



**PLANNING APPLICATIONS WEEKLY LIST NO.1779**  
**Week Ending 17th October 2025**

**NOTE:**

- (i). Decision Notices will be issued in accordance with the following recommendations unless **ANY MEMBER** wishes to refer any application to the Development Committee on the 30<sup>th</sup> October 2025
- (ii). Notification of any application that is to be referred must be received no later than 1:00pm on Wednesday **22nd October 2025** this needs to include the application number, address and the planning reasons for the referral via email to the PBC Technical Support team [pbctechnicalsupport@rochford.gov.uk](mailto:pbctechnicalsupport@rochford.gov.uk) .If an application is referred close to the 1.00pm deadline it may be prudent for a Member to telephone PBC Technical Support to ensure that the referral has been received prior to the deadline.
- (iii) Any request for further information regarding applications must be sent to Corporate Services via email.

**Note**

Do ensure that, if you request a proposal to go before Committee rather than be determined through officer delegation following a Weekly List report, you discuss your planning reasons with Emma Goodings Director of Place. A planning officer will then set out these planning reasons in the report to the Committee.

Glossary of suffix's:-

Outline application (OUT), Full planning permission (FUL), Approval of Reserved Matters (REM), S106 legal obligation modification (OBL), Planning in Principle (PRINCI), Advertisement Consent (ADV), Listed Building Consent (LBC).

Index of planning applications: -

- 1. Recommended Refuse – 25/00360/FUL - Workshop At Mount Bovers Farm Mount Bovers Lane Hawkwell PAGES 2-10
- 2. Recommend Approve 25/00361/LBC – Workshop at Mount Bovers Farm Mount Bovers Lane Hawkwell PAGES 10-15

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| Application No : | 25/00360/FUL      Zoning: Metropolitan Green Belt                        |
| Case Officer     | Mr John Harrison                                                         |
| Parish :         | Hawkwell Parish Council                                                  |
| Ward :           | Hawkwell West                                                            |
| Location :       | Workshop At Mount Bovers Farm Mount Bovers Lane                          |
| Proposal :       | Demolition of existing barn and construction of new residential dwelling |

## SITE AND PROPOSAL

1. The application site, though now in separate ownership, was once part of Mount Bovers Farm. This is at the western end of Mount Bovers Lane where it terminates. Mount Bovers Lane is an unmade road. Its eastern end has houses on the northern side and a field on the southern side. It then forks with the southern road of the fork continuing westwards into open country with the farm at the end. There is a cluster of several dwellings to the east of the farm. Three public footpaths meet at the farm; Mount Bovers Lane to the east, a footpath to Honeypots Farm to the south and a footpath to the north.

2. The farmhouse is Grade II listed and this is the listing description:

House. C17 or earlier origin with C19 and C20 additions to left. Timber framed and plastered, weatherboarding to first floor of left crosswing. Red plain tiled roofs. Red brick chimney stacks to each range. Left C20 crosswing with half hipped roof and jettied gable. Right gable to right original range. C19 central addition. 2 storeys. 1:1:2 window range of C20 casements. C20 enclosed gabled porch to right. Interior features include chamfered bridging joists and much re-used old timber.

3. This application relates to a farm building which forms part of a bigger building which provided the barns, etc. for the farm and shown in the diagram below. Part of it, at the western end is a rectangular building constructed of clapboard with a clay tile roof (A). This is shown on the 1880 Ordnance Survey map which gives an indication of its age. This remains within the grounds of the farmhouse and is used as an outbuilding for that. This is to be retained. Seemingly in 1939, this was extended to the east (B). The extension is a single-storey building with accommodation in the ridged slate roof. The walls are a mixture of render and black clapboard. The proposal involves demolishing this part and building a new dwelling. There is a third element to this outbuilding, a small (approximately the size of a single garage) addition on the northern side of the 1939 extension (C). This is still within the ownership of the farmhouse and is located within the farm's driveway. This was probably built as part of the 1939 extension. This is also being retained.

It should also be noted that there is a separate outbuilding at the southern end of the application site, a storage building which is to be demolished as part of the scheme (D). These elements are labelled A to D on this plan The original farmhouse is labelled E:

4. As one approaches the site heading westwards on Mount Bovers Lane this outbuilding is in front on the left. The elevation facing Mount Bovers Lane incorporates a roller shutter door. The listed farmhouse is set behind the outbuilding and is approached by a driveway between this outbuilding and a large outbuilding serving a house to the north. The farmhouse is visible along this driveway. Although this outbuilding was built to serve the farm, the application site has now been sold off and is in separate ownership. In legal terms, it is likely still to be considered a curtilage building and certainly the proposal affects the setting of the Listed Building.
5. The application is to demolish the 1939 outbuilding and to erect a “one-and-a-half storey” house of irregular shape. It would have four bedrooms, one on the ground floor. The house would have weatherboarded walls with a brick plinth and a clay tile roof.

6. Application No. 15/00202/FUL – Change Use of existing storage barn (B8 Use) to dwellinghouse incorporating single storey extension, alterations, new fenestration and rooms in roofspace. PERMITTED.
7. Application No. 15/00203/LBC – Application for Listed Building Consent for proposed change of Use of existing storage barn (B8 Use) to Use as a single dwellinghouse incorporating single storey extensions, internal

alterations, new fenestration and creation of rooms in Roofspace. PERMITTED.

8. Application No. 14/00293/FUL - Proposed Change of Use of the Existing Storage Barn (B8 Use) to use as a Single Dwellinghouse Incorporating Single Storey Extensions, Internal Alterations, New Fenestration and Creation of Rooms in the Roofspace. REFUSED.
9. Application No. 14/00294/LBC - Application for Listed Building Consent for Proposed Change of Use of the Existing Storage Barn (B8 Use) to use as a Single Dwellinghouse Incorporating Single Storey Extensions, Internal Alterations, New Fenestration and Creation of Rooms in the Roofspace. REFUSED.
10. Application No. 06/00273/COU - Retrospective Application to Continue Use of Outbuilding for Commercial Purposes (Class B8 - Mail Order Warehouse). Proposed Use has Two Employees. Retention of Slate Roof on this Outbuilding and Renovation of Adjacent Outbuildings to be Used as Offices in Association with B8 Use. APPROVED.
11. It should be noted that there is a Listed Building consent application related to this planning application, 25/00361/LBC.

## **MATERIAL PLANNING CONSIDERATIONS**

12. The proposed development must be assessed against relevant planning policy and with regard to any other material planning considerations. In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.
13. The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) and the Development Management Plan (2014).
14. It should be noted that this proposal was the subject of a pre-application consultation and the proposal has been revised in the light of the discussions that took place as part of that process.

### **Green Belt considerations**

15. The outbuilding is of permanent construction and therefore this site is considered to be previously developed land in the Green Belt. Although agricultural buildings are not considered previously developed land, the authorised use of this building is B8 storage. Policy DM10 of the Development Management Plan supports the development of previously developed land subject to certain criteria including that it should be of a scale, design and siting such that the openness of the Green Belt and character of the countryside is not harmed. Paragraph

154 of the new version of the National Planning Policy Framework now specifies development of previously developed land should “not cause substantial harm to the openness of the Green Belt”.

16. The agent has provided the following comparative figures for the existing buildings on the site, the approved scheme to convert the barn to a dwelling (15/00202/FUL) and this scheme:

|                                    | Height  | Footprint | Volume   |
|------------------------------------|---------|-----------|----------|
| Existing building (B)              | 5.863 m | 161.3 sqm | 639.4 m3 |
| Existing detached store (D)        | 2.7 m   | 81.8 sqm  | 220.9 m3 |
| Approved conversion (15/00202/FUL) | 5.863 m | 160 sqm   | 742.4 m3 |
| Current proposal                   | 6.269 m | 143.7 sqm | 706.9 m3 |

17. The current scheme is higher than the previous approval, but its footprint is less and its volume is less, so its impact on the Green Belt will be comparable, so in officers view it would comply with policy DM10. Assuming the application were to be approved, a landscaping condition would be recommended and further landscaping on the site would mitigate the impact of the dwelling on the Green Belt. Thus, this proposal is considered acceptable in terms of Green Belt policy.

#### Impact on Character

18. The design and access statement submitted with the application indicates the design approach applied has been to produce a relatively traditional design but not a pastiche. It has an interesting design featuring gables in three of its four elevations. Nearby dwellings are in a variety of styles but of traditional design with pitched roofs.
19. The County Council’s conservation adviser, however, objects to the proposal. The proposed new dwelling would not be subservient to the listed farmhouse. With its projecting gable on the front elevation and extensive glazing, it would appear over-domestic in character and in a location such as this it would be appropriate for the appearance to more echo that of a barn. The existing rural character of the area would be eroded and therefore the setting of the Listed Building harmed.
20. Issues arising from the loss of the existing building on the site are considered in more detail in the report relating to the related Listed Building application but to summarise, the building which would be demolished is not a particularly attractive one and has very little historic interest. Whilst there is no objection to its demolition, It is considered the erection of a more appropriately designed new dwelling would enhance the setting of the farmhouse.

### Impact on Residential Amenity

21. For the most part the proposed dwelling would be sufficiently far from residential neighbours to avoid significant issues of loss of light or overlooking. There is, however, one potential issue. A first-floor window in the northern elevation would overlook the grounds of the house to the north on the opposite side of the driveway leading to the farmhouse. The area which would be overlooked, however, is an area used for car parking and circulation open to public gaze, so in this instance this is considered acceptable.
22. In assessing the amenity impacts of this proposal, it must be borne in mind that the property has an authorised use for storage purposes and, depending on the nature of the use carried out, this could have a much more significant impact on residential properties along Mount Bovers Lane than a single dwelling is likely to.

### Acceptability of the Accommodation

23. In accordance with policy DM4 of the Development Management Plan, the floorspace of new dwellings has to comply with the government's Technical Housing Standards Document. The proposed dwelling would be classed as an eight-person four-bedroomed two-storey house and the required floor area for this would be 124 sq. metres. The actual area proposed would be 202 sq. metres (excluding areas with a ceiling height of less than 1.5 metres as the standard specifies). It should have 3 sq metres of internal storage, but none is shown. Given the floor area significantly exceeds the minimum area required, the shortfall in storage area is not considered significant to justify refusal as there would be adequate space for providing cupboards as required. All the bedrooms meet the size requirements for double bedrooms.
24. The plans show the provision of two car parking spaces, refuse storage and cycle parking as required by the relevant standards.

### Biodiversity net gain

25. As most of the site is occupied by buildings and hardstanding, the provisions relating to 10% biodiversity net gain under the Environment Act 2021 do not apply to this site.

### Ecology and Trees

26. A bat survey has been submitted with the application. This indicates there is no evidence of bats on the site but it is likely they forage across the site. The report recommends other biodiversity enhancements, e.g. bird nesting boxes, and, if the application were to be approved, a condition requiring their provision would be appropriate as recommended by the Essex Place Services Ecology advisers. It would

also be reasonable to impose a condition requiring additional landscaping and this would further enhance biodiversity.

27. Although there are trees surrounding the site, there are none on the site itself. These trees, however, are sufficiently far from where the proposed dwelling would be erected such that the construction would be unlikely to affect them. If the application were recommended for approval, it would be appropriate to require a landscaping scheme to provide additional planting on the site.

#### Flood Risk

28. The site is in Flood Zone 1, but the southern part of the site which would become part of the garden is indicated as being at high risk from surface water flooding. This does not impact the footprint of the proposed house, however, so this does not give cause to raise an objection in this respect.

#### Upper Roach Valley Designation

29. The site is within the Upper Roach Valley area to which policy URV 1 of the Core Strategy applies. This seeks to promote this area as a “green lung” and protect the flora and fauna in the area and enlarge the Cherry Orchard Jubilee Country Park. Erecting a building which is detrimental to the setting of a Listed Building will make the area marginally less attractive for visitors, but this is not considered to be on a scale which would warrant refusing an application for this reason.

### **EQUALITIES AND DIVERSITY IMPLICATIONS**

30. The Public Sector Equality Duty applies to the Council when it makes a decision. The duty requires us to have regard to the need:
- To eliminate unlawful discrimination, harassment, and victimisation.
  - To advance equality of opportunity between people who share a protected characteristic and those who do not.
  - To foster good relations between those who share a protected characteristic and those who do not.
31. The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, and pregnancy/maternity.
32. Taking account of the nature of the proposed development and representations received, it considered that the proposed development

would not result in any impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

## **CONCLUSION**

33. Whilst this proposal is acceptable in all other respects, the design of the dwelling in a sensitive location adjacent to a Listed Building is not considered appropriate and therefore refusal is recommended for this reason.

## **CONSULTATIONS AND REPRESENTATIONS (summary of responses):**

Hawkwell Parish Council : No comments received.

Neighbour representations: No comments received.

Southend Airport: No safeguarding objections.

Essex County Council Highways: The proposal is acceptable.

Essex County Council Place Services - Listed Buildings and Conservation Areas specialist advice: The building affected by this application is a barn located on Mount Bovers Lane, which historically formed part of Mount Bovers Farm. The principal building, Mount Bovers, is a Grade II listed seventeenth-century (or earlier) timber-framed and plastered farmhouse, featuring weatherboarding to the first floor of the left crosswing and red plain tiled roofs. Although the application site has been in separate ownership since 2015, it remains adjacent to the west of a historic barn that is considered curtilage listed due to its association with Mount Bovers.

The barn subject to this application is currently used as a workshop. As such, the site lies within the setting of a designated heritage asset and forms part of the curtilage of the listed barn. The proposals were previously considered under Pre-Application Reference PA/24/00004/PREAPP, which sought advice on the demolition of the existing barn and the erection of a new 4/5-bedroom residential dwelling. Place Services were consulted during the pre-application process and, upon receipt of additional documentation, concluded that the barn proposed for demolition holds no historic significance. Therefore, its demolition was considered acceptable in principle. However, concerns were raised regarding the design of the proposed new dwelling. It was concluded that:

‘...There are [...] concerns regarding the design of the proposed new dwelling. The proposed modern design would be not sympathetic to the adjacent heritage assets therefore harmful to their setting. Moreover, the proposed dwelling would have a ridge level significantly higher than the adjacent historic barn and its scale and massing would result in a loss of the subservient character which the existing barn has. Therefore, the proposed dwelling is not acceptable in terms of design, scale and massing. The building of more

traditional design, with lower ridge and massing, maintaining the subservient character of the building would be more acceptable and less harmful to the significance of the designated heritage assets ...).

The current application includes amendments to the design of the proposed dwelling. The revised scheme presents a more sympathetic architectural approach with reduced scale and massing. However, the proposed building is still not considered subservient to the listed farmhouse. The inclusion of a projecting gable on the front elevation and extensive glazing to the rear introduces an overtly domestic character that detracts from the architectural and historic interest of the listed farmhouse. These elements would significantly alter the way in which the farmhouse is experienced and appreciated. At present, the setting of the farmhouse reflects its historic rural and agricultural character, which would be eroded by the replacement of the existing barn with the proposed dwelling.

It is therefore recommended that consideration be given to the previously approved conversion of the existing barn under planning permission 15/00203/FUL. Alternatively, a redesign of the proposed dwelling, featuring a simplified north elevation without a projecting gable, replicating the existing barn's form, would better preserve the setting of the listed farmhouse. A reduction in the extent of rear glazing would also help mitigate the domestic appearance and contribute to a more acceptable scheme. An acceptable new building would need to be of significantly smaller scale and mass (with lower ridge height) to that proposed. In conclusion, the proposed demolition of the existing barn is considered to cause no harm to the significance of Mount Bovers or the curtilage-listed barn, in accordance with the National Planning Policy Framework (NPPF, December 2024). As such, the demolition would preserve the special interest of the listed buildings, in line with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

However, the proposed new dwelling is considered to result in less than substantial harm, at low level, to the significance of the listed Mount Bovers and the curtilage-listed barn in terms of the National Planning Policy Framework (NPPF, December 2024), with Paragraph 215 being relevant. Consequently, the proposal would fail to preserve the special interest of the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Essex Couy Council Place Services Specialist Ecological advice:  
Following consideration of further information no objection subject to conditions.

### **Relevant Development Plan Policies:**

National Planning Policy Framework 2024 (as amended).

Core Strategy Adopted Version (December 2011) – H1, H6, GB1, URV 1, ENV1, ENV2, ENV3, T8.

Development Management Plan (December 2014) – DM1, DM4, DM10, DM25, DM27, DM30

Essex Parking Guidance (2024)

Supplementary Planning Document 2 (January 2007) – Housing Design

The Essex Design Guide (2018)

**RECOMMENDATION: REFUSE**

1. The proposed dwelling would be unacceptably large making it unsubservient to the adjacent Grade II listed Mount Bovers Farmhouse and the inclusion of a projecting gable on the front elevation and extensive glazing to the rear would introduce a building of an overtly domestic character that would if allowed detract from the architectural and historic interest of the listed farmhouse. It would therefore harm the setting of this Listed Building contrary to the provisions of paragraph 215 of the National Planning Policy Framework (2024) (as amended).

The local Ward Members for the above application are Cllr. N. Booth, Cllr. Ian Wilson and Cllr. Mrs. J. R. Gooding.

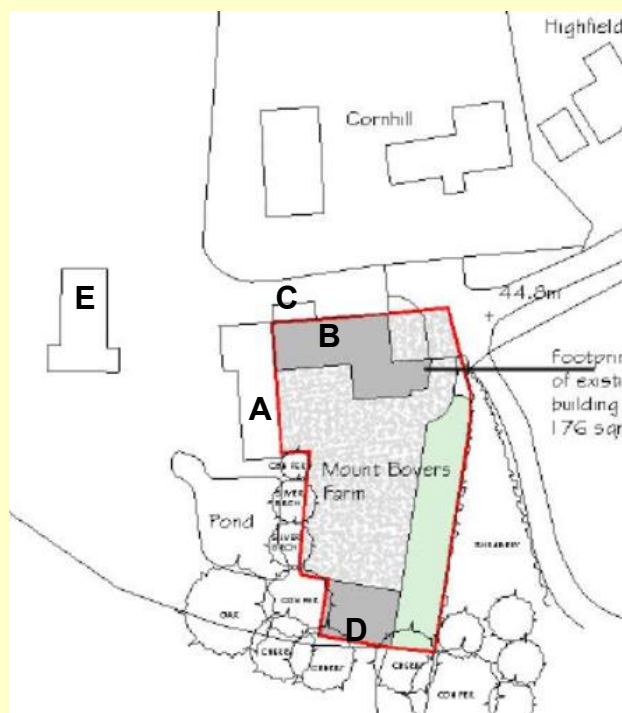
|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| Application No : | 25/00361/LBC      Zoning : Green Belt                                    |
| Case Officer     | Mr John Harrison                                                         |
| Parish :         | Hawkwell Parish Council                                                  |
| Ward :           | Hawkwell West                                                            |
| Location :       | Workshop At Mount Bovers Farm, Mount Bovers Lane, Hawkwell.              |
| Proposal :       | Demolition of existing barn and construction of new residential dwelling |

**SITE AND PROPOSAL**

1. The application site, though now in separate ownership, was once part of Mount Bovers Farm. This is at the western end of Mount Bovers Lane where it terminates. Mount Bovers Lane is an unmade road. Its eastern end has houses on the northern side and a field on the southern side. It then forks with the southern road of the fork continuing westwards into open country with the farm at the end. There is a cluster of several dwellings to the east of the farm. Three public footpaths meet at the farm; Mount Bovers Lane to the east, a footpath to Honeypots Farm to the south and a footpath to the north.
2. The farmhouse is Grade II listed and this is the listing description:

House. C17 or earlier origin with C19 and C20 additions to left. Timber framed and plastered, weatherboarding to first floor of left crosswing. Red plain tiled roofs. Red brick chimney stacks to each range. Left C20 crosswing with half hipped roof and jettied gable. Right gable to right original range. C19 central addition. 2 storeys. 1:1:2 window range of C20 casements. C20 enclosed gabled porch to right. Interior features include chamfered bridging joists and much re-used old timber.

3. This application relates to a farm building which forms part of a bigger building which provided the barns, etc. for the farm. Part of it, at the western end is rectangular building constructed of clapboard with a clay tile roof (A) in the diagram below. This is shown on the 1880 Ordnance Survey map which gives an indication of its age. This remains within the grounds of the farmhouse and is used as an outbuilding for that. This is to be retained. Seemingly in 1939, this was extended to the east (B). The extension is a single-storey building with accommodation in the ridged slate roof. The walls are a mixture of render and black clapboard. The proposal involves demolishing this part and building a new dwelling. There is a third element to this outbuilding, a small (approximately the size of a single garage) addition on the northern side of the 1939 extension (C). This is still within the ownership of the farmhouse and is located within the farm's driveway. This was probably built as part of the 1939 extension. This is also being retained. It should also be noted that there is a separate outbuilding at the southern end of the application site, a storage building which is to be demolished as part of the scheme (D). These elements are labelled A to D on this plan The original farmhouse is labelled E:



4. As one approaches the site heading westwards on Mount Bovers Lane this outbuilding is in front on the left. The elevation facing Mount Bovers Lane incorporates a roller shutter door. The listed farmhouse is set behind the outbuilding and is approached by a driveway between this outbuilding and a large outbuilding serving a house to the north. The farmhouse is visible along this driveway. Although this outbuilding was built to serve the farm, the application site has now been sold off and is in separate ownership. In legal terms, it is likely still to be considered a curtilage building.
5. This application is for Listed Building consent to demolish the 1939 outbuilding. This application is for the consideration of the historic aspects of the proposal only. The planning merits are the subject of a separate application.

## **RELEVANT PLANNING HISTORY**

6. Application No. 15/00202/FUL – Change Use of existing storage barn (B8 Use) to dwellinghouse incorporating single storey extension, alterations, new fenestration and rooms in roofspace. PERMITTED.
7. Application No. 15/00203/LBC – Application for Listed Building Consent for proposed change of Use of existing storage barn (B8 Use) to Use as a single dwellinghouse incorporating single storey extensions, internal alterations, new fenestration and creation of rooms in Roofspace. PERMITTED.
8. Application No. 14/00293/FUL - Proposed Change of Use of the Existing Storage Barn (B8 Use) to use as a Single Dwellinghouse Incorporating Single Storey Extensions, Internal Alterations, New Fenestration and Creation of Rooms in the Roofspace. REFUSED.
9. Application No. 14/00294/LBC - Application for Listed Building Consent for Proposed Change of Use of the Existing Storage Barn (B8 Use) to use as a Single Dwellinghouse Incorporating Single Storey Extensions, Internal Alterations, New Fenestration and Creation of Rooms in the Roofspace. REFUSED.
10. Application No. 06/00273/COU - Retrospective Application to Continue Use of Outbuilding for Commercial Purposes (Class B8 - Mail Order Warehouse). Proposed Use has Two Employees. Retention of Slate Roof on this Outbuilding and Renovation of Adjacent Outbuildings to be Used as Offices in Association with B8 Use. APPROVED.
11. It should be noted that there is an application for planning permission related to this planning application under application reference 25/00360/FUL.

## **MATERIAL PLANNING CONSIDERATIONS**

- 12.** This is a relatively modern building understood to have been added to the group of farm buildings in 1939. It has been refurbished in recent years and that work included major internal alterations. It is not considered to contain any significant features of architectural or historic interest and indeed the roller shutter on the front of it significantly detracts from the setting of the listed farmhouse. Thus, it is not considered worthy of retention and the Essex County Council Place Services Listed Building adviser has endorsed that view.
- 13.** It should be noted that, assuming this recommendation and the one on the related planning application are accepted, the owner will probably not choose to demolish the building immediately as there would be no permission for a replacement building and, especially if the site is left vacant for a long period, its status as previously developed land would be lost.
- 14.** The building to be demolished is part of a bigger building, shown as A and C on the plan above. It is possible that demolition could involve leaving exposed walls which are not weatherproof or which would appear unsightly. A condition to cover this eventuality is therefore recommended.

## **EQUALITIES AND DIVERSITY IMPLICATIONS**

- 15.** The Public Sector Equality Duty applies to the Council when it makes a decision. The duty requires us to have regard to the need:
  - To eliminate unlawful discrimination, harassment, and victimisation.
  - To advance equality of opportunity between people who share a protected characteristic and those who do not.
  - To foster good relations between those who share a protected characteristic and those who do not.
- 16.** The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, and pregnancy/maternity.
- 17.** Taking account of the nature of the proposed development and representations received, it is considered that the proposed development would not result in any impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

## **CONCLUSION**

18. This is not a building of significant historical or architectural interest and its demolition is considered acceptable.

## **CONSULTATIONS AND REPRESENTATIONS (summary of responses):**

Hawkwell Parish Council : No comments received.

Neighbour representations: 1 response from the following address;

43 Park Gardens

And which makes the following comments and objections - will cause congestion losing our green space inadequate infrastructure i. e lack of doctors schools.

Essex County Council Place Services – Listed Buildings: The barn subject to this application is currently used as a workshop. As such, the site lies within the setting of a designated heritage asset and forms part of the curtilage of the listed barn. The proposals were previously considered under Pre-Application Reference PA/24/00004/PREAPP, which sought advice on the demolition of the existing barn and the erection of a new 4/5-bedroom residential dwelling. Place Services were consulted during the pre-application process and, upon receipt of additional documentation, concluded that the barn proposed for demolition holds no historic significance. Therefore, its demolition was considered acceptable in principle.

### **Relevant Development Plan Policies:**

National Planning Policy Framework 2023

Core Strategy Adopted Version (December 2011) - none

Development Management Plan (December 2014) - none

### **RECOMMENDATION: APPROVE**

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this consent.

REASON: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. Prior to the commencement of any demolition works the developer shall either:
  - a) Submit evidence to the Local Planning Authority that no works are required to make good the exposed surfaces of the attached buildings which are not to be demolished and have obtained a statement from the Local Planning Authority that they agree no such works are required OR
  - b) Submit details of works to make good the exposed surfaces and obtained the agreement of the Local Planning Authority that these works are acceptable.

In the event of option (b) being adopted, within three months of the commencement of demolition the agreed works shall be carried out.

REASON: To ensure the exposed surfaces are made weathertight if necessary and/or not left in an unsightly condition detracting from heritage assets.

The local Ward Members for the above application are Cllr. N. Booth, Cllr. Ian Wilson and Cllr. Mrs. J. R. Gooding.