



**South Downs**  
National Park Authority

**Agenda Item 9**  
**Report PC 21/22-40**

Report to: **Planning Committee**  
Date **10 February 2022**  
By **Director of Planning**  
Local Authority **Lewes District Council**  
Application Number **SDNP/21/01192/LIS**  
Applicant **Mark Woolley**  
Application **Restoration, repairs and other works to the tithe barn to provide a versatile event space (community and private use).**  
Address **Tithe Barn, Court Farm, East Sussex, Falmer, East Sussex BN1 9PB**

---

**Recommendation:**

- 1) That listed building consent be granted, subject to the conditions set out at paragraph 9.1.**
-



## Executive Summary

### Key Matters

- The Tithe Barn is a Grade II\* listed building with lawful use as an agricultural barn;
- A concurrent application SDNP/21/01191/FUL has been submitted for the planning matters relevant to the change of use of the barn to an events and creative space and associated development. Please refer to the previous agenda item for this report;
- The main issue for consideration in this application is the effect of the proposed alterations on the architectural or historic interest and special character of this important designated heritage asset, with particular regard to Local Plan policy SD12 and SD13, section 16 of the National Planning Policy Framework (NPPF) and the Planning (Listed Buildings and Conservation Areas) Act 1990;
- Overall, the barn's historic interest and special character would be preserved. The proposed works are acceptable.
- Members are advised that prior alterations to the building that have proceeded without Listed Building Consent do not form part of this application and do not fall to be considered here. These are identified in section 2.2 below. These alterations are subject to a separate investigation by the Authority's Enforcement team.

### **1. Site Description**

- 1.1 Falmer Tithe Barn is a substantial Grade II\* long barn dating from at least the early 16th century. For details of its context, please refer to the report for the previous item on this agenda.
- 1.2 The barn retains much of its medieval structural timber frame and traditional vast open interior allowing the full extent of the building to be seen throughout. It has thick flint walls with some flint and brick buttresses to the south and east elevations. The eastern end is the oldest, with walling dating from the 13th century and an earth floor. There is an additional aisle to the northern elevation roofed in slate and some black timber boarding to the northern and western elevations. The barn has two pairs of large threshing doors each side and a mezzanine to the western end
- 1.3 Externally, the barn's defining feature is its extensive deep thatched roof which has recently been re-thatched. There are two eyebrow dormers to the south roofslope.

### **2. Relevant Planning History**

- 2.1 The following planning history is relevant:
  - SDNP/21/01191/FUL: Change of use of the tithe barn to provide a versatile event space (community and private use), erection of office buildings and overnight accommodation building together with associated landscaping. *This is being considered at 10<sup>th</sup> February Planning Committee with a recommendation to approve.*
  - SDNP/20/02151/PRE (Lewes DC): Proposed repair and refurbishment of redundant grade II\* listed barn to support its re-use for commercial uses (workshop, photo and film studio and theatre space) and events together with enabling new build office space and accommodation with associated landscaping.
  - SDNP/19/02521/LIS (Lewes DC): Replacement of damaged thatched roof with new water reed thatch. *Approved. 02.08.2019*
- 2.2 For information purposes only, and not falling to be considered as part of this application, are unauthorised works to the listed building which are subject to a separate enforcement investigation (SDNP/21/00249/LB). These include the insertion of a membrane under the thatched roof, the replacement and part-replacement of structural timbers, the construction of a bar, the replacement of pedestrian doors and glazing of openings within the northern aisle, and the installation of a spiral stair, removal of a wall, replacing flooring and removing limewash within the western end compartments.

### 3. Proposal

3.1 The application proposes the physical works involved in the conversion of the grade II\* listed barn to facilitate its use as a creative and social events venue (use subject to a separate application for planning permission, reference SDNP/21/01191/FUL). These works are comprised as follows:

#### 3.2 Eastern End

- Installation of a floating timber floor over the sloping earth floor
- Sliding glazed screen in a metal frame to separate the photographic studio from the main events space
- Installation of glazing within the existing small ventilation openings to the eastern end
- Construction of an 'infinity wall' adjacent to the inner face of the eastern elevation
- Installation of a high level lighting gantry

#### 3.3 Main Barn

- Replacement of two pairs of threshing doors with oak doors of solid design to match those existing, reusing existing door furniture
- The installation of services into and around the barn, including fresh and foul water, electricity and internet connection

#### 3.4 Western End

- Glazed balcony rail around the existing mezzanine area
- Glazed Juliet balcony with timber rail to the first floor door opening to the mezzanine salon area
- Installation of toilet facilities within an existing compartment. These will be in a 'pod' arrangement
- Ramped access to the raised floor area
- Works to form an office space in the north west corner within an existing compartment

### 4. Consultations

4.1 The proposal has been amended through the course of the application and further information was sought and assessed. The comments below relate to the most up to date position from each consultee. Where comments have been submitted for the full and listed building applications in the same document, only those matters relevant to the determination of the Listed Building Consent application have been included below.

4.2 **Archaeology Officer:** No objection, subject to conditions.

- Any groundworks undertaken in association with this application have the potential to expose buried archaeological features, deposits and artefacts illustrative of the prehistoric, medieval and post-medieval utilization / settlement of Falmer and more specific information concerning the origin and development of the tithe barn itself
- The area affected by the proposals should be the subject of a programme of archaeological works, secured by condition

4.3 **Conservation Officer:** Support, subject to conditions. Comments:

- Note positive revisions made to the scheme.
- Conditions to include:
  - Details of the proposed glazed screen, infinity wall, high level gantry, balcony and Juliet screen, and glazing to small ventilation openings, including how they will be attached to the barn;

- Glazing to be assessed by a suitably qualified structural engineer;
- Further details of toilets, flooring works (raised timber floor and ramped access to toilets), service routes and methods of attachment;
- Full repair schedule with condition survey and photographic record;
- Externally, protection and repair to boundary walls to be detailed.
- All unauthorised works have been removed from the scheme and will be dealt with via the Enforcement case.

4.4 **Ecology Officer:** No comments provided

4.5 **Falmer Parish Council:** Support. Comments:

- Falmer Parish Council is impressed with the external restoration of the medieval tithe barn and has no concerns regarding proposed repairs/changes to the inside of the barn.

4.6 **Historic England:** Support, subject to conditions. Comments:

- Supportive in principle subject to further detail. Recognise the following key changes (relevant to the Listed Building Application):
  - All unauthorised works removed from the application (for separate investigation);
  - Raised timber floor to eastern elevation instead of levelling. Treatment of the rest of the floor needs further consideration;
  - Main doors replaced with solid oak.
- Historic England is largely supportive of the proposed amendments which have addressed some of the previous concerns and will help preserve the significance of the barn. If it is not practical to retain and repair, we accept the replacement of the doors;
- Recommend conditions to include a condition survey, schedule of works and method statement, details and photographs prior to any works. Details and drawings for the internal glazed sliding screens (including structural engineer's assessment), joinery and glazing and services.

## 5. Representations

5.1 One public representation has been received that raises a matter relevant to the listed building consent application. The comment expressed concerns about the potential for wildlife disturbance within the barn.

5.2 All other comments received have been considered within the assessment for the full application (SDNP/21/01191/FUL) as detailed in the report under the previous agenda item.

## 6. Planning Policy Context

### Statutory Requirements

6.1 Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 states that 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 when considering whether to grant listed building consent.

### 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.

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

6.3 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, and 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.

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

- Section 16: Conserving and enhancing the historic environment

Within this section, particular attention is drawn to the following paragraphs which are summarised below:

- Paragraph 195 of the NPPF expects local planning authorities to use available evidence and necessary expertise to assess the impacts of proposed works on the significance of heritage assets, and take this into account to avoid or minimise conflict between the conservation of the asset and the proposal.
- Paragraph 199 requires great weight to be given to the conservation of the asset (additional weight for more significant assets) irrespective of the degree of potential harm.
- Paragraph 202 outlines that less than substantial harm should be weighed against public benefits including securing optimum viable use; securing viable uses for heritage assets consistent with their conservation also forms part of paragraph 197.
- Paragraph 205 encourages proper but proportionate records to be kept of the significance of the asset, for public record.

#### Relationship of the Development Plan to the NPPF and Circular 2010

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

#### The South Downs National Park Partnership Management Plan 2020-25

6.6 The South Downs National Park Partnership Management Plan (SDPMP) (2020-25) is a material consideration in the determination of planning applications, as outlined in national planning practice guidance, and has some weight. It outlines a vision and long term outcomes for the National Park. Policies 1, 9 and 10 are relevant.

#### The South Downs National Park Local Plan (2014-33)

6.7 Whilst the South Downs Local Plan must be read as a whole, the following policies are of particular relevance:

- SD12 Historic Environment
- SD13 Listed Buildings
- SD16 Archaeology and SD9 Biodiversity and Geodiversity are also relevant.

#### Supplementary Planning Documents and Technical Advice Notes

6.8 The following is relevant:

- SDNPA Sustainable Construction SPD (Aug 2020)

## **7. Planning Assessment**

7.1 This application considers the physical works requested to support the use of the barn as an

events venue and any associated impact on the special architectural or historic character and special qualities of the heritage asset. The principle of the change of use from agricultural to events is considered separately under the corresponding and parallel planning application SDNP/21/01191/FUL which is recommended for approval.

7.2 The proposed uses are discussed in detail under SDNP/21/01191/FUL. In summary here, the proposed events and studio use is a sympathetic active use for the building that is compatible with its historic and architectural interest and character, as it retains the openness of the barn and in principle requires relatively minimal intervention to achieve. It also encourages additional public appreciation of the asset and would bring in an income to provide for the ongoing maintenance of the asset.

7.3 For clarity, each area of the barn is considered in turn, as set out above in Section 3.

#### Eastern End

7.4 The eastern end of the barn is the most historic surviving element. Currently used for storage, it is proposed that this area becomes a photographic studio. This would require a level floor therefore it is proposed to install a floating timber floor over the sloping earth floor. This floating floor would be designed and fitted carefully around existing structural timbers and low level masonry walls. The additional floor would change the relationship of the floor to the walls and void space above, however the impact would be small. The floor would be approximately 0.8m higher than the natural floor at the far eastern end then level before the first pair of threshing doors. It would protect the earth floor which would be retained beneath. Such an addition could be removable. On this basis, and subject to finer details being conditioned, this aspect of the proposal is acceptable. Conditions would ensure appropriate supports and fixings to safeguard the structure and its stability and protect the earth floor beneath.

7.5 A sliding glazed screen is proposed to fit within the historic timber structural frame on the eastern side of the first pair of threshing doors. This would enable the studio to be separated from the remainder of the barn which is retained open. This would not be a full height screen. The height to the horizontal beam is 6.8m (approx. as the timbers are historically uneven) whereas the proposed screen would be 3.8m tall from corresponding ground level in the main part. It is shorter on the southern side under the lower eaves. Above this the void space would be retained. The cathedral-like quality of the barn and ability to see the full structure from one end to the other are particularly important. The proposed use of glazing would retain this visual connection while enabling a practical use of the space. Timber frame buildings historically move and need space to breathe and flex, therefore conditions are proposed to ensure a suitably qualified structural engineer verifies the finer details of the glazing particularly the method of attachment to the timber frame to protect the integrity of the barn and to avoid cracking the glass. This is acceptable subject to conditions.

7.6 Glazing is proposed to the small ventilation openings in the eastern end. These are either rectangular or triangular and uneven due to the age of the building and flint and stone construction of the walls. The principle of using simple glazing to weather proof the building and enable an active non-agricultural use is supported. The finer details including method of fixing would be subject to condition.

7.7 The proposed infinity wall would be sited adjacent to the eastern wall on its internal face. It is a structure that is temporary in character and enables the space to be dressed according to studio requirements. Any installation requirements including methods of attachment to the historic fabric would be conditioned. Similarly, the proposed gantry requires further details of fixings etc. This would likely require engineer input to avoid unduly stressing the structural timbers, as would any proposals for other features such as lighting attached directly to the fabric of the building. These features and fixings would have a modest impact and are acceptable to facilitate the proposed use.

#### Main Barn

7.8 The primary change to the central part of the barn is the proposed replacement of both

pairs of threshing doors with oak doors of solid design to match those existing. The existing ironwork including hinges would be refurbished and reused. Specific features of the existing doors including the pedestrian openings would be carried through into the design of the replacement doors. The treatment of the doors has been discussed at length and details revised through the application. As identified by Historic England and the SDNPA Conservation Officer, the preference for historic fabric would ordinarily be to retain and repair. In this case, factors of acoustic control, thermal performance and security are also material. The replacement of the doors like-for-like, in oak and with retained and restored features, constitute a minor alteration, which would retain the character and appearance of the building and would be acceptable in this instance.

- 7.9 The installation of services into and around the barn, including fresh and foul water, electricity and internet connection will require further detail by condition but are acceptable in principle.
- 7.10 The majority of the floor will be retained as is at this time. Any alterations will be subject to a separate application.
- 7.11 The main area of the barn would be retained as undisturbed open space will full views of the extensive roof and timber structure. This maintains the special interest of the heritage asset.

#### Western End

- 7.12 The western end has been subject to more modification in more recent times (as identified in the Martin and Martin Archaeological Survey report from 1994), with various changes taking place in the 19th century. The proposals make use of the existing compartmentalisation and the changes are primarily for reasons of safety, ease of access and providing facilities.
- 7.13 The use of glazing for the mezzanine rail facing into the barn, and Juliet feature on the external first floor door are clearly contemporary additions that retain the inter-visibility between spaces that is so important to the barn. These have a low impact and are acceptable. Further finer details including fixings in relation to the historic beams and structural features would be conditioned.
- 7.14 The toilet facilities would be installed in a 'pod' arrangement to protect the historic fabric of the existing compartment. The existing external door with cat-flap, indicating use as a food or grain store, would be retained and blocked from the inside. Further details of the final floor level, how the existing medieval structural beam will be protected, and how services will be run can be appropriately secured by condition. Ramped access to this area is agreed to enable access, and a more accessible toilet cubicle is provided. The 1994 report suggests ramped access was previously provided in this area. Details will be conditioned for its alteration including to protect the historic structure during intrusive works.
- 7.15 The formation of an office, store or plant space in the north west corner within an existing compartment is also acceptable. This area was compartmentalised in the 19th century. The use of a rough timber partition is acceptable here and has a low impact on the special qualities of the barn.
- 7.16 Both individually and cumulatively, the proposed works are sensitive to the special interest of this Grade II\* listed building and are acceptable on the basis that the conditions (listed below) are complied with.

#### Archaeological Impacts

- 7.17 As identified by the County Archaeologist, any groundworks on the site including those within or immediately adjacent to the Grade II\* listed barn have high archaeological potential. The amendments made to the application have minimised potential disturbance to the ground however some impacts could occur. Conditions are therefore recommended to ensure proportionate but proper understanding of impacts prior to works, and appropriate mitigation and recording. This approach complies with policy SD16 and NPPF Section 16.



## Ecological Impacts

- 7.18 The site has been assessed for bat and owl suitability including an emergence survey for bats. There was evidence of owl activity in the barn but no evidence of bats was found when the thatched roof was replaced in summer 2020. The report identifies that the proposed works are unlikely to impact bats but have recommended alternative roosting provisions for owls. A condition is therefore recommended for two external owl boxes in accordance with policy SD9. The box position is to be agreed with the Conservation Officer in conjunction with an ecologist to meet the needs of the protected species while minimising impact on the historic structure.

## **8. Conclusion**

- 8.1 The proposals are acceptable as they are sympathetic to and would preserve the special interest of this Grade II\* listed building. It is considered that the proposal meets the requirements of section 66 of the Town and Country Planning (Listed Buildings and Conservation Area) Act (1990), and is in accordance with the development plan and national policy.
- 8.2 It is therefore recommended that listed building consent be granted subject to the conditions set out below.

## **9. Reason for Recommendation and Conditions**

- 9.1 The application is recommended for approval subject to the following conditions:

### Implementation

1. The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

### Plans

2. The works hereby permitted shall be carried out in full 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.

### Photographic record

3. No alteration shall take place to the Grade II\* listed building until a full photographic record with associated architectural and historical analysis has been undertaken of the interior and exterior of the building and all its features, and this has been submitted to the Local Planning Authority. The specifications of this report shall be agreed in writing with the Local Planning Authority before the photographic record is undertaken.

Reason: To ensure the precise condition and details of the building are known prior to intervention works. As a reference document to check whether the mitigation and protection measures required for the specified works are undertaken in full, and whether any remedial repair works would be necessary post-development.

### Condition survey

4. No alteration shall be made to the historic barn until a condition survey has been carried out by an appropriately qualified structural engineer (Conservation Accredited Registered Engineer). This shall confirm the condition and stability of the structure, identify any areas of concern and recommend methods to be employed to protect the building during the implementation of the works approved by this consent. Any areas for immediate repair shall be identified, alongside advice for the undertaking of such works. The report should also identify areas likely for future repairs and recommend an appropriate maintenance schedule to keep the building in good order. The findings of this report shall be used to inform the details submitted as required by the Conditions below.

Reason: To establish the condition and stability of the building in order to ensure appropriate protection of it during alteration works.

#### Archaeological works programme

5. No development that may disturb the ground shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

The archaeological work shall be carried out in full in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken and the findings shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.

Reason: To enable the recording of any items of historical or archaeological interest

#### Threshing door details

6. Notwithstanding the details on approved plan YO253-4005C, the threshing doors shall not be replaced unless and until full details have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:5, 1:10 and/or 1:20 as appropriate to clearly show the construction of the joinery, distinguishing features such as pedestrian door leaves, the re-use (with repair where necessary) of the ironmongery, the finished relationship to the structure of the building, and details of final finish (including colour). The inner side of the doors shall also be shown in the drawings.

The works shall be carried out in full in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

#### External glazing details

7. No glazing visible to the exterior shall be installed unless and until full details have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:5 and/or 1:10 as appropriate to clearly show the design and construction of the glazing, any frame and its relationship to the opening (including depth of reveal). A method statement shall accompany the drawings to demonstrate how the external glazing will be installed and attached to the structure. The works shall thereafter be carried out in full in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

#### Internal glazing details

8. No internal glazing shall be installed unless and until full details have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:5 and/or 1:10 as appropriate to clearly show the design and construction of the glazing, frame and its relationship to the structure of the building and relevant opening. A method statement shall accompany the drawings to demonstrate how the glazing and associated frame will be installed including how it will be attached to the structure. The details must include confirmation from a suitably qualified structural engineer that the details have been prepared and fully reviewed and agreed to ensure neither the glazing nor the works to install it will have any detrimental impact on the ability of the building to flex as required.

The works shall thereafter be carried out in full in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To protect the structure, character and historic interest of the building.

#### Raised timber floor

9. The raised timber floor to the eastern end shall not be installed unless and until full details of its design, construction, including a timber floorboard sample and methods of fixing, protection and retention of structural timbers and dwarf walls, have been submitted to and approved in writing by the Local Planning Authority. No intrusive works shall be undertaken to the existing earth floor unless such works are explicitly detailed in the method statement and agreed with the Local Planning Authority in advance. These works shall be informed by the recommendations and requirements in the archaeological works programme.

The works shall thereafter be carried out in full in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation

Reason: In the absence of these details from the application, to protect the structure of the building and its character and to safeguard any archaeological interest.

#### Infinity wall and gantry

10. No installation of any fixed equipment or structure within the building shall take place, including the infinity wall, lighting gantry or other structure or equipment unless and until full details of their construction and/or method of attachment to the structure of the historic barn have been submitted and approved in writing by the Local Planning Authority. Details of any equipment that will be attached to or apply pressure on the historic timber frame or masonry should be accompanied by confirmation of suitability from a suitably accredited engineer in order to minimise any impact on the historic building.

The works shall thereafter be carried out in full in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To protect the building structure from adverse loading or intervention that may compromise its integrity or result in the loss of historic fabric.

#### Toilet details

11. No works shall be undertaken to the compartment to the south west corner of the barn on the ground floor until a full method statement for the installation of the toilets and alterations to the existing floor level have been submitted to and approved in writing by the Local Planning Authority. This must include how the facilities will be provided in a self-contained manner, protection of historic structural beams, retention and internal blocking of the existing external door, investigation of the composition of the floor surface and associated levels, confirmation of finished floor levels and how the compartment will be accessed from the main barn. Notwithstanding the details on the plans, the final floor levels relating to this compartment and its access to it from the main barn floor shall be agreed under this condition.

The works shall thereafter be carried out in full in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the historic interest and fabric of the building.

#### Floor level changes at western end

12. No works shall be undertaken to the flooring to the west of the westernmost threshing doors unless and until a method statement for the works including construction details, the protection of the building, and detailed drawings, have been submitted to and agreed

in writing with the Local Planning Authority. These works shall be informed by the recommendations and requirements in the archaeological works programme. Other than those works approved under this condition and condition 9 (raised timber floor), no other works to the floor are permitted within this consent.

The works shall thereafter be carried out in full in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the historic interest and fabric of the building.

#### Services details

13. No services shall be installed unless and until full details of their impact on the building and appropriate mitigation have been considered, submitted to and approved in writing by the Local Planning Authority. Intervention that affects historic fabric or character shall be minimised to the lowest extent practical. Suitably detailed plans and a method statement for installation will be expected.

This includes internal lighting and any electronic equipment that is fixed to the building. Details of any equipment that will be attached to or apply pressure on the historic timber frame or masonry should be accompanied by confirmation of suitability from a suitably accredited engineer in order to minimise impact on the historic building.

The works shall thereafter be carried out in full in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To protect the historic interest, structure and special qualities of the building.

#### External lighting

14. No external lighting shall be affixed to the building unless and until full details have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to minimise impacts of lighting on the historical fabric, setting and ecological interest of the site.

#### Signage

15. No internal or external signage shall be installed unless and until full details of the signage content, material, finish and method of attachment have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in full in accordance with the approved details, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To protect the special interest, historic fabric and character of the building.

#### Owl box

16. Notwithstanding the content of plan YO253-231D in this regard, details of the location and method of attachment of two owl boxes shall be submitted for written approval from the Local Planning Authority prior to the installation of the glazing to the eastern end. The owl boxes shall then be installed within one month of the written approval and retained as approved, unless the Local Planning Authority agree to any variation in writing.

Reason: To provide alternative nesting space for owls in a manner that is sympathetic to the historic interest of the building.

#### Making good

17. Upon completion of any element of the works for which Listed Building Consent is hereby granted, any damage caused to the fabric of the building (which must be minimal) shall be made good to the satisfaction of the Local Planning Authority.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building.

## Informatives

1. Works identified within the condition survey that are not explicitly covered by this listed building consent and the associated conditions will require additional prior listed building consent.
2. Repairs may require additional consents and the advice of the Local Planning Authority should be sought prior to any works.

### **10. Crime and Disorder Implication**

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

### **11. Human Rights Implications**

- 11.1 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.

### **12. Equality Act 2010**

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

### **13. Proactive Working**

- 13.1 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**

Contact Officer: Naomi Langford  
Tel: 01730 819257  
Email: [naomi:langford@soughdowns.gov.uk](mailto:naomi:langford@soughdowns.gov.uk)  
Appendices: Appendix I – Approved Plans  
SDNPA Consultees: Legal Services, Development Director  
Background Documents: [All planning application plans, supporting documents, consultation and third party responses](#)  
[National Planning Policy Framework \(2021\)](#)  
[South Downs Local Plan \(2014-33\)](#)  
[South Downs National Park Partnership Management Plan 2020-25](#)  
[SDNPA Sustainable Construction SPD \(Aug 2020\)](#)

**Appendix I – Plans Referred to in Consideration of this Application**

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>	<b>Status</b>
Plans - Existing Location and Block Plan	YO253 - 001	C	19.11.2021	Approved
Plans - Existing Barn Elevations	YO253 - 060	B	19.11.2021	Approved
Plans - Existing Barn Sections	YO253 - 070	C	19.11.2021	Approved
Plans - Proposed Barn Ground Floor and Mezzanine Floor	YO253 - 160	F	11.01.2022	Approved
Plans - Proposed Barn Elevations	YO253 - 231	D	13.12.2021	Approved
Plans - Proposed Barn Sections	YO253 - 300	C	19.11.2021	Approved
Plans - Proposed Glass Screen Wall	YO253-4001	B	24.08.2021	Approved
Plans - Glass Balustrade to Mezzanine	YO253-4004		24.08.2021	Approved
Plans - Main Barn Doors	YO253-4005	C	19.11.2021	Approved
Plans - Proposed Toilets	YO253-4010	B	16.11.2021	Approved
Plans - Existing Barn Ground Floor Plan	YO253-040	A	19.11.2021	Approved

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