

Report to **Planning Committee**

Date **9 December 2021**

By **Director of Planning**

Local Authority **Horsham District Council**

Application Number **SDNP/21/05321/CND**

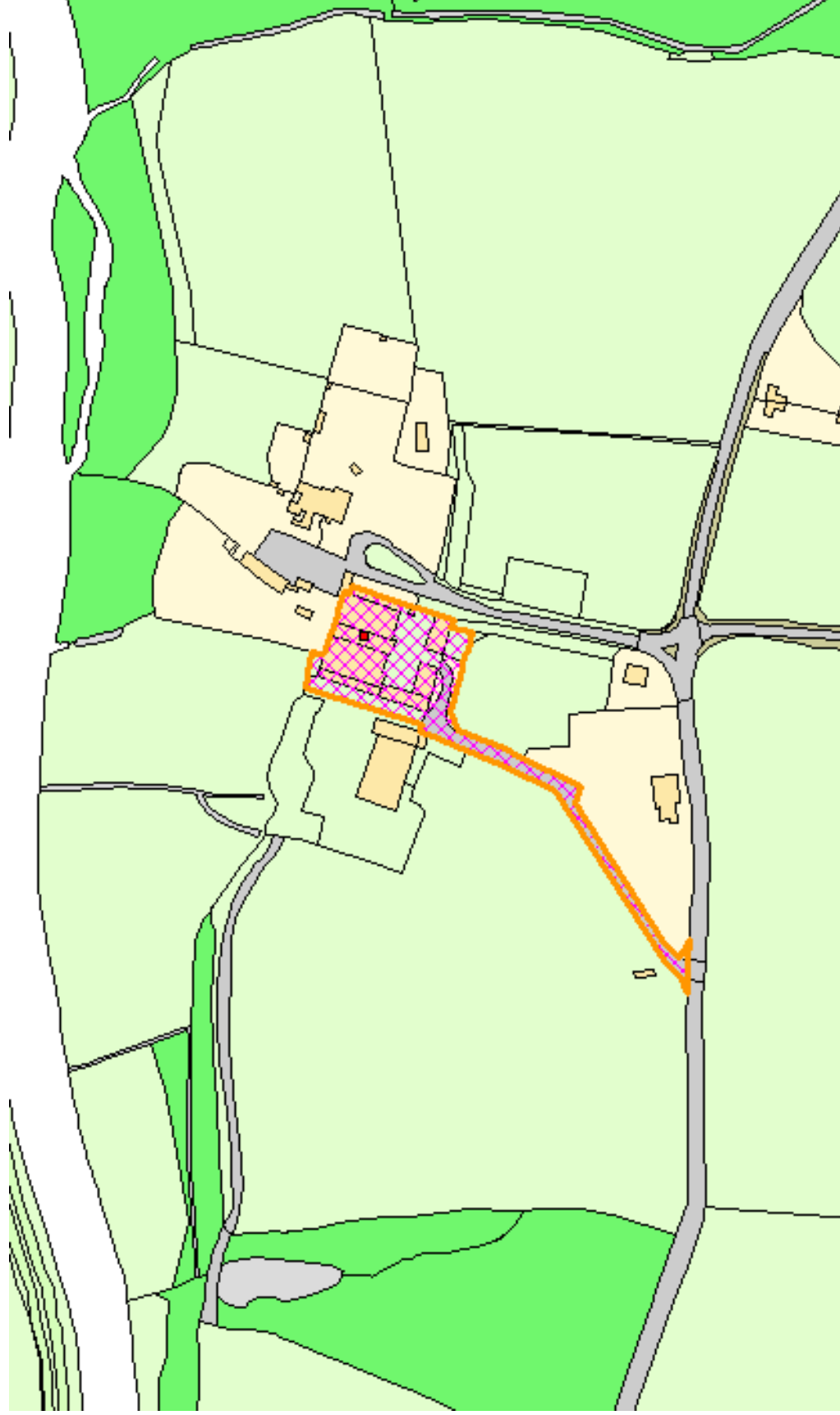
Applicant **Mr Ian Eldred**

Application **Variation of condition 1 relating to planning approval
SDNP/13/04908/FUL for amendments to the previously approved
design.**

Address **The Granary, Greatham Lane, Greatham, RH20 2ES**

**Recommendation: That planning permission be granted subject to the conditions set
out at paragraph 10.1 of the report.**

Site Location Map



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Executive Summary

The application proposes amendments to a partially implemented (extant) 2014 Permission to convert the site into a new dwelling. The key considerations are:

- The site comprises a historic farmstead within a small conservation area. The grade II listed granary barn retains its architectural and historic interest. In addition, it has a historic association with neighbouring heritage assets – namely Greatham Manor (grade II listed) and Greatham Church (grade I listed) which together have historic group value.
- The amendments primarily relate to a revised contemporary link between the granary barn and dairy shed, revised window and door fenestrations for the buildings, a re-configuration of the accommodation including a new mezzanine floor within the granary barn. They respond to issues raised in a refused 2018 scheme and subsequent dismissed appeal.
- The amendments follow the overall principles of the 2014 Permission and are sufficiently minor within the scheme as a whole to be considered as material amendments, rather than require a full planning permission.
- The proposed free-standing mezzanine floor in the granary barn improves upon previous schemes. Whilst its insertion would result in parts of the existing raised floor being lost, this is outweighed by the benefits of a more open internal space within the barn.
- The scheme would satisfactorily retain the character of the existing farmstead buildings and those proposed to be re-instated are of an acceptable design. A contemporary link between the granary and dairy shed has previously been approved and remains an acceptable approach. The revised link is a better design compared with previous schemes.
- No significant impacts would occur upon surrounding amenities or National Park landscape.
- A separate application for Listed Building Consent is also before Members for consideration (Agenda Item 8).

The application is before Members due to the level of interest received about the proposals.

1. Site Description

- 1.1 The application site is located within Greatham which is a hamlet comprising a collection of listed and unlisted properties and a grade I listed church. Greatham also has a small conservation area which includes the application site and the neighbouring listed Greatham Manor and the church east of the site, Manor Farmhouse and Greatham Manor Lodge to the south, and a dwelling immediately west on the site of a former milking parlour.
- 1.2 The site is accessed via a track from Greatham Lane and is approximately 150m from the road. It comprises of a range of former agricultural buildings of varying condition. There is a grade II listed granary barn in the centre of the site. On its western side is a long single storey brick outbuilding running parallel with it that was a dairy shed. A former cart shed also forms part of this range of buildings which is south of the granary at the entrance into the yard. There are the remnants of other outbuildings and walls that once enclosed the yard around the granary barn, which include stables, a machine store, and a link building between the granary and dairy.
- 1.3 The River Arun runs east to west approximately 250m north of the site. Hedgerows along the northern side of Greatham Lane largely screen the site from view. There are views through the access towards the site but it is not prominent from this location. Apart from a short footpath between Greatham Lane and the church, east of the site, wider public views are limited.

2. Relevant Planning History

- 2.1 The following planning history is relevant:
 - SDNP/13/04908/FUL & SDNP/13/04909/LIS Conversion of redundant farm buildings, including a grade II listed granary barn into a single dwelling. Including the demolition of sheds, outbuildings and the reinstatement of collapsed structures. Approved 18.07.2014

- SDNP/16/02206/DCOND Discharge of Planning Conditions 3, 4, 6, 12, 13, 15 and 16 on planning consent SDNP/13/04908/FUL and SDNP/13/04909/LIS. Approved 27.06.2017
- SDNP/17/03359/FUL & SDNP/17/03360/LIS Proposed conversion and extension of existing timber frame agricultural barn and associated outbuildings to form a part two storey part single storey nine bedroom dwelling. Withdrawn 29.11.2017
- SDNP/18/00489/FUL & SDNP/18/00490/LIS Conversion and extension of existing timber framed agricultural barn and associated outbuildings to form a part two storey 4 bedroom dwelling and 3 bedroom guest accommodation. Refused 30.11.2018. Appeal dismissed 21.01.2020, a summary is below and the Decision is at Appendix 1:
 1. The granary barn and associated buildings retain historic and architectural value. The overall layout and relationship of the buildings and the Manor and Church is highly legible and has group value.
 2. Conservation Area highly sensitive to change; harm to the legibility of the historic and functional relationship between the site and surrounding buildings within it.
 3. Proposals would not preserve or enhance the character and appearance of the conservation area and fail to preserve the special architectural and interest of the listed building and setting. The harm is not outweighed by any public benefits.

Specific considerations:

4. No convincing justification that the scheme draws on historic evidence regarding original layouts and form. The introduction of a mezzanine level in the northern part of the granary barn would harm its appearance, architectural and historical significance and value.
 5. Proposed height and tiled roof of new link between the granary and dairy acceptable, but the extent of glazing on its north and south elevations would introduce a domestic appearance to the traditional and agricultural architecture of surrounding buildings, which is harmful to their significance as a group.
 6. Additional windows and roof lights in the granary and western range would domesticate the appearance of these buildings and harm their individual significance and as a group.
- SDNP/20/04002/PRES Change of use of an agricultural building to a residential use. Planning advice provided 21.06.2021.
 - SDNP/21/02751/FUL: Conversion of a grade II listed granary barn with associated outbuildings and the reinstatement of collapsed structures into a single dwelling with guest accommodation. Currently undetermined.
 - SDNP/21/02752/LIS: Conversion of a grade II listed granary barn with associated outbuildings and the reinstatement of collapsed structures into a single dwelling with guest accommodation. Currently undetermined. See Agenda Item 8.

3. Proposal

- 3.1 The application proposes amendments to the approved plans of an implemented 2014 permission (SDNP/13/04908/FUL) by varying planning condition no.1 of this consent.
- 3.2 The amendments relate to the conversion of a grade II listed granary barn, associated outbuildings, and the re-instatement of collapsed structures into a single no.4 bed dwelling plus self-contained guest accommodation (3 further bedrooms). A description of the revised scheme in its entirety is outlined below and the differences between the 2014 Permission and the revised proposals are considered in section 8.
- 3.3 A contemporary approach is proposed which utilises the form and traditional character of the existing buildings, including using existing window and door openings, whilst introducing a mix of modern and traditional materials.

- 3.4 The granary barn would have a living room at its southern end, which would be on a raised saddle stone floor, and a dining room at its northern end. A mezzanine first floor is proposed within the central area of the barn which would be a free standing structure within the frame of the building (i.e it would not be attached to the walls) and would enable elevated views of its internal space. Underneath this floor, a home cinema space is proposed.
- 3.5 The barn is proposed to connect with the former dairy shed via a new single storey link, which would be sited on the footprint of a former building. This would be a contemporary addition with a glazed frontage, a pitched zinc roof with recessed solar panels, and a metal canopy structure. Within it would be a kitchen and sitting room. The dairy is proposed to be converted into 4 en-suite bedrooms. Whilst these would be accessed via an internal corridor, 3 bedrooms would also have individual doors onto the courtyard area, which reflects the existing openings of the building.
- 3.6 A new 'L'-shaped building is proposed at the southern end of the dairy. This would be on the footprint of the former stables and machine shed. It would have a higher tiled pitched roof, due to a mezzanine floor, than the dairy and be constructed using bricks reclaimed from existing walls that would predominantly form its western and southern elevations. Inside, there would be new office, gym and storage space plus a plant room, which would be accessed through the dairy shed. It would also include guest accommodation which would be separately accessed via the courtyard. This would comprise of an open plan kitchen/living room and two bedrooms on the ground floor with further space and another bedroom on a mezzanine floor. The existing card shed opposite this building is proposed to be used as a 5 bay garage. This would also include bin and cycle stores and an electric vehicle charging point.
- 3.7 The existing and new buildings would form enclosed courtyard and garden spaces. The surfacing would be a mix of paving for the driveway, gravel and lawn along with new planting. New and existing walls would visually separate the driveway/parking area from the private amenity space either side of the granary barn. The north east and south east boundary walls with the adjacent Manor House are not proposed to be raised in this current application.

Listed Building Consent

- 3.8 A separate application for Listed Building Consent (LBC) is required on the basis of the listed status of the buildings and the physical works proposed. The committee report at Agenda Item 8 separately recommends to grant LBC for the reasons outlined in the report.

4. Consultations

- 4.1 **Archaeology:** No objection, subject to condition.
- 4.2 **Ecology:** No objection.
- 4.3 **Fire & Rescue:** No response received.
- 4.4 **Highway Authority:** No objection.
- 4.5 **Historic Buildings:** No objection, subject to conditions:
- There is an increase in glazing over the approved scheme, but less than in the scheme dismissed at appeal;
 - Less glazing on the northern elevation would be preferable; the removal of the additional window, however any 'harm' over and above that already approved is not so great as to justify a refusal and is outweighed to a sufficient degree by the public benefit of bringing these buildings back into good order and productive use;
 - Zinc roof is contemporary but acceptable;
 - The part of the raised granary floor that would be lost is less significant as historic fabric when compared to other parts of the raised floor;
 - The new first floor insert allows views of the length of the interior and is an imaginative and unobtrusive approach that justifies the loss of the raised floor;

- The new floor objected to by the Inspector is not included in the current scheme;
- The reconstruction of a number of decayed and collapsed walls and the roof structure on one of the ancillary buildings is supported;
- Any impact from the residential conversion on the character of the listed farm building and character of the Conservation Area is justified by the benefits of bringing the building back into productive use and good order;
- The loss of the agricultural role of the building has an impact on the setting of the nearby listed buildings; however their loss would have a much greater impact on that setting and is therefore an acceptable consequence of securing the future of the farm buildings.

4.6 **Parham Parish Council:** Objection:

- Not against the principle of a sympathetic conversion of the farm buildings;
- No works have yet been undertaken and the building has fallen in a state of poor disrepair;
- Apart from the replacement within the northern mezzanine floor with a new central rectangular structure in the granary and significant change to the link building, the proposals are the same as those rejected by the SDNPA and Appeal Inspector.
- Concerns regarding the proposed “flexibility of use” for the building;
- The “link” structure is no longer detailed as a simple link between the granary and bedrooms, the plans show that this is to be a large, new and intrusive building;
- The amount of glazing detracts from the character of the overall building and is contrary to the SDNPA Dark Skies policy;
- Proposed height of the boundary walls is unclear; the wall running between the Granary boundary and the neighbouring property should be increased in height (as per the approved plans) to maintain the privacy of the neighbouring property and should be secured via condition.

5 **Representations**

5.1 13 objections have been received which raise the following concerns:

Principle:

- Identical application to current full planning application; previous objections relevant.
- Revised drawings are significantly different to 2014 Permission; a full review of the differences is required.
- Proposals are planning ‘creep.’
- Multiple applications and this application undermine the integrity of the Planning System; an attempting to circumvent previous planning conditions; Applicant seeks to wear down the local community.
- Application is an attempt to circumvent the Committee’s consideration of the previous postponed application.
- Needs to be considered alongside the Listed Building Consent application.
- No material changes between the previous refusal and dismissed appeal.
- Developer unwilling to implement the original 2014 scheme.
- No consultation between Applicant and neighbours before applying.
- Concerns that proposed ‘future flexibility’ of the use suggests the introduction of multiple residential units in the future;
- Condition should be applied to prevent future subdivision;
- Concern that building is in a derelict state;

- Application lacks detail.
- Contrary to section 7 of the South Downs Local Plan.

Design and Heritage Impacts:

- Greatham Conservation Area is small so historic barn is significant;
- Substantial departure from 2014 permission, which was less harmful;
- Scale of development.
- New application identifies no new benefits, is similar to the 2018 application dismissed at appeal; and at odds with Inspectors reasoning with regard to extent of glazing, roof lights and other matters;
- Proposals represent destruction of the historic hamlet and ambience of tiny conservation area and setting of the Domesday Manor House and church.
- Will significantly alter the appearance of the barn to the extent that the historic appearance of the structure will be lost forever;
- Excessive glazing will introduce domestic appearance, incongruous with the agricultural character of the barn; will cause harmful light pollution;
- New central mezzanine not justified and a major visual intrusion into the building's internal space; open space within the Granary should not be segmented; and an area of historic raised flooring will be lost; harmful to its character.
- Link is large and intrusive; also not a link as it will contain a new 'central hub.'
- Modern zinc roof is higher and out of keeping; will be intrusive on neighbouring properties – should be traditional clay tiles to match existing as per the 2014 permission; will impact historic significance of the barn;
- Fails to take opportunities for improving the character and quality of the area; the architectural and aesthetic significance of these buildings is due to their grouping;
- Query sustainability; no heating plan and vague details on technology to be used.
- Query accessibility for disabled people.
- Will not preserve or enhance the character and appearance of the conservation area.
- Harmful to the special architectural and historic interest of the surrounding listed buildings and their settings.

Amenity

- No obscure glazing for the window on the northern elevation of the granary will cause harmful overlooking;
- Impact from excessive glazing in the barn and link upon neighbouring privacy and amenity, including overlooking.
- Will impact on neighbour amenity due to light spill and noise;
- Link building will extend beyond the party/boundary wall on the north western side;
- Link building sits on boundary wall and will impact privacy and amenity of adjoining Manor vegetable garden and Manor Cottage;
- East and north boundary walls as per 2014 Permission must be raised to protect privacy of Greatham Manor;
- Will increase traffic on narrow lane.

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan is the South Downs Local Plan (2014-33). The relevant policies are set out in section 7 below.

National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

6.3 If there is a conflict between these two purposes, greater weight shall be given to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in a National Park, whereby conservation takes precedence. There is also a duty upon the Local Planning Authority to foster the economic and social wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

6.4 The National Planning Policy Framework (2021) is considered holistically although the following sections are of particular relevance to the applications:

- Section 2: Achieving sustainable development
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

6.5 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the revised National Planning Policy Framework (NPPF) (2021). The Circular and NPPF confirm that National Parks have the highest status of protection. The NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks. It states “*the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*”

Relationship of the Development Plan to the NPPF and Circular 2010

6.6 The Development Plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.

South Downs Partnership Management Plan 2020-2025

6.7 The Environment Act 1995 (as amended) requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans “contribute to setting the strategic context for development” and “are material considerations in making decisions on individual planning applications.” The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include: 1, 3, 5, 9, 10, 25, 50.

Other relevant material considerations

6.8 The following are relevant considerations:

- Adopted Sustainable Construction SPD.
- Adopted Parking for Residential and Non-Residential Development SPD.

- Ecosystems Services Technical Advice Note 2019.
- Dark Night Skies Technical Advice Note 2020.
- Draft Design Guide SPD. This draft document has undergone public consultation but has limited weight in decision making currently.

Legislation for heritage assets

- 6.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission and listed building consent. These are summarised below.
- 6.10 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 6.11 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Area) Act 1990 relates to conservation areas. It requires “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

- 6.12 A screening of the current application has concluded that the proposals do not constitute EIA development for reasons of its scale, use, character and design and environmental considerations associated with the site and proposals.

7. Planning Policy

- 7.1 The following policies of the South Downs Local Plan 2019 are of particular relevance:

Key policies

- SD12 – Historic Environment
- SD13 – Listed Buildings
- SD15 - Conservation Areas
- SD41 - Conversion of Redundant Agricultural or Forestry Buildings

Other particularly relevant policies

- SD2 – Ecosystems Services
- SD4 – Landscape Character
- SD5 – Design
- SD8 - Dark Night Skies
- SD9 - Biodiversity and Geodiversity
- SD14 - Climate Change Mitigation and Adaptation of Historic Buildings
- SD16 - Archaeology
- SD48 – Climate Change and Sustainable Use of Resources

8. Planning Assessment

- 8.1 The conversion of the site into a single dwelling has been established by the implementation of the 2014 Permission. The current proposals do not significantly alter the overall amount of development or the broader layout and form of the 2014 permitted scheme and the consistencies between the two schemes are summarised below:

- Use of the granary for accommodation, with a mezzanine floor and retention of main openings with new glazing.

- Creation of a contemporary link building between the barn and dairy with new accommodation.
- A series of bedrooms within the dairy.
- A new 'L' shaped building attached on the dairy shed, on the site of the former stables and machine store, with a higher roof compared to the dairy.
- Guest accommodation in the new 'L' shaped building (albeit of a smaller scale to the current scheme)
- Repair and re-use of the cart shed as new 5 bay garage.

8.2 It is considered that given the above and the comparisons in table I below, the changes are within the scope of minor material amendments in light of their scale, nature and impacts. The revisions proposed do not significantly alter extent or nature of the original permitted development. In addition, because the 2014 Permission is not substantially complete it is possible to apply for amendments via a S73 application. An application for full planning permission is therefore not considered to be required. It is noted that there is a currently undetermined full planning application with the SDNPA. As a full planning application, it is subject to issues concerning water neutrality and the Arun Valley Special Protection Area. The current proposal to vary approved plans in relation to design and limited aspect of development applied for in the way this has been does not introduce the water neutrality issues.

8.3 Table I below summarises the similarities and differences between the 2014 Permission and the proposals. Subsequently, the assessment considers the scheme as a whole.

	Similarities with 2014 consent	New requirements/proposals
Granary barn	<p>Include communal living space.</p> <p>Retain raised staddle stone floor.</p> <p>Retain high level window in north elevation.</p>	<p>Additional glazing in the east and west elevations.</p> <p>A new free standing mezzanine floor, which involves the loss of some existing flooring (not area of staddle stones).</p>
Contemporary link	<p>Floor to ceiling glazing on south elevation.</p> <p>A zinc roof.</p>	<p>Higher pitched roof, up to the height of the granary barn's eaves.</p> <p>Recessed solar panels within the roof.</p> <p>Additional window and larger glazed door in north elevation.</p> <p>Metal canopy structure for climbing plants (hops).</p> <p>Accommodates the kitchen and a sitting room.</p>
Dairy shed	<p>Retain tiled roof form.</p> <p>Retain existing openings on the east elevation.</p> <p>Subdivided into en-suite bedrooms.</p>	<p>Removal of floor to ceiling glazing on west elevation (NW corner).</p> <p>More glazing on west elevation.</p> <p>Revised glazing in north elevation.</p>
Re-building of former stables and machine store	<p>Scale, form and materials.</p> <p>Includes guest accommodation and a gym/office space.</p>	<p>Insertion of a new door on west elevation.</p> <p>Revised door and window fenestration on north, south and east elevations.</p>

		New mezzanine floor to accommodate guest accommodation.
Cart barn	Retain existing scale, form and materials.	Insertion of timber doors in all 5 openings (instead of 2 in approved scheme) on north elevation. Revised window and door design on rear (south) elevation.
Other	Vehicular access Landscaped courtyards and creation of new driveway.	No new garden outbuildings abutting the eastern boundary wall. New walling either side of the granary barn to enclose courtyards.

The Granary Barn

- 8.4 The proposals for the granary barn are considered to be a better approach compared with the approved and indeed the 2018 Appeal scheme. It involves a central freestanding floor which would result in losing part of the existing raised floor, however, the historic buildings officer has advised that this section is less historic and that the approach is an imaginative and unobtrusive addition which would allow views of the length of the interior. This would allow for a better appreciation of its space and architecture without compromising its integrity and, consequently, these benefits justify the partial loss of the raised floor. Furthermore, the older raised staddle floor would still be retained to become the living room.
- 8.5 The scheme also reduces the extent of internal changes within the barn by introducing the more communal accommodation into it, whilst the more private space, which dictates more subdivision, would be in the other buildings which are less sensitive to such changes. Compared to previous schemes, retaining more openness within the granary barn is the better approach to conserving its character, which is supported.
- 8.6 The external appearance of the barn utilises existing remaining openings but also additional windows of varying sizes are also proposed. This extent of glazing is an increase compared to the approved scheme. The historic buildings officer has not raised an objection to this, but also the irregular siting and sizes of the windows helps to minimise creating an overly domestic character and appearance for the barn and respect its special architectural and historical interest in a contemporary way.
- 8.7 Concern was initially raised by the historic buildings officer regarding a new window in the north elevation, however, this insertion is similar to the 2014 permission and it is not considered to be significantly harmful in regard to the character of the barn. Concern has been raised by a neighbour about overlooking from this particular window towards the Greatham Manor, which is addressed further below.

Contemporary link

- 8.8 The revised design of the link building is acceptable. The contemporary design has a more residential character compared with the agricultural appearance of the barn and dairy shed, but this is not, in itself, unduly harmful and follows the conceptual approach of the approved scheme. A contemporary link was approved in 2014 and this approach was not raised as an issue by the Appeal Inspector. The inspector concluded, however, that the extent of glazing on the link's north elevation was harmful. This has been addressed in the current scheme by reducing the extent of glazing within this elevation. The amount of glazing is now more than the 2014 Permission but less than the appeal proposals, which is considered to be acceptable.
- 8.9 The height of the link would be below the eaves of the granary barn. This addresses officer's and the Inspector's previous concerns and the overall roof design improves upon previous approved and refused schemes. The extent of glazing on its south elevation is largely

consistent with the 2014 Permission and a new metal canopy for plants (potentially hops) to grow and entwine onto is an acceptable addition.

The former dairy shed, stables and machine store

- 8.10 The proposals for the dairy shed include a new master bedroom and a series of en-suite bedrooms accessed from the link and a long corridor through the building. This enables existing openings to be retained and less additional windows are introduced which would be more sympathetic to its character. This also responds to previous concerns by the Inspector about the external fenestration.
- 8.11 The new 'L' shaped building would have a wider footprint and a higher hipped roof than the dairy shed, which is consistent with the former original buildings and the 2014 Permission. This new build element would replicate characteristics of the original stables and machine store, including the use of reclaimed bricks and a tiled roof. In these regards, its overall scale and appearance are acceptable. There are some differences and similarities of windows and doors between the approved and current proposals but what is proposed is acceptable in terms of the rural character which is sought to be achieved, rather than an over-domestication of the design.
- 8.12 Internally, the new office and gym would connect through the dairy, which is acceptable. The new guest accommodation is in a different position and larger compared to the 2014 permission. It would also be similar to the appeal proposals and this was not raised as a concern by the Inspector. Whilst this accommodation is reasonably self-contained, given the nature of the scheme and how closely related it would be to the rest of the scheme there could be limited potential for it to be separated from it. Notwithstanding, a condition is recommended to limit its use as ancillary guest accommodation.
- 8.13 The use of the cart barn as a garage would be consistent with the 2014 Permission and would be a sensitive use for the building. The proposals include enclosing all of the open bays on its frontage compared to only 2 in the 2014 Permission. This could potentially erode the open historic character of the cart barn to a degree, however, it is not considered to be unduly harmful and the historic buildings officer has not raised an objection.

Overall design conclusions

- 8.14 There are general consistencies (see paragraph 8.1) between the 2014 permission and the proposals and the more detailed similarities and differences, such as internal layouts and fenestrations are considered to be minor variations to the approved plans.
- 8.15 The current scheme successfully draws together the merits and issues of previous schemes to reach a sensitive approach to the site. For instance, the proposed internal arrangement within the granary barn is a significant improvement over previous designs. Also, the contemporary link building is an improved design and the character and appearance of the dairy shed and re-instatement of the stables and machine store would not be compromised by the introduction of domestic features. The proposals would preserve and enhance the special architectural and historic interest of the buildings and their settings. The courtyard spaces proposed to be created would also reflect the historic subdivision of the yard by re-instating walls either side of the granary barn.
- 8.16 In light of the design, it is not considered that there would be wider harm to the National Park landscape. Indeed, the scheme would re-instate an enclosed farmyard group of buildings which, when seen from the outside, would have an agricultural or rural character which would conserve and enhance the landscape character. The majority of the more relative residential additions would face onto the internal courtyards.
- 8.17 It is considered that the proposals also satisfactorily address the previous concerns of officers and the Appeal Inspector concerning the 2018 scheme (see paragraph 2.1 above and appendix I).

Impact on the conservation area and setting of heritage assets

- 8.18 The proposals would preserve and enhance the character and appearance of the conservation area in light of the acceptability of the design, as above. The scheme would

retain the legibility of the site and the cultural heritage associations and relationship it has with the surrounding neighbouring development, most notably Greatham Manor and the church. Together, they have value as a group and are sensitive to change. By virtue of the proposed design it is not considered that the setting of surrounding buildings would be significantly harmed.

- 8.19 The historic buildings officer has advised that the impact of the residential conversion on the character of the listed farm building and the conservation area are justified by the benefits of the site being brought back into use and that the loss of buildings would have an even greater impact in comparison.
- 8.20 In these regards, the proposals are in accordance with the First Purpose and policies SD12, SD13 and SD15 concerning cultural heritage, as well as the NPPF (2021). The 'great weight' required to be given to these considerations has been applied particularly in respect of the cultural heritage significance of the site and its surrounding context. Furthermore, for the reasons above the proposals also accord with the relevant legislation cited in section 6 of this report.

Impact on surrounding amenities

- 8.21 The scheme would not cause any significant impact upon the privacy and outlook of surrounding properties by virtue of the siting, orientation and positioning of new windows and doors. A satisfactory relationship with the neighbouring dwelling on the former milking parlour site would also be created. The dwellings south of the site similarly would not be significantly impacted upon.
- 8.22 A specific concern has been raised about the window in the north elevation of the granary barn, which forms part of the boundary with Greatham Manor. The 2014 permission includes a window here and it already exists. In the current proposals, this window would serve a new dining area. The ground level within the dining room places this window at a high level above head height. Views through this window could only be possible from the new centrally located mezzanine floor, but this floor would be set back from the window by a good distance and only create a narrow field of view through the window, which would also be blocked by existing trees within the neighbouring garden. In these regards, the retention of this window would not significantly impact upon neighbouring private amenities. A condition on the 2014 Permission required this window to be obscure glazed. However, in light of the revised internal layout within the granary barn, it is considered that this condition is no longer required for the reasons above.
- 8.23 The current proposals also include a larger glazed door and an additional window on the northern elevation of the proposed link and the dairy shed, compared with the 2014 Permission. Combined with the link now accommodating a kitchen and sitting room, compared with a master bedroom in the 2014 plans, there is potential for increased activity from new residents behind the link, within the small area of land included in the red line of the application. From here, there would be views towards the river and the neighbouring garden. However, given that the majority of the accommodation directly accesses onto the large internal courtyards, which would be used as amenity/garden space, the main activity of residents is likely to be more contained within the site, rather than excessively behind the link. It is considered the impact upon neighbouring amenities would not, therefore, be significant to justify a reason for refusal on these grounds.
- 8.24 Concern has also been raised about the height of the northern and eastern boundary walls of the site and the impact upon the privacy of Greatham Manor in light of the residential conversion of the site. The raising of these walls formed part of the 2014 permission and a condition was included to require a sample panel prior to these works taking place. The 2014 permission, therefore, already enables this to be undertaken. This condition has been carried forward into the recommendation below (condition 10).

Ecosystems services and ecology

- 8.25 The application includes some eco-systems services benefits, such as new bat and barn owl boxes. Ecological mitigation measures that were secured in the 2014 permission regarding

the findings of a bat survey which were subsequently conditioned. A survey was undertaken in 2017 ahead of works to the existing buildings (particularly roofs) in 2018, which have progressed. No updated bat survey has been provided in this current application, however, the ecologist has acknowledged the work that has been undertaken and raises no objection.

Sustainability measures

- 8.26 The application proposes insulation levels that exceed Building Regulations along with energy efficient windows and lighting. Air source heat pumps are proposed but no further detail has been provided. Solar panels are proposed on the roof of the contemporary link. An electric vehicle charging point is also proposed within the cart shed. Conditions are proposed to secure enhanced sustainability measures within the scheme.

Other matters

- 8.27 The existing site access would be used, which continues to be acceptable, and ample parking is proposed.
- 8.28 Given that the application is solely to amend the approved plans, many of the conditions cited in the recommendation are consistent with the 2014 Permission. Where particular conditions have been discharged, the wording of conditions in the recommendation have been updated to reflect this. Where relevant, additional conditions have also been added which reflect current policy considerations.

9. Conclusion

- 9.1 The amendments are considered to be within the scope of a S73 application and an acceptable scheme for the residential conversion of the site is achieved. The proposals would preserve and enhance the special architectural and historic interest of the granary barn and other buildings. The re-instatement of the former stables and machine store would re-create a coherent group of farm buildings and, by virtue of the design of the overall scheme, would preserve and enhance the character and appearance of the conservation area. The proposals would also maintain the historic relationship with surrounding listed properties which, together, have cultural heritage value as a group.
- 9.2 The proposal would also not significantly impact upon surrounding amenities or the immediate and wider landscape context for the reasons outlined.
- 9.3 Having considered the merits of the proposals in the context of the planning history, relevant development plan policies, material considerations and legislation, it is recommended that planning permission be granted.

10. Reason for Recommendation and Conditions

- 10.1 It is recommended that planning permission be **granted** subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in Consideration of this Application."

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

Materials

2. The development shall be commenced unless and until a schedule of materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, rainwater goods have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development.

3. Prior to the insertion of the windows and doors hereby permitted, detailed elevation and sectional drawings of the windows and doors at the scale not less than 1:10 shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a high quality development.

Landscape, ecology and eco-systems services

4. No development shall commence until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include, but not be limited to:
 - a. Written specifications (including cultivation and other operations associated with plant and grass establishment;
 - b. Planting methods, tree pits & guying methods;
 - c. Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - d. Retained areas of trees and hedgerows;
 - e. Manner and treatment of existing frontage ditches and ha-ha feature;
 - f. Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces, including their appearance, dimensions and siting.
 - g. Details of the siting, specifications and management of the Sustainable Urban Drainage systems.
 - h. A landscape schedule and management plan designed to deliver the management of all new and retained landscape elements to benefit people and wildlife for a minimum period of 5 years including details of the arrangements for its implementation;
 - i. A timetable for implementation of the soft and hard landscaping works.
 - j. A landscape plan with services shown.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

5. No development hereby approved shall be undertaken in accordance with the Bat Survey Report dated 28 September 2017.

Reason: To ensure the protection of protected species.

6. No development shall commence until a further detailed Eco-systems Services Statement is submitted to and approved in writing by the Local Planning Authority, which includes measures to be incorporated into the scheme which accord with the SDNPA Ecosystems Services Technical Advice Note 2019. The development shall thereafter be implemented in full accordance with the agreed details.

Reason: To secure environmental gains within the development.

Drainage

7. No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be implemented and managed and maintained thereafter in accordance with a management and maintenance plan, which shall also be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of surface water drainage.

8. No development shall commence until a drainage scheme detailing the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include a maintenance plan with management responsibilities. The development shall be carried out in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

Construction/Method Statement

9. No development shall commence until details and a method statement for the restoration works of the granary barn, including the insertion of the new mezzanine floor, and outbuildings have been submitted to and approved in writing by the Authority. The works shall be carried out in full accordance with the approved details and methodology.

Reason: To ensure the works are undertaken sensitively.

10. The new walling on the east and north boundary walls shall conform with a sample panel and mortar treatment which shall be erected on site and approved in writing by the Authority before work to these walls is commenced.

Reason: To preserve the special character of the walls, which contributes to the character and appearance of the conservation area.

Sustainability

11. No development shall commence until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development will maximise energy efficiency measures over the 2013 Building Regulations Part L Dwelling Emission Rate (DER)/Target Emission Rate (TER), a further 20% reduction in CO₂ emissions through the use of renewable sources, and a maximum of 110 litres/person/day internal water use in the form of a design stage SAP calculations and a water efficiency calculator, unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall thereafter be constructed in full accordance with these details.

Reason: To ensure the development has minimised its overall demand for resources and addresses climate change mitigation.

12. Prior to the development being brought into use, the provision of a minimum of 1 electric vehicle charging point shall be provided and retained thereafter.

Reason: To provide on-site sustainable parking facilities.

Highways

13. Visibility splays of 2.4m x 75m to the west and 2.4m x 60m to the east shall be provided at the site access and maintained in perpetuity.

Reason: In the interests of highway safety.

Contamination

14. The development shall be undertaken in accordance with the submitted details to address contamination as approved in application SDNP/16/02206/DCOND (Decision Notice dated 27.06.2017). It shall thereafter be implemented and accorded with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that risks from contamination to future users are minimised.

15. The development shall be undertaken in accordance with the submitted details to address asbestos as approved in application SDNP/16/02206/DCOND (Decision Notice dated 27.06.2017). It shall thereafter be implemented and accorded with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that risks from contamination to future users are minimised.

Construction hours

16. The construction of the development and associated works shall not take place on Sundays or public holidays or any time otherwise than between the hours of 08:00

hours and 18:00 hours Monday to Friday and 08:00 hours and 13:00 hours on Saturday. No Burning of waste or waste materials shall take place on site.

Reason: In the interests of amenity.

Archaeology

17. The development hereby approved shall be undertaken in full accordance with the submitted Heritage Statement, Written Scheme of Investigation, and Archaeological Watching Brief prepared by Chris Butler Archaeological Services Ltd, dated January 2021.

Reason: To enable sites of archaeological interest to be adequately investigated and recorded.

18. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 17; and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of structures on the site is properly safeguarded and recorded.

Lighting

19. No development shall commence beyond slab level until a detailed external lighting scheme that accords with the SDNPA Dark Night Skies Technical Advice Note (2021) has been submitted to and agreed in writing by the Local Planning Authority. The external lighting scheme shall thereafter be implemented in full prior to the site being brought into use and retained thereafter.

Reason: In the interests of the amenities of nearby residential properties and dark skies.

Permitted development

20. Notwithstanding the provisions of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order amending, replacing or re-enacting that Order, with or without modifications) no development described in Part 1 shall be undertaken within the site without the prior written approval of the Local Planning Authority.

Reason: There is a need to safeguard the character and appearance of the development, in the interests of the character and appearance and amenity of the area.

11. Crime and Disorder Implication

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

Tim Slaney
Director of Planning
South Downs National Park Authority

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email: richard.ferguson@southdowns.gov.uk
Appendices: I. 2020 Appeal Decision.
SDNPA Legal Services, Development Manager.
Consultees
Background Documents All planning application plans, supporting documents, consultation and third party responses [SDNP/21/02751/FUL](#).

[South Downs National Park Local Plan 2019](#)

[Revised National Planning Policy Framework \(2021\)](#)

[South Downs National Park Partnership Management Plan 2020-2025](#)

[South Downs Integrated Landscape Character Assessment 2020](#)

[South Downs Supplementary Planning Documents and Technical Advice Notes](#)

Appeal Decisions

Site visit made on 18 November 2019

by Vicki Hirst BA (Hons) PG Dip TP MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 January 2020

Appeal A Ref: APP/Y9507/W/19/3225879

Appeal B Ref: APP/Y9507/Y/19/3225881

The Granary, Greatham Lane, Greatham, RH20 2ES

- Appeal A is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - Appeal B is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr Ian Eldred against the decision of South Downs National Park Authority.
 - The applications Ref SDNP/18/00489/FUL and SDNP/18/00490/LIS, dated 26 January 2018 were refused by notice dated 30 November 2018.
 - The development and works proposed are conversion and extension of existing timber framed agricultural barn and associated outbuildings to form a part two storey 4 bedroom dwelling and 3 bedroom guest accommodation.
-

Decisions

1. Both appeals are dismissed.

Procedural Matters

2. A combined application form was used for the works and development proposed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990. As set out above, there are two appeals before me which I have considered on their individual merits. However, to avoid duplication I have dealt with the two together except where otherwise indicated.
3. Since the South Downs National Park Authority (the Authority) issued its decision the Authority has adopted the South Downs Local Plan (the Local Plan) and a new version of the National Planning Policy Framework (the NPPF) was published in February 2019.
4. The parties were consulted on the Local Plan and its implications for these appeals and I have taken it into account in reaching my decisions.
5. I am satisfied that the revised version of the NPPF does not make any material difference to the main issues in these cases and I have had regard to it as a material consideration in reaching my decisions.

6. At the time of my site visit it was evident that some work had been carried out on the Granary building. This had resulted in the external weather boarding being removed and much of the external walls were covered with protective sheeting. As a result, it was not possible to fully inspect the external walls. However, I am satisfied from my observations on site and the evidence that has been provided I am able to fully understand the significance of the building and its relationship with its surroundings and reach my decisions.

Main Issues

7. The main issues are:
- whether the works and development would preserve the listed buildings or their settings, or any features of special architectural or historic interest which they possess,¹ and whether the development would preserve or enhance the character or appearance of the Greatham Conservation Area²; (the heritage assets).

Background

8. The appeal buildings are listed as Grade II. They comprise a late 18th or early 19th century barn, later converted to a granary store and cart house stable (the Granary) and its associated outbuildings. The latter are described as hovels and the east and west barn range in the listing description. It is understood the western range was the dairy. The group was originally part of the farm associated with the adjacent Greatham Manor which is listed separately as Grade II.
9. The south west side of the Granary is built of yellow brick in English bond with the remainder being timber framed and clad in weather boarding with a peg-tiled roof. The structure comprises of nine bays with cart entrances on each side of the third and seventh bay. A full height partition divided the southern six bays from the northern three bays. The six southern bays have a raised floor suspended on stone and concrete saddle stones. The three northern bays have unfinished pole struts supporting a second higher row of side-purlins to the roof structure. The listing description states that there is no evidence of a raised flooring in these three bays with access points in the middle of the side walls which suggest that this formed the "Cart Horse Stable" and which is shown in the 1875 plans.
10. The Granary is located to the south west of the Manor and to the south of Manor Cottages which are listed as Grade II. It lies to the west of Greatham Church which is listed as Grade I and a former parlour is located to the east and which has now been converted into residential use. Manor Farm and Greatham Lodge are situated to the south. The whole group is designated as Greatham Conservation Area (the Conservation Area).
11. Planning permission and listed building consent have previously been granted for the conversion of the Granary and associated buildings into residential use. The parties agree that these are extant permissions. The proposal, the subject of these appeals, relates to the conversion and extension of the buildings to residential use, but essentially seeks amendments to that previously approved. The extant permissions represent a fallback position should I find against the

¹ Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

² Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

current proposals and work is taking place on site. As such, my decisions have focussed on the main changes to the approved scheme rather than those elements of the proposal that have already gained planning permission and listed building consent.

12. The main parts of the proposal that do not have the benefit of an extant permission are additional windows and rooflights on the western range, additional windows and a mezzanine level in the Granary and additional glazing on the northern elevation of the link building between the Granary and the western range and an increase in its height. The proposal would omit a gallery at the southern end of the Granary that is part of the extant permissions.

The Significance of the Heritage Assets

13. Much of the Granary's significance and special interest is derived from its architectural interest as a timber framed structure with rubble stone plinth and its southern end unusually finished in brick. Its floor to roof open characteristic is one of its defining features and its raised floor is a significant feature of some rarity. It also has historical value through its historic functional association with the adjoining Manor and church and, despite its poor state of repair prior to works commencing, its value is still very much evident.
14. The buildings to the west are also of significance due to their historical association with the farmstead and Manor and have architectural value through their design as a traditional brick dairy. Some elements of the group are missing, particularly the link between the Granary and the dairy at the northern end of the site and parts of the building in the south west corner. At the time of my visit much of the perimeter wall that contained the northern, western and eastern range was evident although some parts were in poor condition. Nonetheless, the overall layout and relationship of the buildings with each other and the Manor and church is still highly legible, and they have considerable group value.
15. The appellant's heritage statement of case finds the significance to be reduced by virtue of the age of the Granary that is considered to originate in the 19th century rather than the 18th century as described in the listing description, further modifications that were carried out in the 19th and 20th centuries, and the alleged missing hay loft at the northern end. Nevertheless, I find the Granary and its associated buildings to have much architectural and historic value to which I afford high significance.
16. The Granary and buildings are also a large part of the designated Greatham Conservation Area. This is tightly drawn around the Manor, church and former farmstead. I have not been provided with a detailed appraisal of the Conservation Area but from the evidence before me and from my own observations on site its significance lies in the relationship of the church with the manor and its originally associated farmstead and cottages. Features of particular importance are the various historic buildings and their vernacular architecture and their functional relationship with each other and their visual relationship with the rural surroundings.

The effect of the proposed works and development on the heritage assets

17. The proposal would introduce a new mezzanine level in the two northern bays of the Granary and which would accommodate a bedroom and en-suite. The

- appellant contends that the later alteration to provide a cart horse stable at this end of the building would have been likely to have included a hay loft at first floor level and he claims this is substantiated by first floor windows in both the northern end of the building and an east facing opening with a hinge pin indicating the possibility of a higher level door or shutter. Furthermore, a letter from the granddaughter of previous occupants of the Manor recalls a mezzanine hayloft in this end of the building.
18. Whilst I acknowledge these factors, the letter is largely anecdotal and the comments in regard to the presence of a first floor hay loft are based on assumption and conjecture rather than historic evidence. Although the listing description identifies the addition of unfinished pole struts supporting a second higher row of side-purlins to the roof structure, this is not conclusive in itself of any historic first floor level. In the absence of more conclusive evidence that the three northern bays had an upper level I am unable to conclude that the inclusion of a first floor level would reflect the building's historic form and function. The open floor to roof nature of the Granary is one of its features of special interest and the introduction of a mezzanine level in the northern part of the building would be harmful to its appearance and its architectural and historical significance and evidential value.
 19. The appellant states that the proposal would be a less harmful approach than that previously granted. It is stated that it would remove the mezzanine level approved in the more significant southern portion of the barn and which requires the removal of collars to the intermediate trusses to make the space useable and which would result in harm to the fabric of the building. Furthermore, the current proposal would retain the single volume space particularly near its entrance which is an important feature of the building.
 20. Whilst the appellant's evidence suggests that the proposed mezzanine would be formed under the tie beams enabling the main roof to remain untouched and would also assist in strengthening this end of the building, I do not have sufficient structural detailing to fully explain how the mezzanine would be accommodated or the associated effect on the fabric of the building. Furthermore, I have not been provided with any substantive evidence that the southern approved first floor level could not be provided without the associated harm that the appellant alleges. Whilst I acknowledge that the current proposal would retain the open space near the proposed entrance, it would merely move the mezzanine to a different position within the building. Furthermore, I am not persuaded that the insertion of a mezzanine floor is the only solution to strengthening the northern end of the building.
 21. In any event, the scheme to include a mezzanine at the southern end of the building has been approved and has been accepted as an appropriate scheme with its associated effects on the listed building. I do not find that the now alleged harmful effects of the approved scheme is sufficient justification to allow the harmful introduction of a mezzanine level at the northern end of the building.
 22. The proposed link building between the Granary and the western range would be provided with a higher roof than previously proposed and include additional glazing on its northern side. I am satisfied that, although no longer evident, there was historically a link between the Granary and the dairy. From the photographs that have been provided, the proposed ridge height would be

- largely consistent with its former height. Its finish with clay tiles would be in keeping with other buildings on the site. I am satisfied that the proposed changes to the roof would be acceptable and would not be harmful to the listed building.
23. However, the proposal would introduce additional glazing on the northern side of the link. Given the glazing on the southern side this would enable views to be obtained through the building to the surrounding countryside. I find this to be at odds with the original form of the farmyard. From the evidence before me and from my observations on site, the farmyard was largely enclosed by a perimeter wall. Views would have been contained to within the yard itself. The introduction of a large amount of glazing allowing views through would be alien to the enclosed nature of the yard. Furthermore, it would introduce a very domestic appearance to the traditional appearance and agricultural architecture of the surrounding buildings. I find this to be harmful to the significance of the group.
24. Similarly, the introduction of additional windows and rooflights in both the Granary and the western range would further add to the domestic appearance of the buildings. Whilst I note the appellant's contention that there would be no net gain in glazing from the previous scheme, I find the proposed glazing in a domestic form would further contribute to the harm to the significance of the individual buildings and the group.
25. Turning to the effect of the proposal on the character and appearance of the Conservation Area, the Council and the appellant's Landscape Visual Impact Assessment finds that whilst there are views through the access towards the site, it is not prominent from this location and hedgerows largely provide screening. Apart from a short section of footpath between Greatham Lane and the church, and which I viewed on my site visit, wider public views of the site are limited. From my own observations I have no reason to disagree.
26. Nonetheless, I consider the significance of the Conservation Area is largely derived from the vernacular architecture of the buildings within the designated area and their association with each other. Taking the contained size of the Conservation Area and the small number of buildings within it most of which are heritage assets in themselves, I find that it is highly sensitive to change. I have found that the proposals would be harmful to the Granary and its associated buildings and having regard to the very important contribution that these buildings make to the Conservation Area, I find the proposal would harm the legibility of the historic and functional relationship of the appeal buildings with other buildings within the designated area. As such I find the proposal would not preserve or enhance the character or appearance of the Conservation Area.
27. I conclude that the proposal would fail to preserve the special interest of the listed buildings and their settings and the special architectural and historic features that they possess. It would fail to preserve or enhance the character or appearance of the Conservation Area. It would result in harm to the significance of both assets. Having regard to the context of the test in the National Planning Policy Framework (the NPPF) I find this harm to be less than substantial.

28. As such, the NPPF states that where a proposal will lead to less than substantial harm to the significance of an asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use³.
29. The appellant contends that the site has suffered from significant neglect and decay over a long period of time and is on the buildings at risk register. Therefore the complete restoration, preservation and enhancement of the listed buildings and Conservation Area is essential for the public benefit. The appellant claims that the scheme now proposed draws on the historic evidence so that the original form is reflected and replicated as far as is practically possible. It is stated that a residential use would be the most viable use.
30. The restoration of the listed buildings to a residential use has already been secured by the planning permission and listed building consent that have been granted. Works are advancing on site and from my observations on site the Granary is no longer in a derelict state of repair. Whilst I note the appellant's claim that the proposed scheme draws on historic evidence as to its original layout and form, I have not been provided with convincing justification that this is the case. I have found that the scheme in its own right would be harmful to the special interest of the listed buildings and Conservation Area. Whilst the restoration of the site is clearly in the public interest, I am satisfied that the current extant permissions would equally be in the public interest and would conserve the buildings in a manner appropriate to their significance. I do not find that any public benefits put forward outweigh the harm that I have identified would arise from the proposal before me.
31. As such the proposal would not meet the statutory requirements set out in Sections 16(2), 66(1), and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would not be in conformity with policies SD12, SD13 and SD15 of the South Downs Local Plan which require amongst other things that proposals conserve and enhance the historic environment and preserve and enhance the significance of listed buildings, their settings and the special architectural or historic interest and character or appearance of conservation areas. It would be in conflict with the NPPF and the requirements within it to give great weight to the conservation of heritage assets' conservation and for them to be conserved in a manner appropriate to their significance⁴.

Conclusions

32. I have taken into account all other matters raised including those of both supporters and those in opposition. I find no matters that outweigh the harm that I have identified.
33. For the above reasons I dismiss both appeals.

VK Hirst

INSPECTOR

³ Paragraph 196, National Planning Policy Framework, February 2019

⁴ Paragraphs 184 & 193, National Planning Policy Framework, February 2019