. There is no objection to the removal of these trees. The Council's Arboricultural Officer has not raised any objections to the proposed works. This is the same conclusion as reached in respect of trees for the previous application. The proposal is therefore considered to be acceptable and policy compliant in this regard.

Bats

- 7.63 The Council's Parks Team has commented that agricultural barns of this nature are often used by bats which are a protected species. Investigations should therefore be undertaken prior to the commencement to ascertain whether there are bats using the buildings and set out any mitigation measures which may be required. The agent has agreed to a pre commencement condition for this purpose. Subject to this condition the proposal is acceptable and policy compliant in this regard.

Sustainable Development

- 7.64 Policy KP2 requires that *'at least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources).'* Policy DM2 of the Development Management Document states that *'to ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions'*. This includes energy efficient design and the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting.

- 7.65 The proposal relates to the conversion of historic buildings which is itself more sustainable than new build and the agent confirms the intention to use natural and breathable materials. The statement suggests that air source heat pumps or PVs could be installed as part of the proposal.
- 7.67 As a conversion scheme there is no policy requirement for renewables to be provided and in this case it is considered that they would be detrimental to the character of the existing building and setting of the historic farmhouse and would not be appropriate.
- 7.68 However, it is considered that as the proposal relates to a conversion to residential use including the installation of new bathrooms, a condition should be imposed to require the use of water efficient fittings. Subject to that the proposal is therefore acceptable and policy compliant in this regard.

Sustainable Drainage

- 7.69 The Flood Risk Assessment and supplementary Technical Note includes an assessment of surface water flooding and proposals for sustainable drainage at the site. The document comments that green field run off rates are unachievable given the size of the site. Instead it is proposed to use a number of SuDS techniques to attenuate for surface water run off at the site including:

- Below ground attenuation crates below the proposed parking area which would store water and control discharge
- Catch pits
- French drains

- 7.70 The report concludes that:

- The development will not result in an increase in surface water flooding as compared to the existing situation and
- Exceedance events have been considered in the design of the facility with flows guided by suitable depressions on the site to areas of low risk.

- 7.71 The risk from surface water flooding will therefore be improved over the existing situation and this is considered reasonable in the context of the development. The Council's Drainage Engineer has reviewed the documents and confirms that the measures are acceptable subject to conditions. The proposal is therefore acceptable and policy compliant in this regard subject to conditions.

Contamination

- 7.72 The Council's Environmental Health Officer has recommended that, given the previous agricultural and storage uses of the buildings, a contamination condition will be required to ensure that the site is safe for residential use. Two detailed conditions have been recommended which include the requirement for detailed remediation to be undertaken however, given the small scale nature of the development, it is considered that these would not meet the required 6 tests for conditions and it would be more reasonable to impose a simpler condition which requires preliminary site investigations to be carried out to determine whether any contamination is present and whether remediation measures are necessary. Subject to this condition the proposal is acceptable and policy compliant in this regard.

Construction Management

- 7.73 The Council's Environmental Health Officer has also recommended that a construction management condition be imposed. Given the small scale nature of the development and site layout, which includes space for deliveries and storage of materials off the highway, this is considered unnecessary. A condition controlling construction hours is however considered reasonable. It is also noted that the Council's Highways Officer has not raised any concerns on this issue. Subject to this condition the proposal is acceptable and policy compliant in this regard.

Community Infrastructure Levy (CIL)

- 7.74 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed development includes a gross internal area of 202.7 sqm, which may equate to a CIL charge of approximately £5207.83 (subject to confirmation).

8 Conclusion

- 8.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The previous reasons for refusal in relation to the principle of the proposal including flood risk and on the impact on the listed building on its setting have, on balance, been overcome by the inclusion of a safe refuge in each dwelling, the reduction in the number of units at the site and a more sensitive response to the listed building and its context. There will be some harm but this is less than substantial in nature and is outweighed by the public benefits of the proposal. The previous reason for refusal in relation to the standard of accommodation for future occupiers has also been satisfactorily addressed by the reduction in density allowing more space for amenity and habitation. The impact on the amenity of neighbouring occupiers and the impact on traffic and transportation remain acceptable. These applications are therefore recommended for approval subject to conditions.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

01 The development hereby permitted shall begin not later than three years of the date of this decision

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

02 The development hereby permitted shall be carried out in accordance with the following approved plans 504_P300F, 504_P301F, 504_P302F, 504_P303F, 504_P304F, 504_P305F, 504_P306F, 504_P307F, 504-P309F, 504_P308F, 504_P310F, 504_P311F, 10186-01, 10186-02, 10186-03, 10186-04.

Reason: To ensure that the development is carried out in accordance with the Development Plan.

03 The development hereby approved shall be carried out in full accordance with the mitigation measures identified in the Flood Risk Assessment by SLR reference 402.08714.00004 and plan reference 504_3111F before the approved dwellings are occupied and the recommended mitigation measures shall be maintained for the lifetime of the development.

Reason: To ensure the site is protected to the standard that the development is designed and modelled to within the submitted Flood Risk Assessment National Planning Policy Framework and policy KP2 of Core Strategy.

04 The materials used for the development hereby approved shall be as specified on plans reference 504_P303F, 504_P304F , 504_P306F , 504_P308F and 504_P309F.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

05 The retention and re siting of the existing historic features impacted by the development hereby approved shall be carried out in full accordance with the specifications set out in the Gazetteer of Historic Features reference 504 revision A and plans reference 504_309F and 504_310F and the email from the agent dated 30.07.20 regarding doors, raised beams and hay racks before the development is occupied.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

06 The soft landscaping at the site shall be carried out in full accordance with the details and specifications shown in landscaping plan reference 504_P302F before the dwellings hereby approved are occupied. The surfacing of the courtyard, parking spaces and driveway shall remain as the existing surfacing.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

07 Prior to the commencement of the development hereby approved tree protection measures, as set out in the Arboricultural Impact Assessment by Owen Allpress reference 1921 dated 16.02.20 shall be implemented in full prior to commencement of the development and shall be retained throughout construction of the development.

Reason: A pre commencement condition is required to ensure the trees to the west of the site are adequately protected during building works in the interests of visual amenity and in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policy DM1 and advice contained within the Southend Design and Townscape Guide (2009).

08 Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), there shall be no formation of new marked or treated boundaries of any kind within the site including to separate the main farmhouse from the courtyard.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM5 of the Development Management Document (2015).

09 The development hereby approved shall not be occupied until and unless 2 car parking spaces have been provided at the site and made available for use solely for occupiers of the residential units hereby approved and their visitors all in accordance with the details shown on drawing 504_P310F. The parking spaces shall be permanently retained thereafter solely for the parking of occupiers of and visitors to the development.

Reason: To ensure that adequate car parking is provided and retained to serve the development in accordance with Policy CP3 of the Core Strategy (2007) and Policy DM15 of the Council's Development Management Document (2015).

10 The development hereby approved shall not be occupied until and unless the store containing at least 2 secure, covered cycle parking spaces and the refuse and recycling stores, as shown on drawing 504_P303F, have been provided at the site in full accordance with the approved plans and made available for use for the occupiers of the dwellings hereby approved. The approved scheme shall be permanently retained for the storage of cycles and waste and recycling thereafter.

Reason: To ensure that adequate refuse and recycling storage cycle parking is provided and retained to serve the development in accordance with Policies KP2 and CP3 of the Core Strategy (2007) and Policies DM8 and DM15 of the Development Management Document (2015).

11 Prior to occupation of the dwellings hereby approved, appropriate water efficient design measures as set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to not more than 105 litres per person per day (lpd) (110 lpd when including external water consumption), to include measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting shall be implemented for the development and thereafter retained in perpetuity.

Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policy KP2, Development Management Document (2015) Policy DM2 and advice contained within the Southend Design and Townscape Guide (2009).

12 Prior to any drainage infrastructure being installed, in accordance with the latest submitted Technical Note (9th March 2020, SLR Ref: 402.08714.00004 Ref: TN01 00) detailed designs of a surface water drainage scheme incorporating the following details shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details prior to the first occupation of the development. The scheme shall address the following matters:

- **Provide clarification of the location and type of outfall connection with pipe sizes and invert levels.**
- **Provide evidence of consent from the Environment Agency for the proposed works which require a permit.**

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to prevent environmental and amenity problems arising from flooding in accordance with Policy KP2 and CP4 of the Core Strategy (2007) and Policy DM2 of the Development Management Document (2015).

13 Prior to the occupation of the approved dwellings a noise Impact assessment must be conducted by a competent person to assess the potential impact of noise from London Southend Airport and existing commercial, industrial and premises on the proposed dwelling. The assessment must be made using the appropriate standards for noise sources and recognised standards and best practice in order to make the dwelling fit for its proposed use. The noise impact assessment must include any necessary mitigation measures needed to achieve the required standards and shall be submitted to the local planning authority for approval in writing before the development is occupied. Any agreed mitigation must be installed before the development is occupied and be maintained thereafter.

Reason: In order to protect the amenities of occupiers of the development in accordance with policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

14 (a) Notwithstanding the details submitted and otherwise hereby approved, no development shall take place, other than that required to carry out additional necessary investigation which in this case may include demolition, site clearance, removal of underground tanks and old structures, and any construction until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority. The risk assessment shall assess the nature and extent of any contamination on the site whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by the local planning authority.

The report of the findings must include:

i) A survey of extent, scale and nature of contamination;

ii) An assessment of the potential risks to:

human health;

- properly (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- adjoining land;
- groundwaters and surface waters;
- ecological systems;
- archaeological sites and ancient monuments; and
- an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.

(b) Remediation Scheme: Notwithstanding the details submitted and otherwise hereby approved, no development shall be undertaken, other than where necessary to carry out additional investigation, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. This must be conducted by a competent person and in accordance with DEFRA and the Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.

(c) Implementation of Remediation Scheme: Notwithstanding the details submitted and otherwise hereby approved, no development shall be undertaken unless and until the measures set out in the detailed remediation scheme approved under part (b) of this condition have been implemented. The Local Planning Authority may give approval for the commencement of development prior to the completion of the remedial measures when it is deemed necessary to do so in order to complete the agreed remediation scheme. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced. This must be conducted by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the

Management of Land Contamination, CLR11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority. Development must be halted on that part of the site until an assessment has been undertaken in accordance with the requirements of part (a) of this condition, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of part (b) of this condition. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority before the development is brought into use.

Reason: To ensure that any contamination on site is identified and treated so that it does not harm anyone who uses the site in the future and in accordance with the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Core Strategy (2007) and Policy DM14 of the Development Management Document (2015).

15 No development shall commence until a survey of the barn has been undertaken to determine whether bats or barn owls are present and the results of this have been submitted to and approved in writing by the local planning authority. If bats or barn owls are found to be present, no conversion work shall take place until an acceptable mitigation scheme has been submitted to and approved in writing by the local planning authority. The development shall commence and proceed only in accordance with the approved mitigation scheme. No work including any clearance or demolition shall take place between 1 April and 1 October in any year.

Reason: A pre-commencement condition is required to ensure any bats or barn owls utilising the site are adequately protected during building works in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) policy KP2 and Development Management Document (2015) policy DM2.

16 Construction Hours for the development hereby approved shall be restricted to 8am – 6pm Monday to Friday, 8am - 1pm Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of visual amenity and the amenities of neighbours and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

Informatives:

01 Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). A Community Infrastructure Levy (CIL) Liability Notice will be issued as soon as practicable following this decision notice. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability Notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at www.southend.gov.uk/cil.

02 You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough.

03 If construction works are to be considered outside of normal hours especially overnight it is recommended that the applicant applies for a prior consent application under section 61 of the Control of Pollution Act 1974. A consent enables the applicant to conduct the works without the worry of enforcement provided they comply with it. The applicant will have to submit details of any noisy works including type of plant and machinery to be used, proposed daily start and finish times, consultation with nearby residents and businesses and duration and time scales of the works. The applicant should contact the Regulatory Services Team at Southend-on-Sea Borough Council for details.

GRANT LISTED BUILDING CONSENT

01 The development hereby permitted shall begin not later than three years of the date of this decision

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plans 504_P300F, 504_P301F, 504_P302F, 504_P303F, 504_P304F, 504_P305F, 504_P306F, 504_P307F, 504-P309F, 504_P308F, 504_P310F, 504_P311F, 10186-01, 10186-02, 10186-03, 10186-04.

Reason: To ensure that the development is carried out in accordance with the Development Plan.

03 The materials used for the development hereby approved shall be as specified on plans reference 504_P303F, 504_P304F , 504_P306F , 504_P308F and 504_P309F.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

04 The retention and re siting of the existing historic features shall be carried out in full accordance with the details and specifications set out in the Gazetteer of Historic Features reference 504 revision A and plans reference 504_309F and 504_310F and the email from the agent dated 30.07.20 regarding doors, raised beams and hay racks.

Reason: To safeguard the visual amenities of the historic buildings, setting of the adjacent listed farmhouse and the wider streetscene, in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

05 No electricity, gas or water meter boxes, soil ventilation pipes, air extraction pipes, air conditioning units, boiler flues, ventilation grills, ducting or telecommunication equipment shall be fixed to the exterior of the building without prior written approval of the local planning authority.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM5 of the Development Management Document (2015).

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.