

Langham – PF/23/1694 – Change of use of building to holiday accommodation and associated land to garden to serve the holiday accommodation; erection of a shed and means of enclosure with gated access between existing brick piers; associated operational development at Stable Court Barn, Langham Hall, Holt Road, Langham for Mr J Crisp.

Minor Development

Target Date: 3rd October 2023

Extension of time: TBC

Case Officer: Miss Jamie Smith

Full Planning Permission

RELEVANT CONSTRAINTS

Area of Outstanding Natural Beauty

Conservation Area

Countryside

Listed Buildings (Langham Hall and 'accessory' listed buildings)

Area Susceptible to Groundwater SFRA

Contaminated Land

Landscape Character Assessment (TF1) (Tributary Farmland)

Within the Zone of Influence of a number of designated habitats site for the purposes of the Norfolk GIRAMS

RELEVANT PLANNING HISTORY:

PF/01/1288 – Extension and conversion of outbuilding to annexe - Langham Hall, Holt Road, Langham (Approved).

LA/01/1289 – Alterations of outbuilding to facilitate conversion to annexe - Langham Hall, Holt Road, Langham (Approved).

THE APPLICATION

Seeks permission for the change of use of what was a former annexe to Langham Hall to a one-bedroom, self-contained holiday accommodation unit. The proposed accommodation comprises of a bedroom with ensuite, a combined kitchen, dinner, living room and further WC and small study. The site provides for on-site parking and turning area for a minimum of two cars including garden amenity space. The erection of boundary enclosures, gates, and a shed are also proposed.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of Cllr Butikofer given material considerations regarding Core Strategy Policies EC 2, CT 5 and CT 6.

CONSULTATIONS:

Conservation and Design – No objection. The proposals do not, on balance conflict with the provisions of the NPPF, the relevant policies within the Core Strategy or the statutory duties contained within sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.

Environmental Health: No objections.

Highways Officer: No objections, subject to condition.

Parish/Town Council – Support

The Parish Council accepts that the curtilage of the Grade II listed building (Langham Hall), has been broken up by the splitting of various elements of the property into separate entities. However, Stable Court Barn lies separately, to the north of the Hall and is not integral to the reason that the Hall is listed - that being the south facing facade, which the Parish Council notes has undergone several alterations in recent years, which do not, exactly, sit comfortably with its Grade II listing. The vision to the Stable Block Barn site from North Street was only opened up in the early 2000s. Before that it had been hidden behind solid black gates hung between the brick piers off the street, which were in position long before the listing in the late 1970s. Looking further inside the property, there is clearly evidence that internal gates had been hung, at some stage, on the heavy brick piers that the applicant now wishes to attach modest gates to in order to separate the property from the hotel activities. The Parish Council find this quite understandable and acceptable. Furthermore, and following the re-consultation to this application, the Parish Council would like to make further comment on two objections raised by the Harper Hotel's Planning Consultants:

1. The Parish Council are aware that this building has, for some years, been let as both holiday accommodation and as residential accommodation.
2. Access to the hotel's out buildings, Stable Court and the garage, will not be affected by this change of use as there is access either directly from North Street to Stable Court, or from the 'front drive' off Holt Road.

For these reasons the Parish Council supports this application.

REPRESENTATIONS

Three objections received (two from the same agent in respect to both the proposed use as dwelling and, holiday accommodation).

Objection relating to a C3 use.

Note: These objections were received in relation to the proposed use as a dwelling. The proposal has since been amended to holiday accommodation.

- Clarification over existing and proposed floor plans.
- Conflict with Condition 3 of approval PF/01/1288.
- Conflict with CS Policy HO9 in respect to re-use of rural building for dwellings.
- Conflict with CS Policy SS1 as the proposal does not propose affordable housing, renewable energy or would support the rural economy.
- Conflict with CS Policy SS2 as the proposal does not provide affordable housing, involve an extension or a replacement dwelling, and/or replace a house at risk from

coastal erosion.

- Breach of Condition 3 of PF/01/1288 and no S73 application submitted.
- Failed to demonstrate compliance with CS Policy EC2.
- Policy EC2 does not consider impact upon the heritage asset.
- Lack of evidence to verify the statement within Officers report for application (PF/22/2091) which details Stable Court Barn as 'former holiday let'.
- The building has not been recently used as a holiday let.
- Query why application PF/23/1074 was withdrawn and a revised application submitted.
- Would not meet national space standards.
- Not represent good design and development would impact on heritage assets.
- The enclosure of Stable Court Barn would impact on refuse collection.
- Whether the proposed height of the boundary screening provides an acceptable level of amenity for future occupiers.
- Fails to meet the amenity criteria for future occupants.
- The DAHS does not assess the significance of the heritage asset as required by the NPPF.
- Not agree with the assessment of impact of boundary screening, proposed shed, surface treatment and gates within the DAHS.
- Some works have commenced on site.
- Location of refuse and cycle storage unclear.
- Lack of evidence that cars can leave the site in forward gear.
- Disparity in the description on the application form and the planning portal.
- Impact upon future occupiers amenity due to proximity to hotel.
- Impact upon commercial enterprise of adjoining hotel.
- PD rights should be removed as further changes could take place.
- Conflict with domestic and commercial vehicle movement.
- Intended use of the building is unclear, permanent dwelling or holiday accommodation.
- Rights of access to Stable Court across Stable Court Barn.

Objection as a result of the re-consultation for holiday accommodation

- Contrary to Core Strategy Policies EC 7 and EC 2.
- Lack of evidence to verify statement within officer's report for application PF/22/2091 which details Stable Court Barn as 'former holiday let'.
- The building has not been recently used as a holiday let.
- Queries why application PF/23/1074 was withdrawn and a revised application submitted.
- Rights of access to Stable Court across Stable Court Barn.
- Impact on heritage assets.
- Whether the proposed height of the boundary screening provides an acceptable level of amenity for future occupiers.
- Dominance of car parking.
- The application does not assess the significance of the heritage asset as required by the NPPF.
- Do not agree with the assessment of impact of boundary screening, proposed shed, surface treatment and gates within the supporting information.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Core Strategy (2008)

Policy SS 1: Spatial Strategy

Policy SS 2: Development in the Countryside.

Policy SS 5: Economy.

Policy HO 9: Rural Residential Conversion Area.

Policy EN 1: Norfolk Coast Area of Outstanding Natural Beauty and The Broads

Policy EN 2: Protection and enhancement of landscape and settlement character.

Policy EN 4: Design.

Policy EN 8: Protecting and enhancing the historic environment.

Policy EN 9: Biodiversity and geology.

Policy EC 2: The re-use of buildings in the countryside.

Policy EC 9: Holiday and seasonal occupancy conditions.

Policy CT 5: The transport impact on new development.

Policy CT 6: Parking provision.

Material Considerations:

Supplementary Planning Documents

North Norfolk Design Guide (2008)

National Planning Policy Framework (2023):

Chapter 2: Achieving sustainable development.

Chapter 6: Building a strong and competitive economy.

Chapter 9: Promoting sustainable transport.

Chapter 12: Achieving well designed and beautiful places.

Chapter 15: Conserving and enhancing the natural environment.

Chapter 16: Conserving and enhancing the historic environment.

OFFICER ASSESSMENT

Background

Application ref: PF/01/1288 approved the extension and conversion of Stable Court Barn to an annexe subject to a condition (3) which stated, *'The accommodation hereby permitted shall*

be used solely for purposes which are ancillary to the use of the property as a dwellinghouse and shall not be used as a separate dwellinghouse'. There was a concurrent application for listed building consent LA/01/1289 which was approved. These applications were associated with Langham Hall.

Application refs: LA/22/2092 and PF/22/2091 approved the refurbishment of Langham Hall as a Hotel and Spa in conjunction with the existing business (The Harper) which is situated to the north of the application site. Existing and proposed plans submitted with these applications acknowledged that the land comprising the current application site, Stable Court Barn and land associated with Langham Hall and the Harper Hotel were in separate land ownership.

Application PF/23/1074 proposed new gates and boundary screening at the application site (Stable Court Barn) where the intent was to use the building for residential purposes. Officers raised concern regarding the lawful use of the building as the planning history for Stable Court Barn detailed the building to be an 'annexe' to Langham Hall, essentially an ancillary building and not a separate and independent unit of accommodation. The application was subsequently withdrawn.

Officers advised that in effect the 'annexe' use had been severed from Langham Hall by the separation in ownership between Stable Court Barn and Langham Hall sometime previously. Either a Certificate of Lawful Use would need to be submitted to the Local Planning Authority to enable a decision to be made as to whether the building had a lawful use as holiday accommodation/separate independent use (as indicated on plans associated with application PF/22/2091), or that a planning application should be submitted to enable consideration of the planning merits of an independent use.

MAIN ISSUES FOR CONSIDERATION

1. **Principle of development**
2. **Impact on heritage assets**
3. **Amenity**
4. **Landscape**
5. **Recreational impact on habitats sites and biodiversity**
6. **Highways and Parking**
7. **Other Considerations**

1 Principle of Development

Core Strategy (CS) Policy SS 1 sets out that most of the new development in North Norfolk will take place in the towns and larger villages as defined as Principal and Secondary Settlements and a small amount of new development will be focused on several designated Service and Coastal Service Villages. The rest of North Norfolk, including all settlements that do not fall under the above criteria, will be designated as Countryside. CS Policy SS 2 limits development in areas designated as Countryside to that which requires a rural location and complies with its list of uses. Relevant to the proposed development is the provision made for recreation and tourism.

The site is situated in Langham, which is an area designated as Countryside under CS Policy SS 2. The proposal comprises of the change of use of what was an annexe to Langham Hall to holiday accommodation. Such a use falls under the category of recreation and tourism which is a type of development that is acceptable in principle in this location under CS Policy SS2 subject to assessment against CS Policy EC 2. This policy indicates that the re-use of buildings in the Countryside for non-residential purposes will be permitted provided a number

of criteria are met. The policy allows for economic uses, including holiday accommodation, where it is appropriate in scale and nature to the location..

It must also be demonstrated that the building is soundly built and suitable for the proposed use without substantial rebuilding or extension and the proposed alterations protect or enhance the character of the building and its setting. Finally, the proposal must also accord with other policies seeking to protect biodiversity, amenity, and character of the area.

The existing building is constructed in brick and flint with a Norfolk pantile roof. It is considered appropriate in scale and nature to the location and can therefore serve as holiday accommodation. Secondly, following a site visit and evidence of the internal conversion (already undertaken) which gained both listed building consent and planning permission for its conversion in 2001, it is considered that the building is fit for purpose and therefore it is also concluded that it is structurally sound. Finally, following the assessment (below) of the effect of the proposal on biodiversity, amenity, and character of the area, it is considered that the proposed development complies with CS Policy EC 2.

CS Policy EC 9 indicates that holiday occupancy condition/s will be placed on new un-serviced holiday accommodation requiring that:

- it is used for holiday purposes only and shall not be occupied as the sole or main residence of the occupiers; and
- it shall be available for commercial holiday lets for at least 140 days a year and no let must exceed 31 days; and
- a register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the local planning authority on request.

This ensures the correct balance between encouraging tourism and other policy aims of controlling development in the countryside..

It is considered that given the building's position set amongst a commercial enterprise, it is not suitable for year-round occupation as a permanent dwelling. Conditions in line with the requirements set out within Policy EC 9 are considered necessary to ensure that the development is acceptable.

2 Impact on heritage assets

Sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that local planning authorities pay "special attention" to the "desirability of preserving" the setting of listed buildings, and the character and appearance of conservation areas.

CS Policy EN 8 requires that development proposals should preserve or enhance the character and appearance of designated assets. Development that would have an adverse impact on their special historic or architectural interest will not be permitted. It should be noted that the '*no harm permissible*' clause in the policy is not in full conformity with the guidance contained in the latest version of the NPPF. As a result, in considering the proposal the guidance in Chapter 16 of the NPPF is a material consideration.

At paragraph 206 it states that any harm to, or loss of, the significance of a designated heritage asset (from alteration or destruction, or development from within its setting) should require clear and convincing justification. Great weight is to be given to the asset's conservation, irrespective of whether any harm amounts to substantial harm, total loss of, or less than substantial harm to its significance (paragraph 205). Paragraph 208 further states that where a development proposal will lead to 'less than substantial harm' to the significance of a

designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Stable Court Barn is considered to be an 'accessory' to the 'principal' grade II listed building (Langham Hall) and therefore contributes to the overall setting of the designated heritage asset.

Objection has been raised on the grounds that the proposed development, by way of the conversion to holiday accommodation including enclosures to support an independent use, separate to that of the wider hotel complex, would, individually and collectively impact on the character and appearance of this section of the Langham Conservation Area and the setting of Langham Hall. Additionally, objection is also raised regarding the blocking off of an existing access route within the site in relation to the wider business operation of the adjoining landowner, raising conflict between domestic and commercial uses.

In consideration of each of these concerns whilst any means of enclosure would introduce physical delineation where none currently exists, the provision of a post and rail fence at a height of 1.35m would unlikely restrict views within and across the site. A post and rail fence is considered to be compatible in its rural appearance and would result in both a modest and neutral impact within the site. Additionally, whilst the hedge would in time restrict views, this is not something in itself that needs permission and can in fact form a more natural feature within the grounds. Similarly, whilst the provision of a gate between the existing piers would increase the enclosed feel around Stable Court Barn, it is considered this would not harm the overall setting of the heritage asset. Therefore, it is considered that these enclosures would not result in harm being caused to the overall setting of the heritage asset.

Turning to the proposed shed, this is considered to be a modestly sized structure secluded within the application site and is not considered to block or impinge upon any important views. In respect to parking and turning within the site, inevitably a holiday use, whether used independently or in connection with Langham Hall would generate vehicle movements and parking. However, regard has been given to existing and proposed enclosures on the site which will serve to partly mask any vehicular clutter. Additionally, plans submitted with (PF/22/2091) detail that the more commercial vehicular activity is from the Langham Road access.

In terms of the general access arrangements, although the gates would block a previously used route through to the former stable block, alternative routes have been detailed by the applicant. The approved site plan for application PF/22/2091 indicates how the adjacent owners intend to continue their business operations showing the various pathways and means of access through the site by way of the formation of an opening within a section of wall which would create a pedestrian and service access between the Harper Hotel and Langham Hall. Additionally, there is an existing driveway detailed between the Stable Court Barn to the south, and Langham Hall leading to the pathway linking to Stable Court Spa and the Harper Hotel.

It would appear that from both aerial and site photos, there was a brick and flint wall between Stable Court Barn and Langham Hall to the east. This is a more modern addition where it is not shown on aerial photos pre-2007. Planning permission would have been required being in the curtilage of a listed building. Notwithstanding this, the wall to the east of Stable Court Barn has now been removed. Access to the garages which are within the ownership of the adjoining landowner are currently available and can be accessed by car. Additionally, this wall has not been detailed on the proposed site and landscaping plan for application PF/22/2091.

In summary, it is recognised that the curtilage of Langham Hall has been altered and adapted over time and is certainly not sacrosanct from further change. Furthermore, several structures and enclosures have already taken their place on site and have shaped the way the site is

currently understood and appreciated. Consideration has also been given to the further changes in the pipeline as a result of all the recently approved footpaths and landscaping associated with the former stable block. In essence, the works proposed by way of fencing (hedge) and gate would have little substantive impact upon the overall significance of the heritage asset.

It is considered that building would remain a formal / 'polite' early 19th century hall with a more vernacular back-of-house arrangement of subordinate structures. Having regard to the above it is considered that on balance, the proposals do not conflict with the provisions of Section 16 NPPF, CS Policy EN 8 or the statutory duties referred to above.

Given that the existing building is consolidated within the area, and the change of its use to holiday accommodation would not require any alterations to its external appearance, it is considered the proposal complies with CS Policy EN 4 and Section 12 of the NPPF.

3 Amenity

Policy EN 4 sets out that development proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Residents have the right to adequate privacy levels and to be kept free from excessive noise and unwanted social contact.

Paragraph 3.3.10 of the North Norfolk Design Guide (NNDG) sets out that the position of dwellings, and the arrangement of their rooms and windows should not create significant overlooking of other dwelling windows or private garden areas, nor should they lead to any overbearing impact upon existing dwellings. As such, regard should be given to recommended distances in the case of conventional single and two-storey dwellings (assuming a level site situation) to ensure a degree of privacy between adjacent properties.

Additionally, the NNDG states that private garden areas should be of adequate size and shape to serve their intended purpose. They therefore need to reflect the likely number of occupants within each dwelling and have an aspect which is substantially free from shading from trees and buildings during the year. It recommends that the area of a plot given over to private amenity space should normally be no less than the footprint of the dwelling on that site. In terms of internal space, habitable floor area should be no less than 20 square metres..

The building is single storey, detached and sits to the north of Langham Hall which has approval to operate as a hotel (PF/22/2091). Stable Court (which has approval for use as a spa also though PF/22/2091), is situated approximately 14m to the east of the application site and The Harper Hotel is situated approximately 11m and 18m (respectively) to the north and northeast. Langham Hall which is situated to the south is approximately 17m and 6.5m metres (respectively) where there is a driveway in between Langham Hall and the application building. Additionally, this area acts as a sort of back of house area to Langham Hall which will form part of the future hotel use.

There are no openings to the south elevation of the building facing Langham Hall. However, there are two small roof lights in the southern roof slope which are situated above the kitchen area. The kitchen/diner, study and bedroom windows face north into the site.

The building has existing boundary screening by way of an existing flint wall to the west, approximately 1.8m - 2m in height, and the proposed gates would attach to existing brick piers. This wall continues to the north of the building at an approximate height of 3m, some 11m from the building itself, where there is also a slight recess, increasing the boundary distance, in part to 13m-15 m. There is currently no boundary treatment to the east of the site.

Entrance to the application site is from the west via Langham Road where there is a shared access with Langham Hall. Currently this access extends from the entrance to the application site where the route follows to the north of Stable Court Barn and around to Stable Court to the east where the access also turns on itself. The subdivision of the site has been addressed within the heritage section above in the report. Additionally, access rights between different parties is a civil matter between the relevant parties and is not a material planning consideration.

The internal living space and external private space afforded to the application building meets the requirements of the NNDG. The objection refers to the appropriateness of a north facing garden including the level of privacy afforded to this building, given the proposed boundary screening to the east of 1.35 m in height. Having regard to the use of the building for holiday purposes including the extent of garden provision available, sited within a wider hotel use, the amenity for users of the holiday accommodation would be acceptable. Given the position of the building and relationship between the fenestration and general position of nearby buildings i.e. The Langham Hotel and The Harper, the proposed use of the application building as a unit of holiday accommodation is not considered to result in significant concerns relating to overlooking, loss of privacy between these buildings.

Objections also refer to the impact of noise and disturbance from the commercial operations of the hotel on the amenities of the occupants/users of the proposed holiday accommodation. It will be situated amongst a wider hotel use given the recent approval of Langham Hall to be used in conjunction with the Harper Hotel. Application PF/22/2091 approved the formation of an opening within a section of wall which would create a pedestrian and service access between the Harper Hotel, Langham Hall and Stable Court. This pedestrian access would be located to the east of the building. The same plan identified the application site within a hatched area to sit within a separate land ownership.

Regard has been given to the hotel operations surrounding the site, the building's position in relation to other buildings and the intended use as holiday accommodation. It is considered that the level of anticipated activity would not be so intensive so to create an unacceptable level of noise and disturbance for future users of either the hotel or the building.

Notwithstanding any civil matters regarding access arrangements and landownership, given the proximity of the building set amongst a wider hotel use, the change of use of the building to holiday accommodation and levels of anticipated activity, it is considered compatible with the adjoining land use for holiday purposes. The proposed development would be restricted to holiday accommodation via planning conditions.

For the reasons stated above, it is considered the proposed change of use to holiday accommodation would not give rise to significant amenity concerns. On that basis, the scheme complies with CS Policy EN 4 and Section 12 of the NPPF.

4. Landscape

CS Policy EN 1 seeks to ensure that development proposals within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) would not be significantly detrimental to its special qualities of the AONB.

CS Policy EN 2 sets out that proposals should be informed by and be sympathetic to the distinctive character areas identified in the North Norfolk Landscape Character Assessment (LCA) (January 2021). Development proposals should demonstrate that their location, scale, design, and materials would protect, conserve and where possible enhance the special qualities and local distinctiveness of the area. The site lies within the Tributary Farmland Area

as designated within the LCA. The Landscape Vision for this landscape type requires that new development should be successfully integrated within the existing settlements where it reinforces traditional character and vernacular and retains dark night skies.

The building is constructed with materials that are in keeping with the area. It is single storey and is located within an already developed area. As such, given the proposal would not result in any alterations to the external appearance of the existing building and proposes only curtilage boundary treatments including a shed, it is considered that the development would retain the traditional character and vernacular appearance of the area and would not have a significantly detrimental impact upon the special qualities of the AONB. Therefore, the proposal is considered to comply with CS Policies EN 1 and EN 2 and Section 15 of the NPPF.

5. Recreational impacts and biodiversity

Norfolk Local Planning Authorities have worked collaboratively to adopt and deliver a Green Infrastructure and Recreational Impact Avoidance and Mitigation (GIRAM) Strategy to ensure that the cumulative impacts of additional visitors, arising from new developments of housing and tourism, to European sites, will not result in any likely significant effects which cannot be mitigated. In line with the GIRAM strategy a mechanism has been secured to ensure the appropriate financial contribution per dwelling (or equivalent) prior to occupation as part of this proposal at the time planning permission is approved.

It is considered that the GI RAMS mitigation contribution which has been secured via S111 payment (£210.84) is sufficient to conclude that the project will not have an adverse effect on the integrity of the identified European sites from recreational disturbance, when considered alone or 'in combination' with other development

It is therefore considered that the development complies with CS Policy EN 9.

6. Highways and Parking

CS Policy CT 5 sets out that proposals should provide for safe and convenient access on foot, cycle, public, and private transport addressing the needs of all without detriment to the amenity or character of the surrounding area or highway safety. Objection has been raised regarding potential conflict with commercial and domestic car movements. The Highway Authority have considered the proposal and raise no objection to the re-use of this building served from an existing access. Based on the information provided, it is considered that the scheme would comply with the requirements of CS Policy CT 5.

CS Policy CT 6 requires that adequate parking should be made in accordance with the Council's parking standards. Appendix C: Parking Standards of the Core Strategy requires an average of 1.5 spaces for a 1-bedroom unit. The front access and parking area would provide for sufficient on-site parking and turning area for at least two cars. Based on the information provided, Officers consider the scheme would comply with the requirements of CS Policy CT 6.

7. Other considerations

With regard to matters raised in representations not covered above:

Access rights between Stable Court across Stable Court Barn is a civil matter between both parties and is not a material planning consideration.

Impact on heritage assets is assessed within CS Policy EN 8 and not EC2.

Compliance with the National Space Standards is optional. The proposed scheme meets the amenity criteria within the NNDG.

Whilst the application submission should undertake an assessment of the impact upon heritage assets, in this case, the Council's Conservation and Design Officer has undertaken an assessment based on the application context and proposed level of development which is considered acceptable in this regard.

As originally submitted, the application proposed a change of use to a dwelling. The agent agreed to the revised description specifying holiday use which has been re-publicised, further consultation carried out and considered on that basis

Conclusion and Planning Balance

The principle of the proposal is supported by CS Policies SS 2 and EC 2 along with matters relating to landscape and design. A robust and balanced assessment has been carried out with regards to the impact upon heritage assets and amenity having regard to the context of the site, the proposed development as a unit of holiday accommodation and the levels of anticipated activity generated from the adjoining hotel use. The proposed development is considered to be acceptable in relation to heritage and amenity impacts. Access rights between Stable Court across Stable Court Barn is a civil matter and is not a material planning consideration.

It is considered that the proposed development is in accordance with the relevant CS policies listed above and relevant sections of the NPPF.

RECOMMENDATION:

APPROVAL subject to conditions to cover the following matters:

- Time limit for implementation
- Approved Plans
- Timing of hedgerow planting
- Holiday occupancy conditions (140 days, register of lettings, no let must exceed 31 days)
- Relevant permitted development rights removed for works to the building and curtilage.
- Parking and turning provision.

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director - Planning.