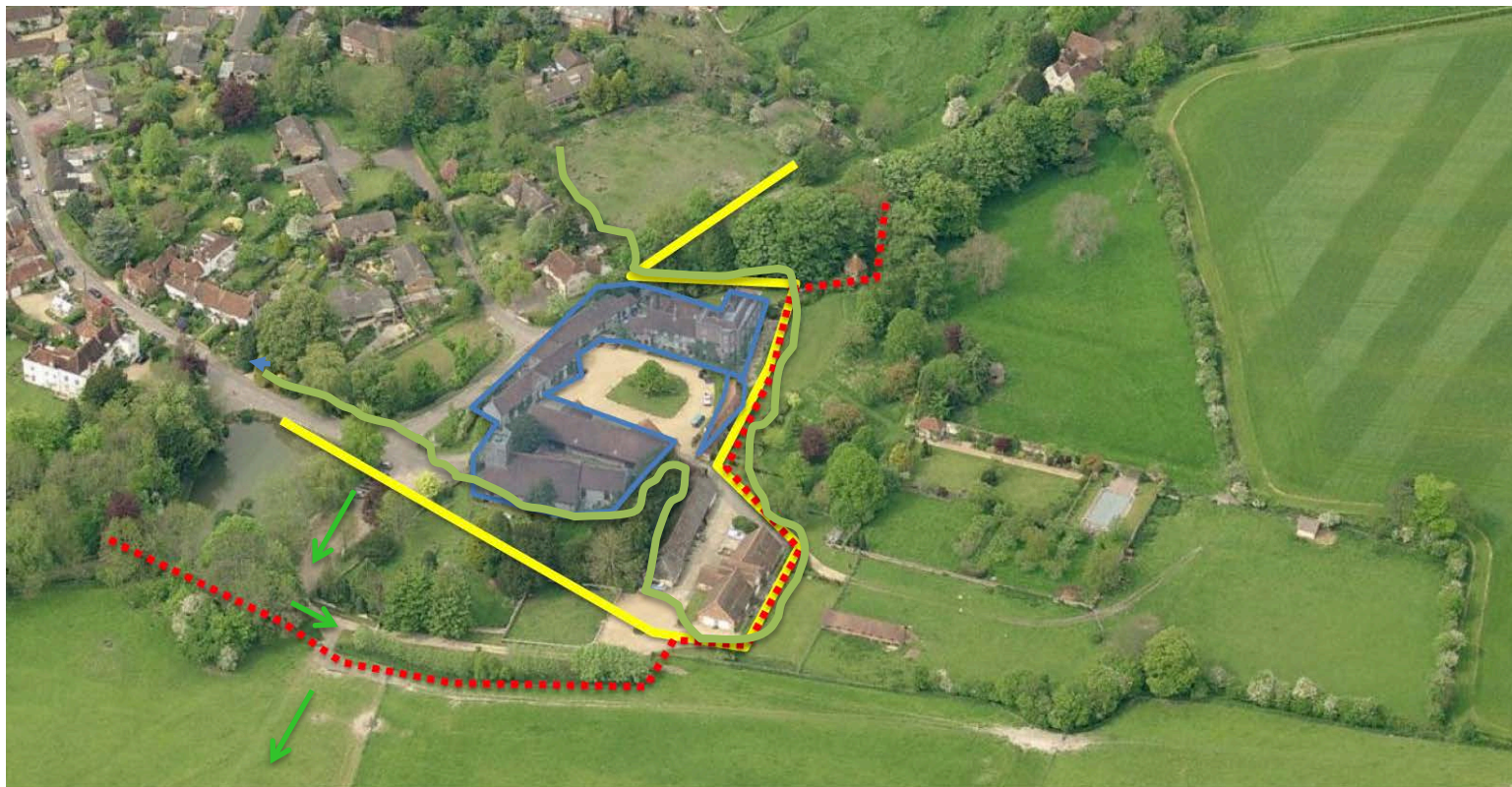


Agenda Item 8:

**SDNP/I8/02405/ FUL & SDNP I8/02709/LIS**  
**Monks Walk, The Manor House, North Lane, Buriton,**  
**GU31 5RT**

**Proposed Conversion of Monks Walk and the  
Garage building to form 4 dwellings (Net increase of  
3 dwellings). Use of Tithe Barn as ancillary  
accommodation ( to serve Buriton Manor).  
Associated parking and private amenity / garden  
space.**





Boundary of Buriton Conservation Area



Settlement Policy Boundary



Buildings not specifically cited in records as listed



Listed Buildings (see listing noted)



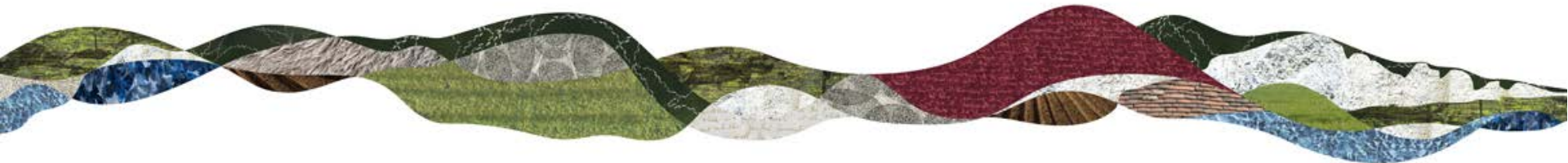
# Site plan

## **Proposal**

**Tithe Barn** – Ancillary to  
use of Manor House

**Monks Walk** – 3 dwellings  
(net increase 2)

**Garages** – 1 dwelling

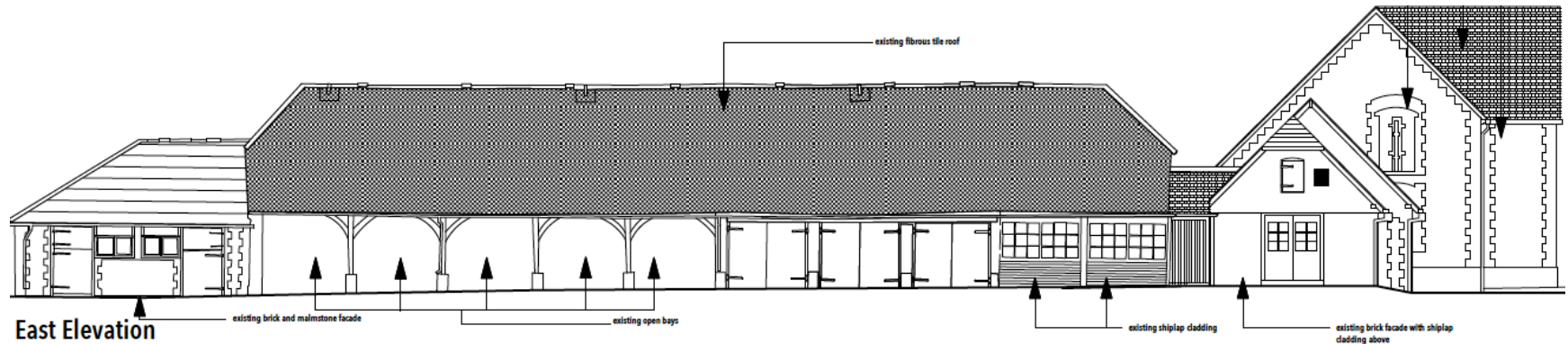




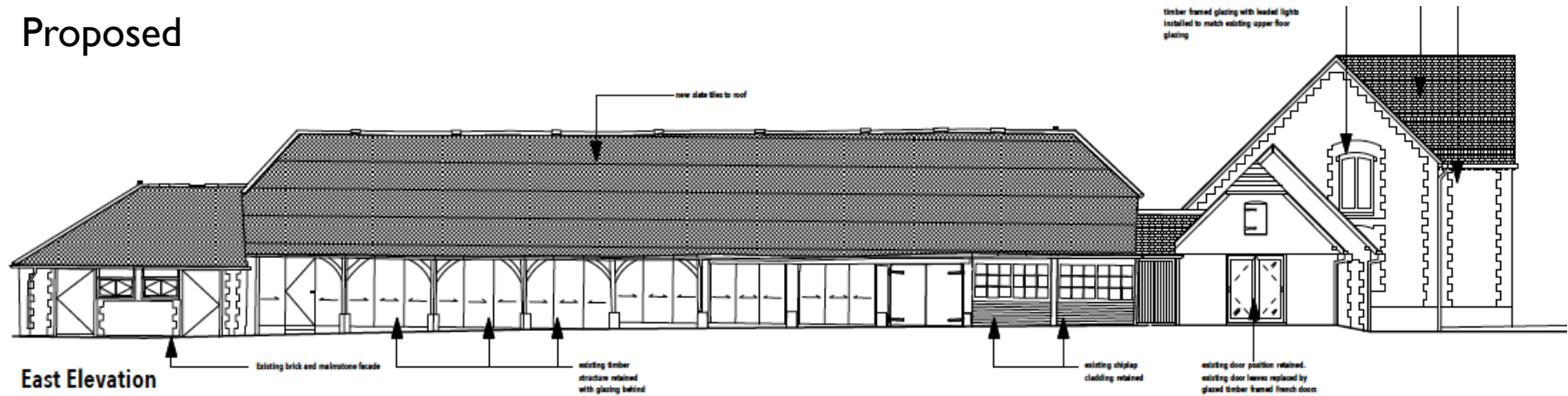


# Garages and Tithe Barn – East Elevation

## Existing



## Proposed



# Monks Walk – East Elevation

## Existing



## Proposed





# Monks Walk – East Elevation

Existing



Proposed



## North Elevation

Existing



Proposed



## South Elevation

Existing



Proposed





# Main points for consideration

- Review of Decision in April 2018
- (Refusal on issue of Optimum Viable Use of Tithe Barn and Ecological Concerns, and Highways concerns in absence of S106 to relinquish use of barn for events)
- Consideration of Differences between Scheme in April 2018 and Now
- Circumstances which have changed since April 2018
  - Use for Tithe Barn now proposed as ancillary to Manor House
  - Structural Survey/Report submitted for Garage Conversion
  - Tree Report undertaken in relation to impact of garage conversion on trees in churchyard.
  - Ecology – further information Received.
  - Dark Night Skies – Appeal decision received in Buriton concerning Dark Skies.

# Heritage Impact

## The Tithe Barn

- Proposed use as ancillary to Manor House
- Reverts to original use.
- Considered to be acceptable as optimum viable use.

# Heritage Impact

## Garages

- Considered to be structurally sound and able to be converted without adversely affecting integrity of building or adjacent churchyard, listed buildings or trees.
- Would conserve and enhance existing character of area by sensitive conversion.



# Heritage Impact

## Monks Walk

- Principle of residential development acceptable in policy terms
- Conversion considered to be acceptable and would conserve and enhance character of building and surrounding area.

# Ecology

- Most recent survey undertaken found presence of one bat in garages and evidence of a long eared bat.
- Confidence that investigations have enabled robust assessment of bat presence to base informed mitigation proposals.
- Considered acceptable in ecology terms subject to condition



# Dark night skies

- Policy SD8 of the emerging South Downs Local Plan
- Guidance in the Buriton Village Design Statement (VDS)
- Recent appeal decision





# Recommendation

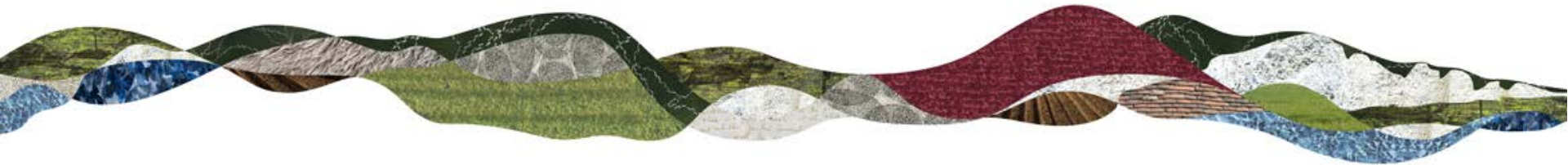
## **SDNP/18/02405/FUL -**

1. That planning be granted subject to the conditions set out in Section 10.1 of this report and subject to the completion of a Section 106 Agreement with obligations relating to:
  - The relinquishment of rights to use the Tithe Barn as a function room as approved on planning permission reference number F.33208/011/FUL dated 12 August 2002 (use of the Tithe Barn as a function room)
  - The discharge of the S.52 Agreement dated 15 May 1985 relating to a previous consented application (F21080/02) for the conversion of part of stables to grooms accommodation.and subject to conditions set out in Section 10.1 of the report.
2. That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the S106 Agreement is not completed or substantial progress has not been made within 3 months of the 8 November 2018 Planning Committee meeting.



# Recommendation

It is recommended that listed building consent be granted subject to the conditions set out in Paragraph 10.2 of the report and updates sheet.



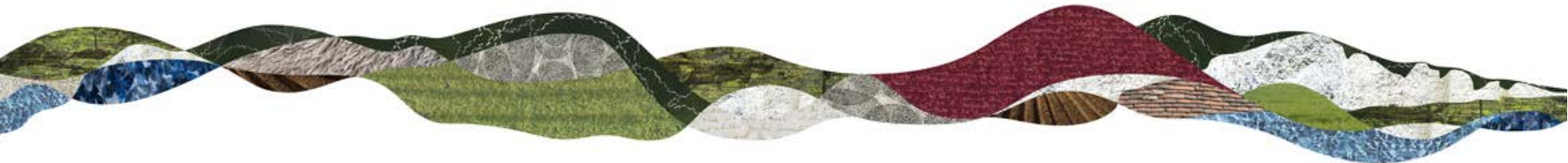
# Additional slides



# Heritage

## Paragraph 134 of the NPPF

- 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*.



### **3 Reasons for refusal**

1. In the view of the Local Planning Authority it has not been proven that the proposed residential conversion of the Tithe Barn would represent the optimum viable use of the grade II listed Tithe Barn (...)
2. It has not been demonstrated, on the basis of any updated ecological information submitted with the application, that the proposed works would not result in a detrimental impact on protected species (...)
3. In the absence of a legal agreement securing the relinquishment of rights to use the Tithe Barn as a function venue (...)

(refer to pages 88 and 89 of the report)

## **1 Reason for refusal**

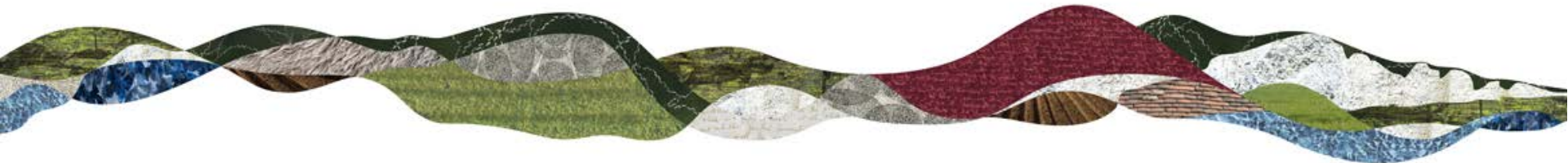
1. In the view of the Local Planning Authority it has not been proven that the proposed residential conversion of the Tithe Barn would represent the optimum viable use of the grade II listed building, in light of evidence confirming that an ancillary residential use in connection with the Manor House is both viable and would reunite the historic association between the buildings in the wider public interest.

(refer to page 89 of the report)

# Planning Practice Guidance

- **What is meant by the term public benefits?**  
... may follow from many developments and could be anything that delivers economic, social or environmental progress  
... should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Paragraph: 015 Reference ID: 18a-015-20140306

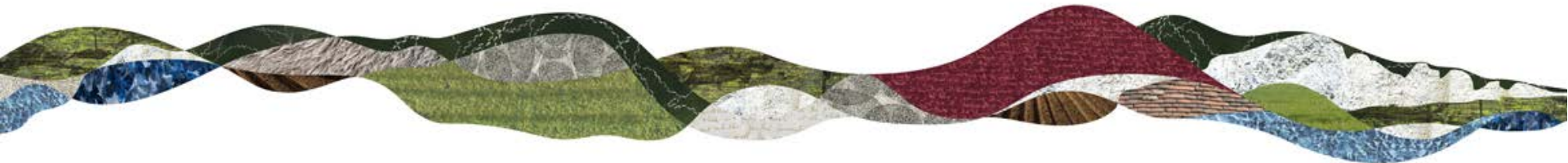


# Planning Practice Guidance

*...Public benefits may include heritage benefits, such as:*

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation*

Paragraph: 020 Reference ID: 18a-020-20140306

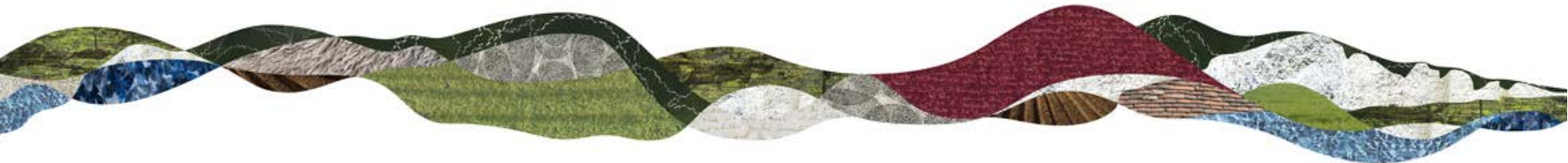




# Planning Practice Guidance

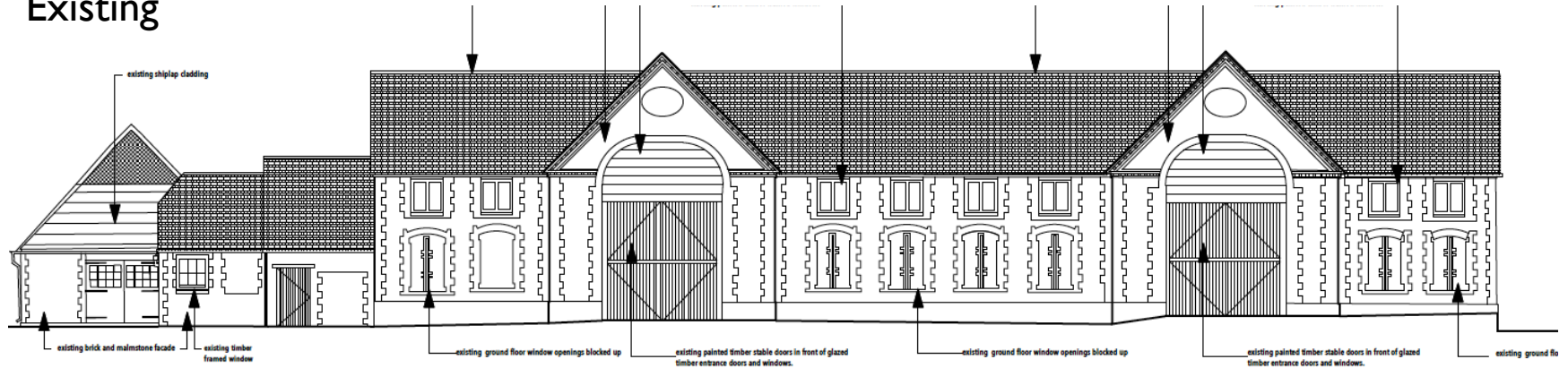
- The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.
- It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.

Paragraph: 015 Reference ID: 18a-015-20140306



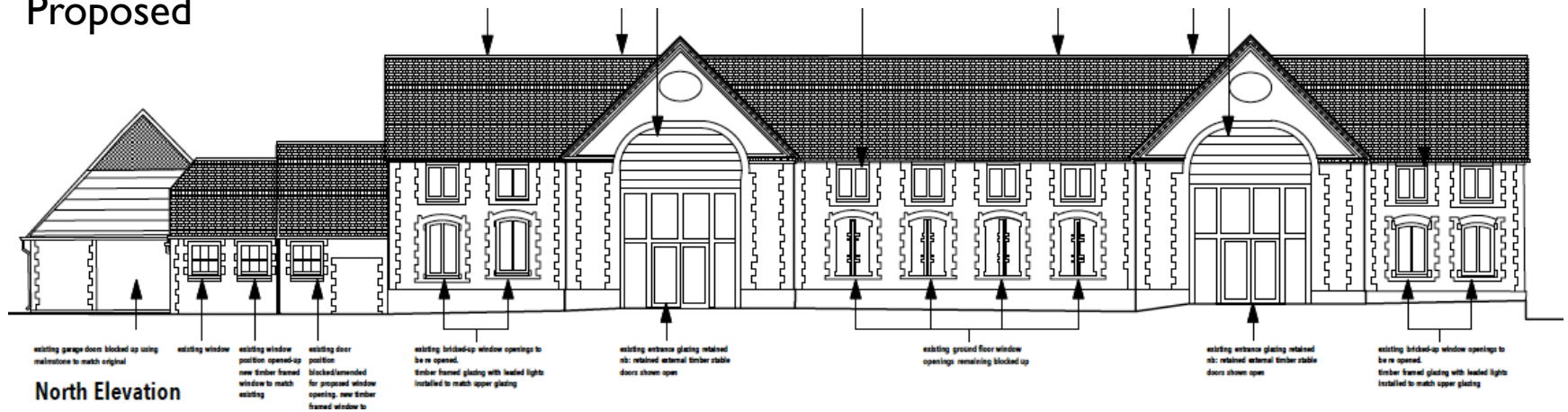
# Tithe Barn – North Elevation

Existing



North Elevation

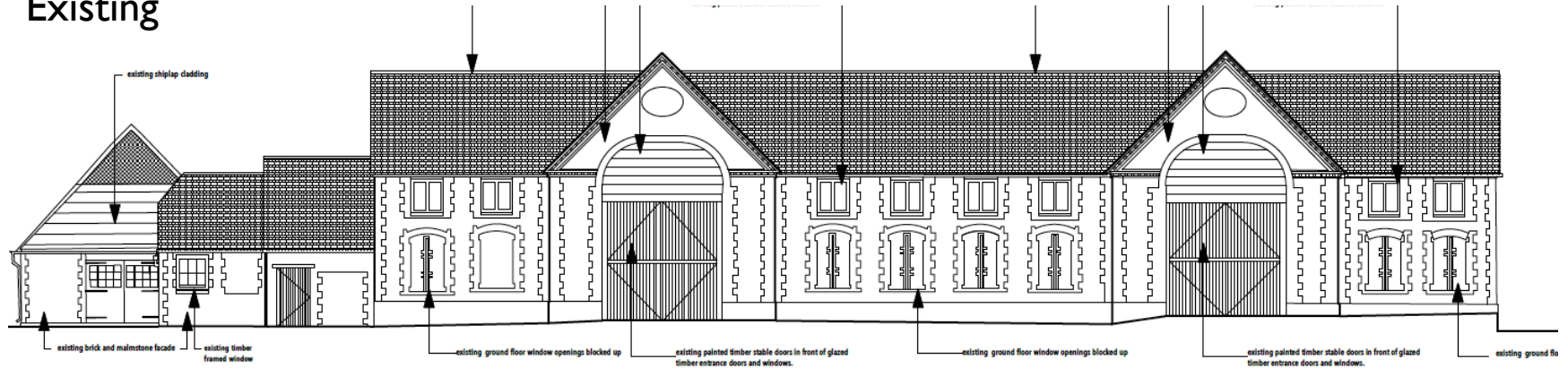
Proposed



North Elevation

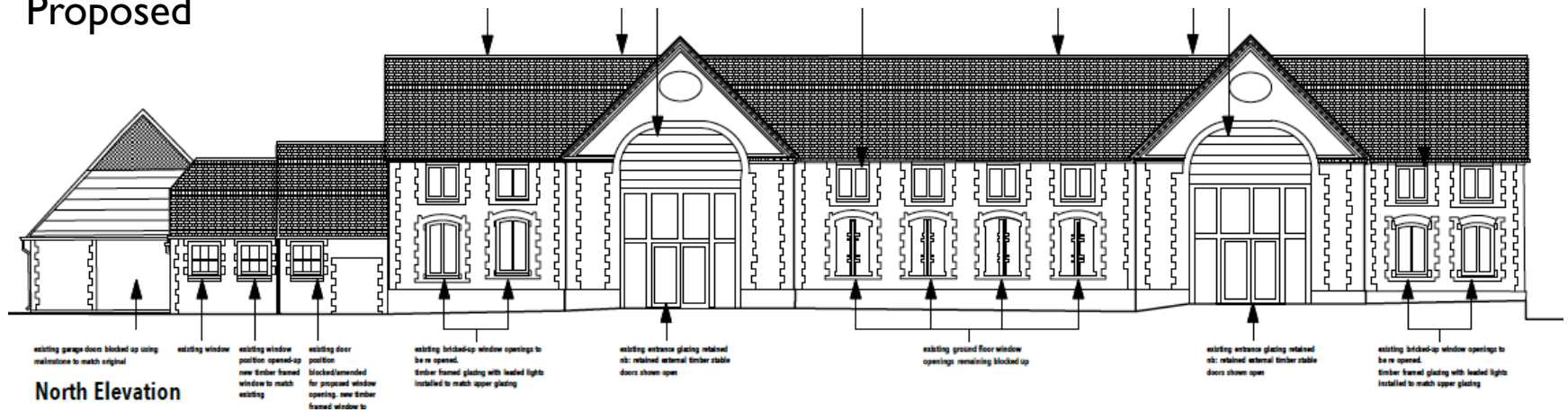
# Tithe Barn – North Elevation

Existing



North Elevation

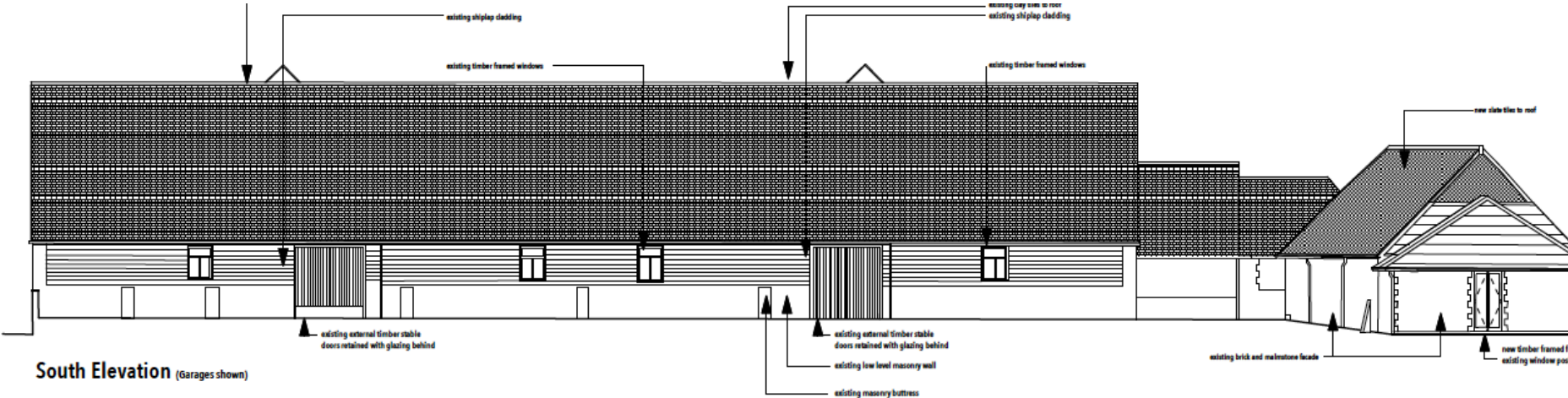
Proposed



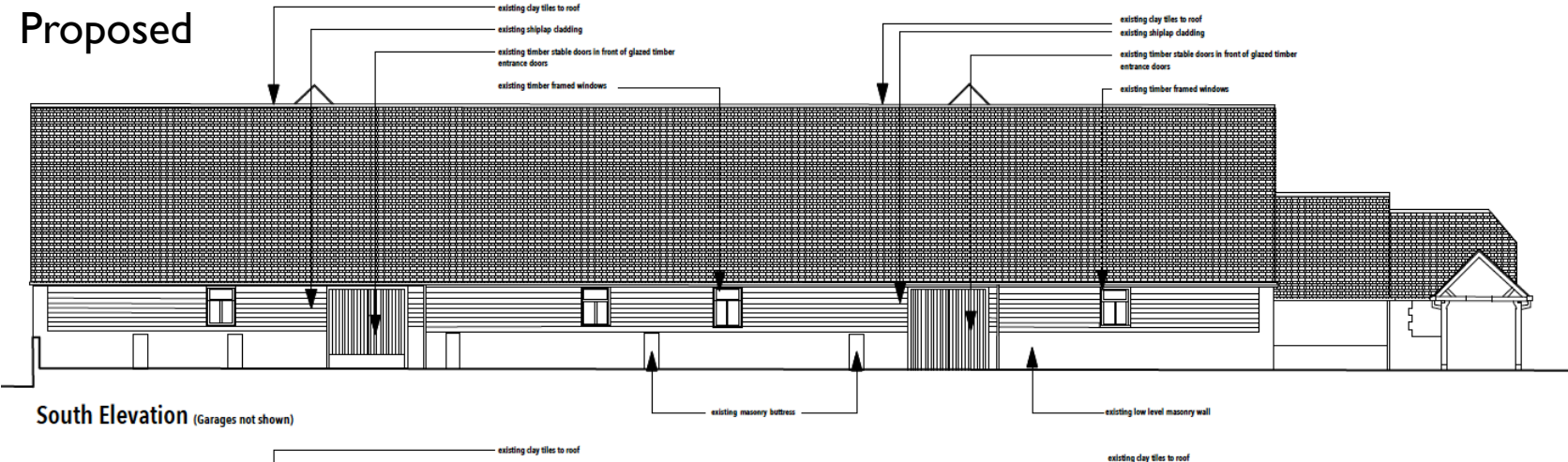
North Elevation

# Tithe Barn – South Elevation

## Existing

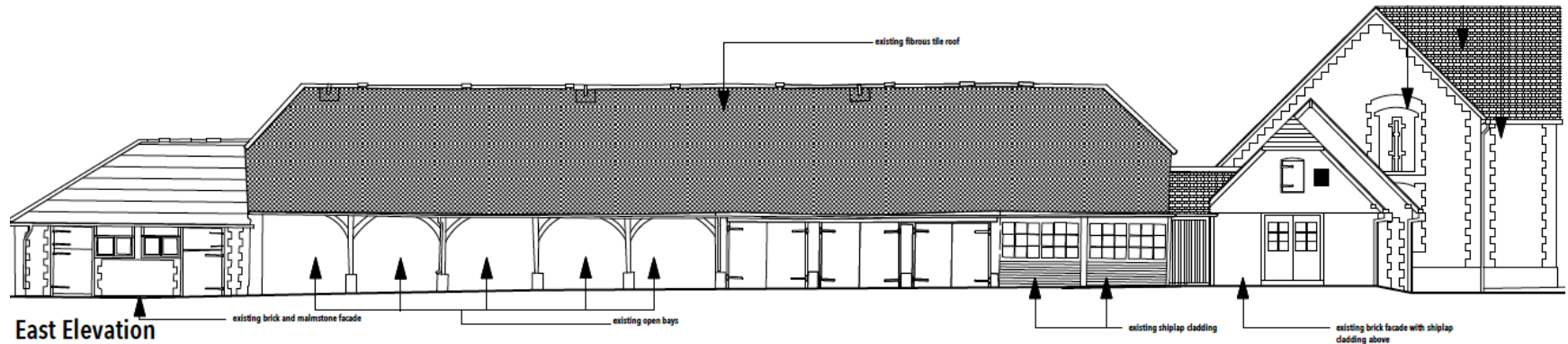


## Proposed

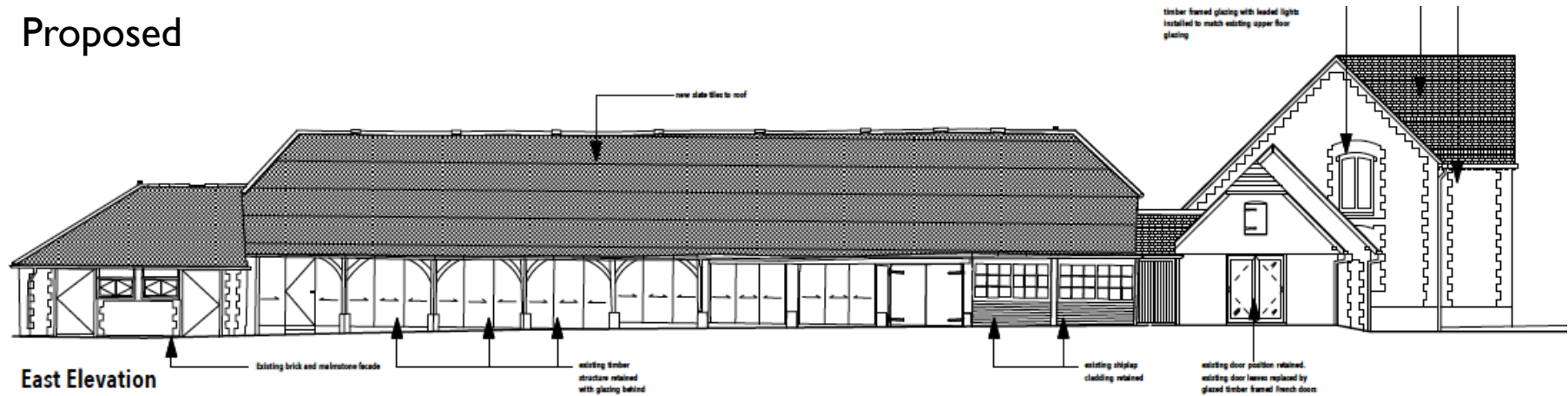


# Garages and Tithe Barn – East Elevation

## Existing



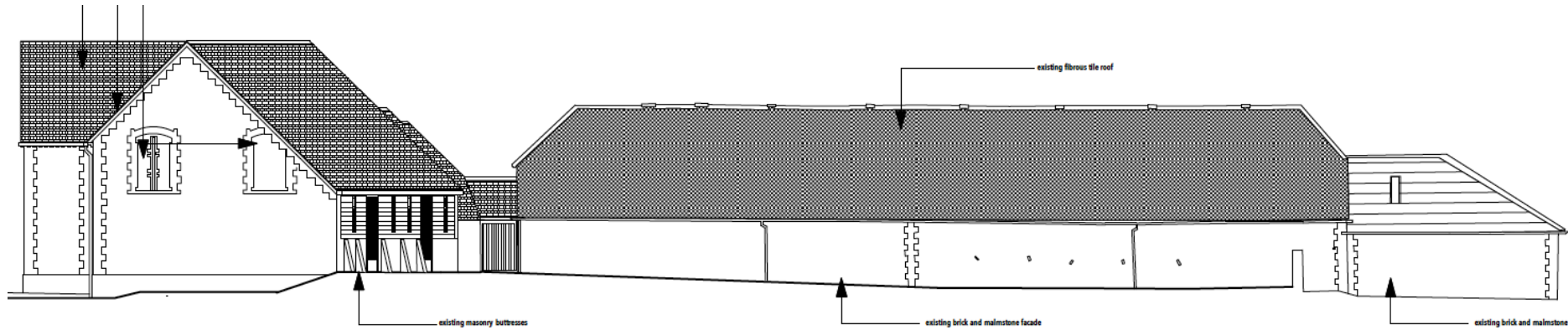
## Proposed





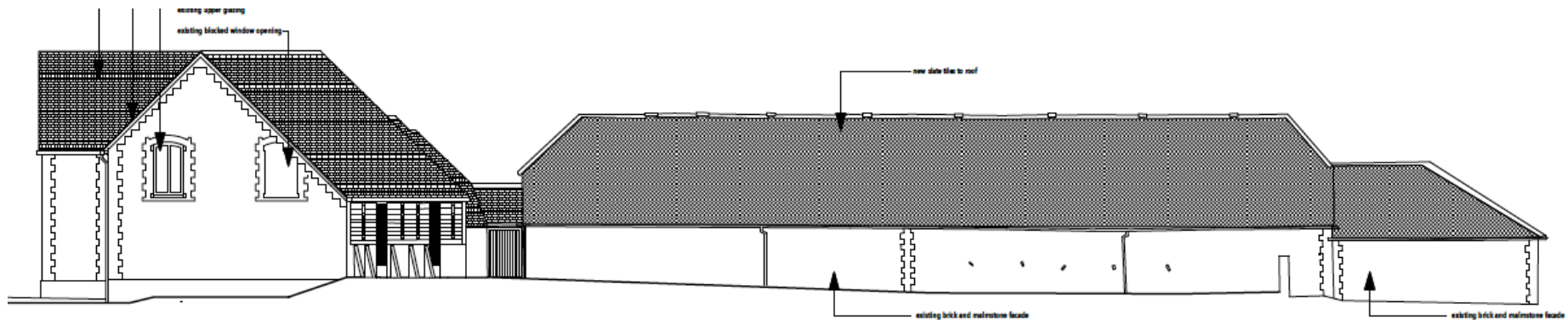
# Garages – West Elevation

## Existing



West Elevation

## Proposed



West Elevation

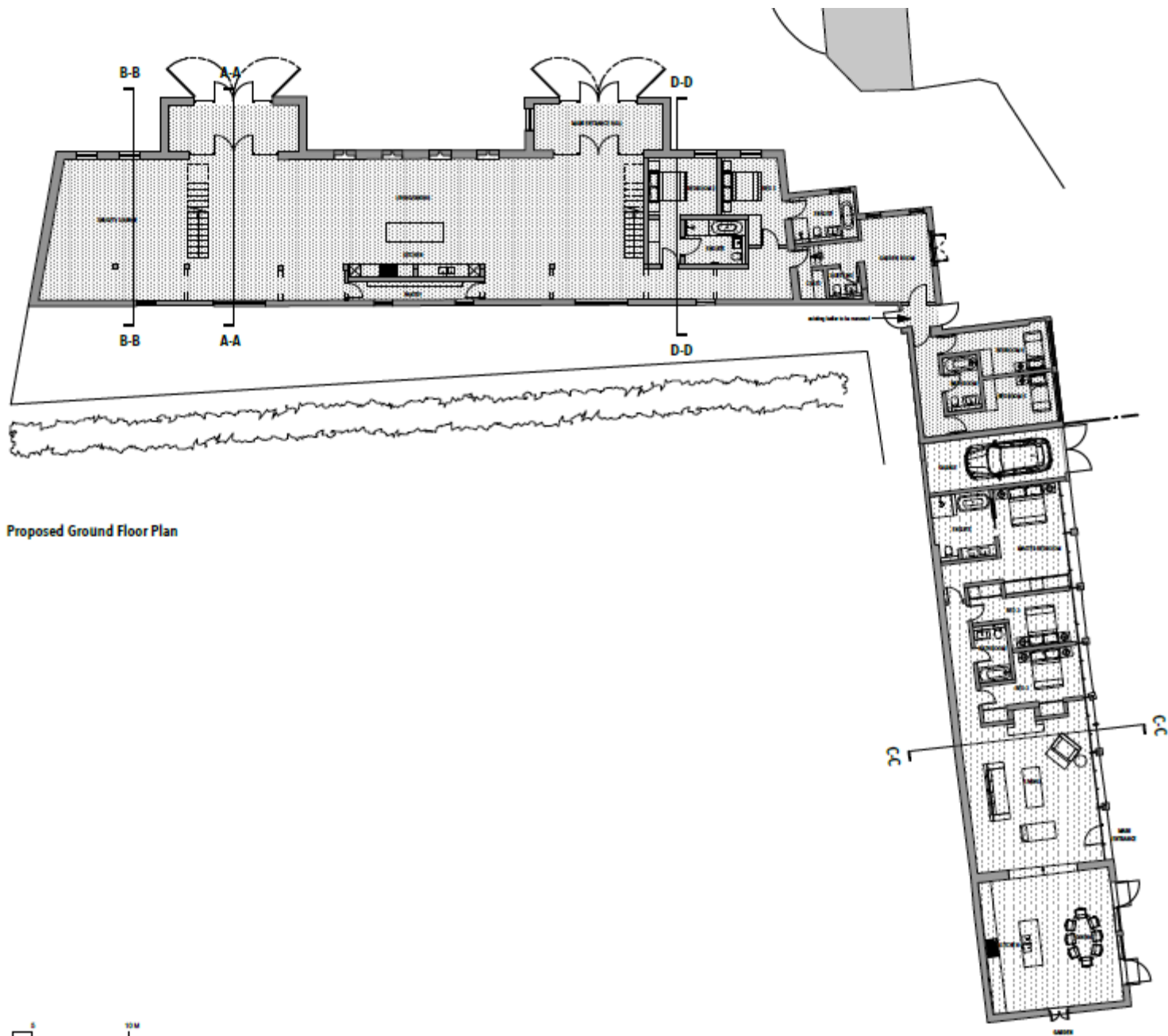
# Monks Walk – West Elevation

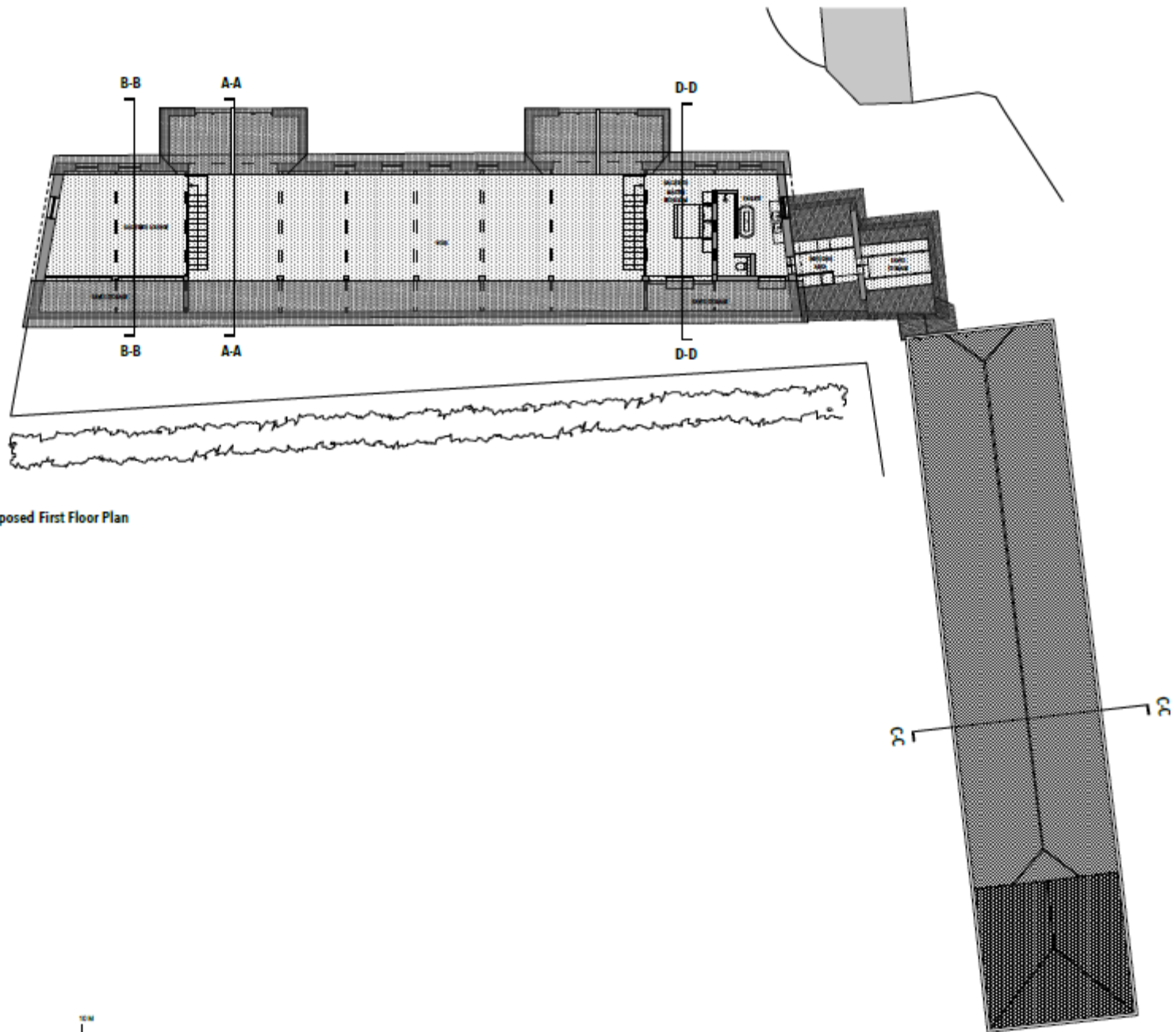
## Existing



## Proposed

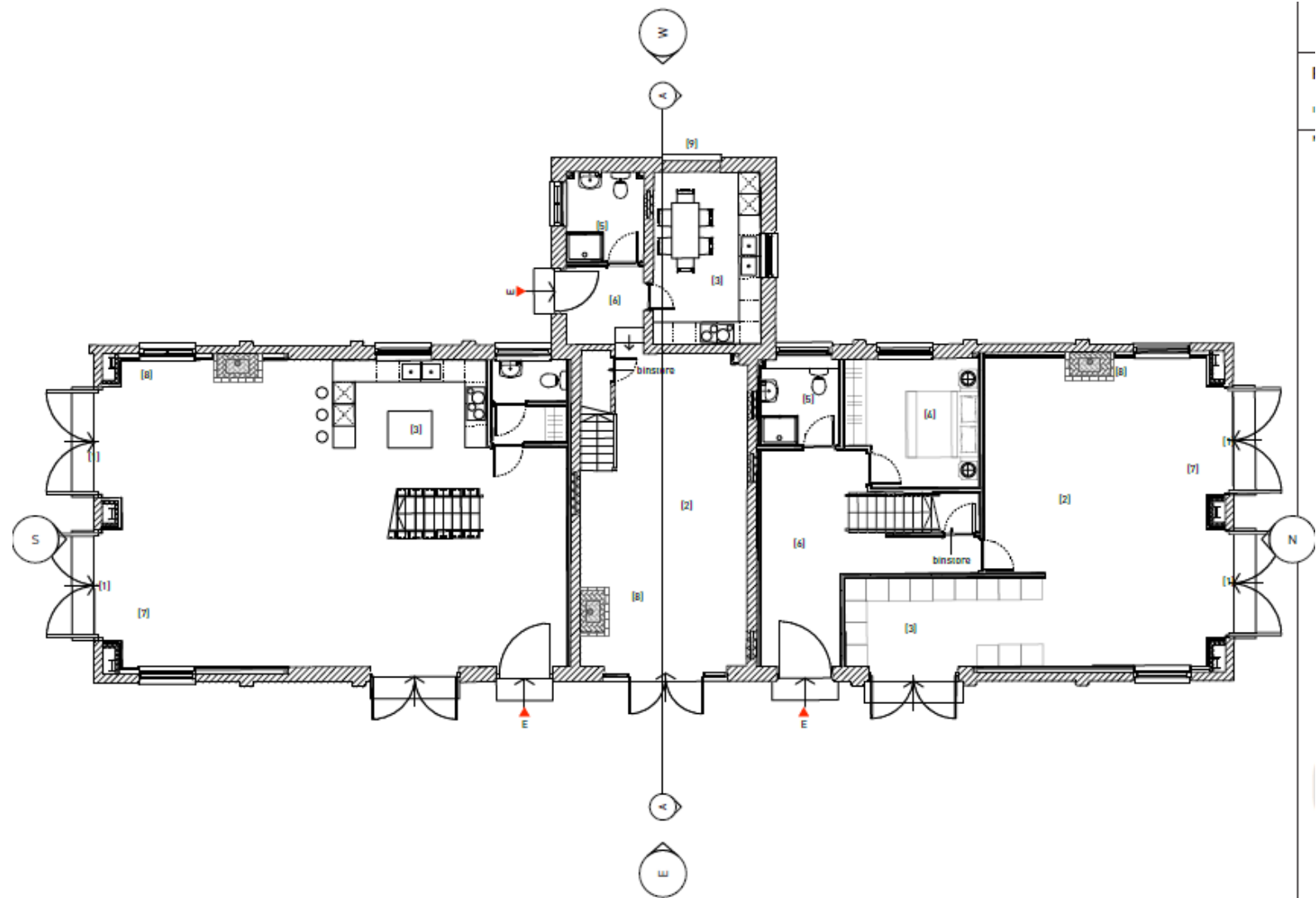




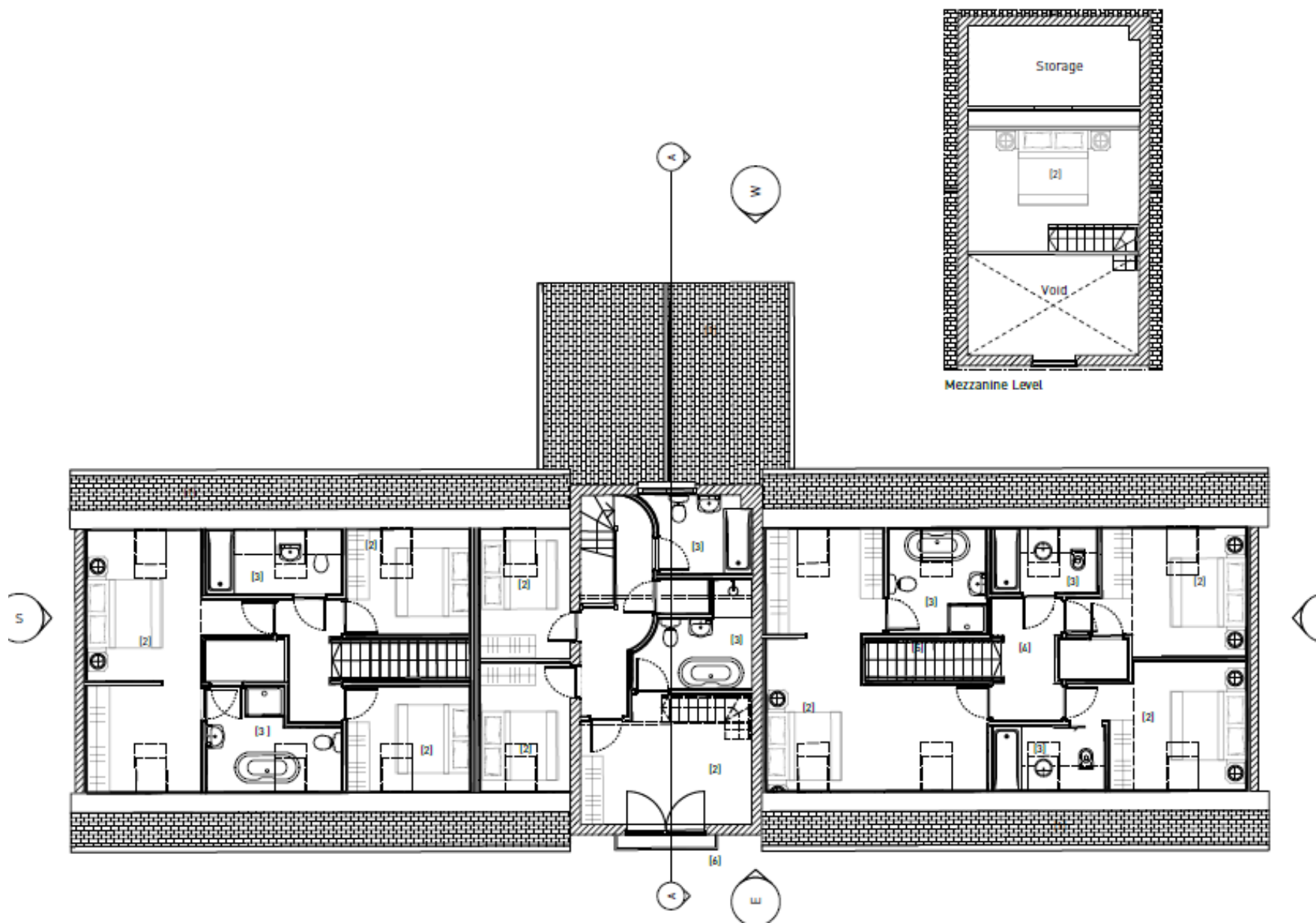


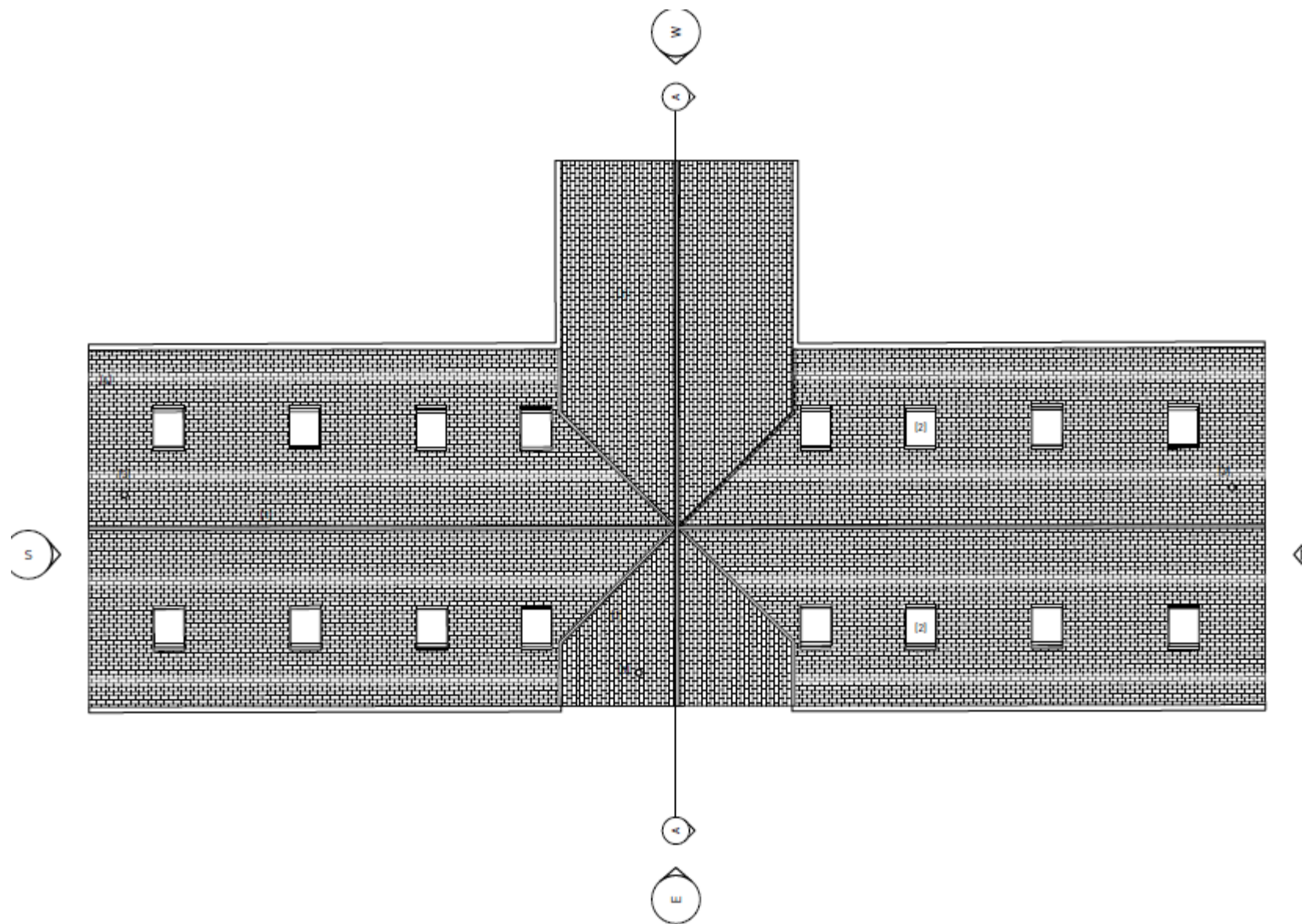
Proposed First Floor Plan



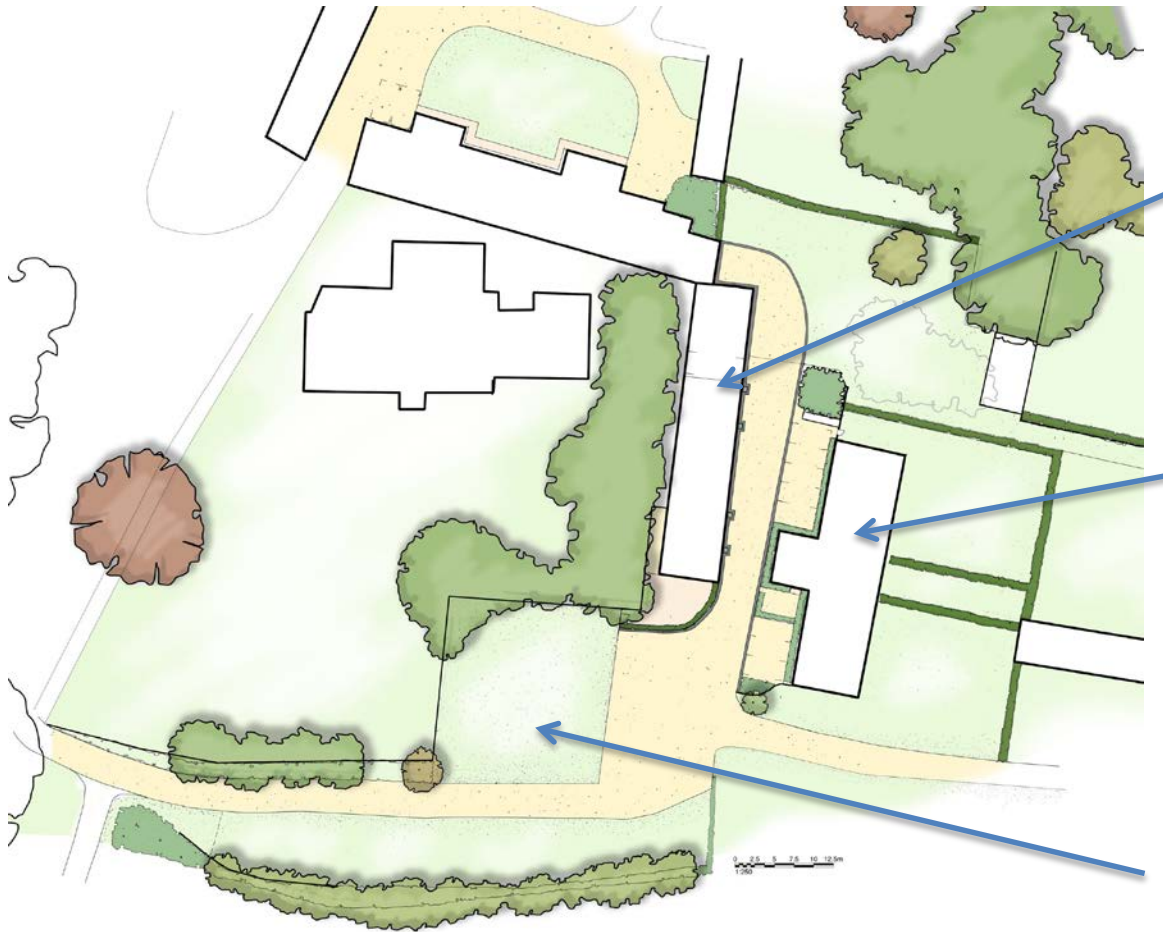








# Landscaping



## Garages

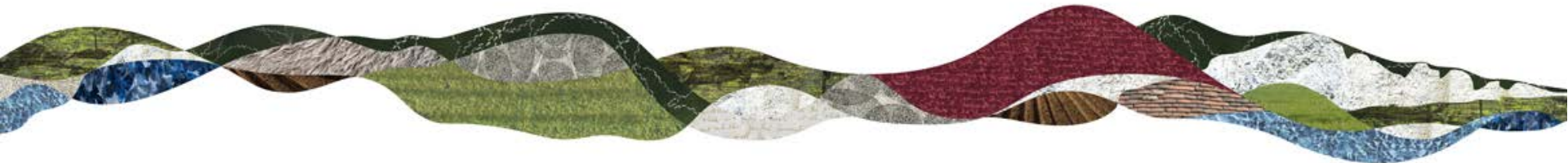
- Amenity area to the south
- One garage parking space and one opposite

## Monks Walk

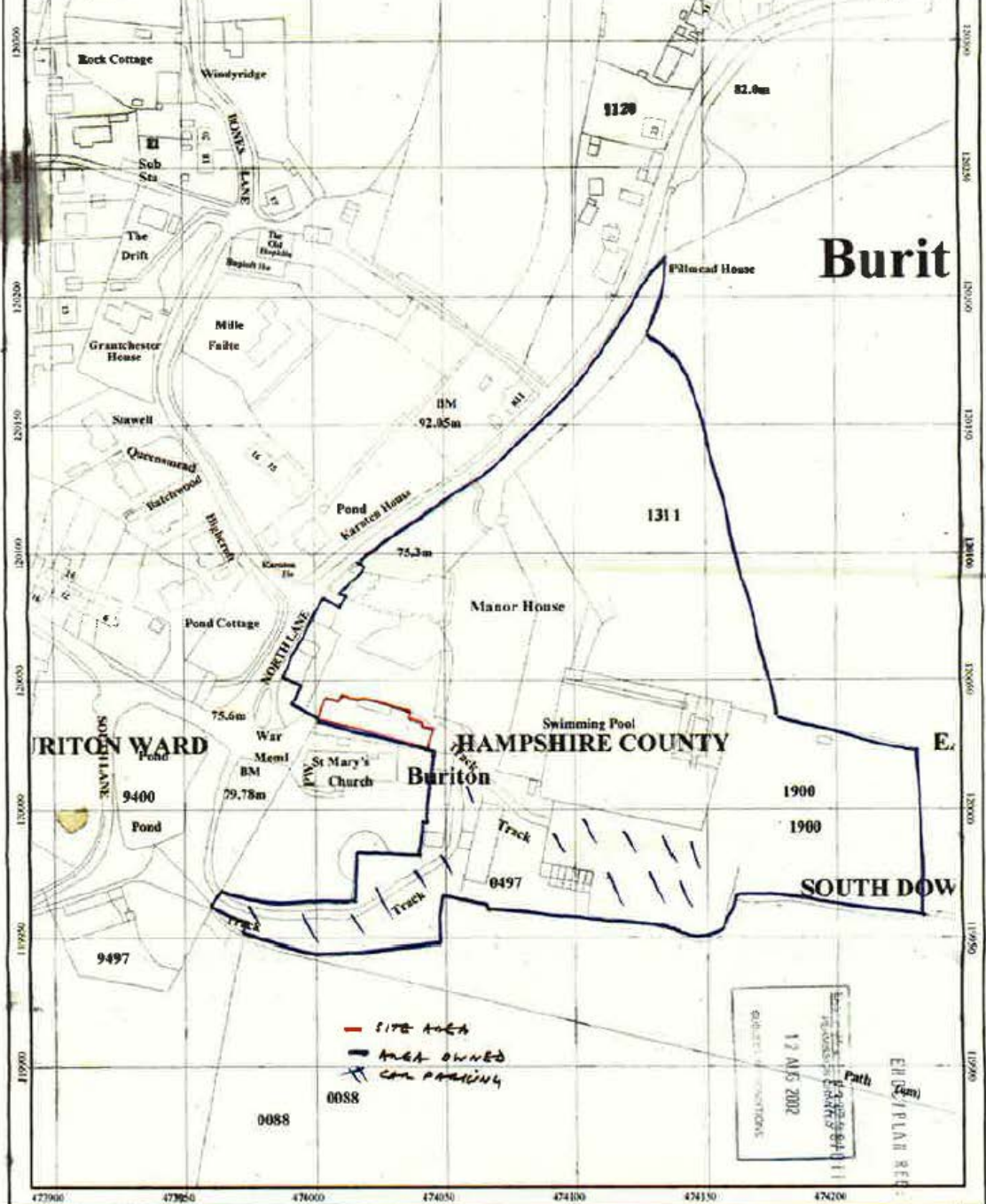
- Hedging of gardens
- parking on west elevation

## Access

- Retain/enhance paddock adjacent to churchyard
- Use of post and rail fencing
- Additional planting







# Access























# Tithe Barn

















# Monks Walk















# The Garages













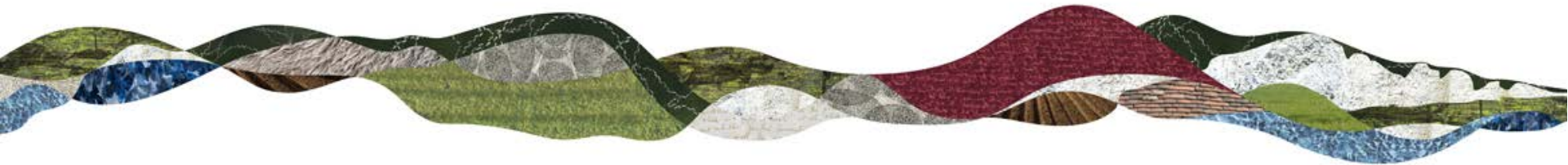
# Windy Ridge Appeal Decision



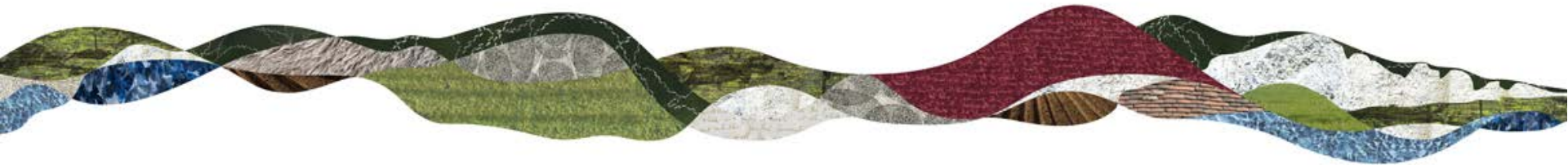
Monks Walk



# Dark Skies



# Dark Skies



# **Proposed Ground Floor Plan Garages**





