



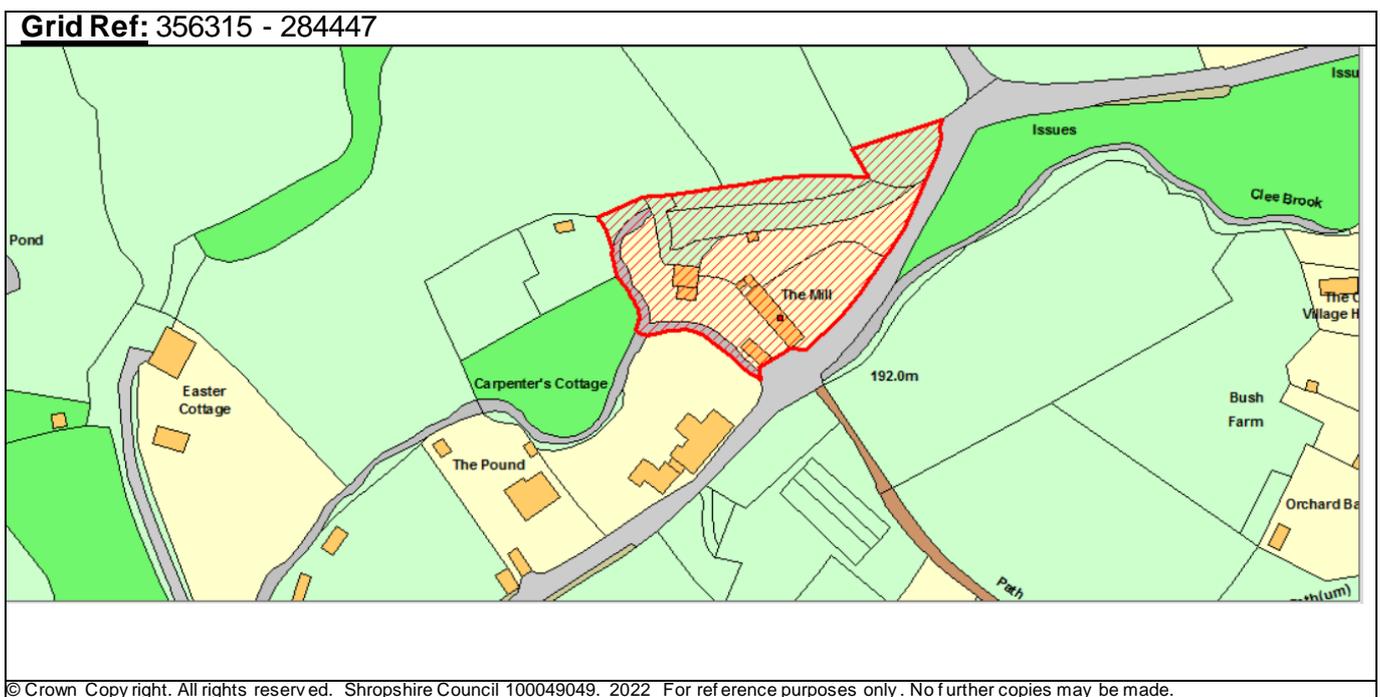
Committee and date
Southern Planning Committee
23rd August 2022

Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

Summary of Application

Application Number: 22/02339/LBC	Parish:	Clee St Margaret
Proposal: Conversion and extension to the Mill House, conversion of Bakehouse to ancillary accommodation, restoration of the Corn Mill to working order, the installation of a Bat House and associated external works affecting a Grade II Listed Building		
Site Address: Mill House Clee St Margaret Craven Arms Shropshire SY7 9DT		
Applicant: Yeat Investments Ltd		
Case Officer: Helen Tipton	email	: helen.tipton@shropshire.gov.uk



Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks listed building consent for the conversion and extension to the Mill House, conversion of Bakehouse to ancillary accommodation, restoration of the Corn Mill to working order, the installation of a Bat House and associated external works affecting a Grade II Listed Building.
- 1.2 The scheme and its associated planning application, (22/02338/FUL), follow the withdrawn applications 21/05446/FUL and 21/05447/LBC. Fundamentally, the latest application/s remain the same as submitted previously.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The property comprises mainly of three separate buildings, each listed in their own right and located within the village of Clee St Margaret. Approach to the site is made from the classified, rural road, (Clee Brook Lane), which runs through the village and leads, loosely between Haytons Bent and Cleemmarsh. The road climbs north east, following the land gradient and its contours.

The group of Grade II listed buildings are set to the north western side of the road and within a loop in the watercourse. They are accessed via a narrow drive, which is confined on either side by the one and a half storey dwelling and a single storey outbuilding, (Bakehouse), with both buildings sitting at right angles to the road. The Corn Mill is positioned at the end of the driveway and is set into an embankment. All three buildings are traditionally constructed of coursed sandstone.

The buildings and grounds are situated within the Clee St Margaret Conservation Area and the Shropshire Hills Area of Outstanding Natural Beauty, (AONB).

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

- 3.1 In accordance with the Council's adopted 'Scheme of Delegation', the application is referred to planning committee because the officer recommendation of approval is contrary to the opinion of the Parish Council. Shropshire Council's Local Member and the Chairman and Vice Chair of its planning regulatory committee also consider that the issues raised warrant the committee's full consideration.

4.0 Community Representations

4.1 Consultee Comments

- 4.1.1 Shropshire Council Archaeology - comment.

A Heritage Impact Assessment (HCUK Group, September 2021, Ref. 07315A) has been submitted with the application. This found that the Domesday Book reference indicates that a mill was present in the village at that time. However, whether the extant mill is on the same site as the mill recorded in 1086 is not

known. The present group of Grade II listed buildings comprise a Mill house, a Mill building and Bakehouse (National Ref. 1470405), all of 18th century date with some later additions. The mill retains its machinery although the water wheel has been removed. The infilled wheel pit survives, alongside the mill pond and mill leat. It is noted that a separate report on the mill machinery has been submitted (Wallis Conservation Ltd, July 2021).

The Heritage Impact Assessment (HIA) concludes that the archaeological interest of the mill site derives from the surviving fabric of the buildings, the surviving machinery within the mill and the visible remains of the water management system. It also concludes that there is a high potential for below ground archaeological remains to survive within the site associated with earlier phases of the mill and

activities and artefacts associated with its use, providing evidence for its development, change and use over time from at least the 18th century.

It is considered that the HIA provides a sufficient level of information about the archaeological interest of the proposed development site in relation to Paragraph 194 of the National Planning Policy Framework (NPPF) and the Site Allocations and Management of Development, (SAMDev) Policy MD13.

It is understood that the Conservation Officer will advise on the design merits and heritage impacts of the proposed development in relation to the standing historic buildings.

The following advice therefore relates to the archaeological interest of the proposed development site:

The initial phase of this programme of archaeological work should comprise a pre-commencement Level 3 Building Record of the three buildings, as defined in Historic England's 'Understanding Historic Buildings: A guide to good recording practice 2016', alongside a pre-commencement Level 2 survey of the structures and earthworks associated with the water management system, that conforms with Historic England's guidance on 'Understanding the Archaeology of Landscapes: A

guide to good recording practice (2017)'.

The second phase, depending on the results of these surveys, as a minimum, will comprise an enhanced watching brief on all ground works associated with the proposed development. This should make full provision for the careful archaeological monitoring, sampling and recording of any archaeological features, structures or deposits encountered during the work. Additional pre-commencement

archaeological investigation may, however be required in relation to the new bat house, and/ or following further details for the ground source heat pump following the results of the phase 1 surveys.

In relation to the work on the buildings, additional building recording should be undertaken during any intervention or removal of historic fabric, to record any hitherto unknown architectural details of the buildings as the work progresses.

The Conservation officer will be able to advise further on this, as appropriate.

It is advised that a phased programme of archaeological work be made a condition of any planning permission for the proposed development.

4.1.2 Shropshire Council Conservation - comment.

The property was a recent listing in 2020. The application has been supported by

a report on the corn mill which underlines the repairs required. This is also accompanied by a brief structural report. The proposed development includes the restoration of the corn mill and the extant internal machinery to working order and the restoration of the water management system associated with the mill, bringing it back into working use. This element of the proposal is welcomed to enable the history of the site to be preserved for future generations.

The application also includes the restoration and extension of the Mill House and the conversion of the Bakehouse to annex accommodation.

The application is accompanied by a Heritage Impact Assessment, (HIA) which concludes that: 'It has been determined that the proposals will cause 'Less than Substantial Harm: Low level harm that does not seriously affect the significance of the designated heritage asset,' and that this is a very low level of harm. This is ascribed as change will occur to the Mill House with the introduction of the new extension to the north east, but it is also acknowledged that the extension will be in

keeping with the vernacular building form and the character of the Conservation Area. Overall, the heritage and public benefits of the scheme would mitigate the very low level of harm to their significance. We would generally concur with the above mentioned conclusions.

The proposed extension to the mill house is extensive, however a case has been made for the level of extension on viability grounds to ensure the preservation and restoration of the site as a whole historic mill complex. It is clear that the corn mill, in particular, requires extensive structural intervention. Therefore, on balance the proposal could be considered acceptable in this instance, taking into account the public benefits to be delivered from the restoration of the buildings on site.

Conditions are recommended.

4.1.3 Shropshire Council Ecology - comment.

7 July 2022 - comment.

We have read the submitted Specialist Bat Assessment report (CRC Ecology, 15th October 2021), Preliminary Ecological Appraisal (Aspect Ecology, April 2022) and the Bat Mitigation Strategy report (April 2022).

The following bat roosts are present in the buildings:

A single lesser horseshoe bat day/night roost within the loft space and first floor bedroom of B1 (farmhouse).

A single barbastelle bat day roost using features on the mill building (B2).

Maternity roost of more than six whiskered/Brandt's bats within B1 and B2.

Maternity roost of six brown long-eared bats within B1 and B2.

One soprano pipistrelle re-entered B2.

Two soprano pipistrelles emerged from B1.

'The survey work undertaken confirmed a number of roosts present in the buildings within the site. An application for a site-specific Natural England Mitigation Licence will be made, with a detailed mitigation strategy for the site, submitted and agreed with Natural England through the granting of the licence. Likely mitigation measures will include careful timing of works to avoid sensitive periods, exclusion of roosts within buildings, sensitive removal of roost features and construction of a 'bat house' to provide compensation for the loss of the

existing roosts and provide additional roosting opportunities.'

Works to B1 and B2 will have to take place under a European Protected Species Licence from Natural England.

Section 4.2 of the Bat Mitigation Strategy report (Aspect Ecology, April 2022) sets out the mitigation and compensation measures which will form part of the licence application.

A European Protected Species 3 tests matrix is provided at the end of this response. The planning officer needs to complete sections 1 and 2, 'overriding public interest' and 'no satisfactory alternative.' The EPS 3 tests matrix must be included in the planning officer's report for the planning application and discussed/minuted at any committee at which the application is considered.

Nesting birds

The Preliminary Ecological Appraisal report states; *'Several species of bird were observed within the site during the Phase 1 survey including: Wood Pigeon Columba palumbus, Blue Tit Cyanistes caeruleus and Carrion Crow Corvus corone.*

Most of the birds recorded at the site are not listed as having any special conservation status. The proposals will result in the loss of the area of scrub and a section of the hedgerow to facilitate site access and this could potentially affect any nesting birds that may be present at the time of works. Accordingly, a number of safeguards in respect of nesting birds are proposed, as detailed in Chapter 6. In the long-term, new nesting opportunities will be available for birds as described in Chapter 6..'

Conditions are recommended, which relate to the requirement for a European Protected Species Mitigation Licence, the installation of bat and bird boxes, proposed external lighting and for working methods.

8 August 2022 - comment.

Following receipt of additional information we are happy with the makes, models and locations of the proposed bird boxes, therefore a condition in regard to this element does not need to be included on the decision notice.

We are also happy with the details of the bat house.

Reference is made to 'bb' on some of the drawings but this isn't provided in the key so we are not sure if this means 'bat box'. If the applicant wants to remove the bat roosting opportunities condition then details of the makes, models and locations of the 6 roosting opportunities for bats needs to be provided.

The Bat Mitigation Strategy states, in sections 4.3.2 and 4.3.3 that:

"A number of integrated bat boxes / roost features, will be incorporated into the refurbished buildings:

.. integrated bat boxes will be installed at several locations on site, such as the gable end and under the eaves of the Mill, on the gable end of the Bakery and the gable ends of the Main House;

.. a purpose-built soffit box will be erected along the southern aspect of the bakery (e.g. along the stream). This will be accessible to bats;

.. purpose-built weatherboarding will be included on a section of the south-western aspect of the main building. This will be raised to allow access to bats and mimic current conditions on site.

The precise number and locations of boxes / roost features will be determined by

a

competent ecologist, post-planning and agreed with Natural England during the application for the mitigation licence".

Clee St Margaret Parish Council - objection.

4.1.4

Comments from the public were heard and included the following:

- a. Highway safety, traffic and noise - concerns that the increase in traffic that such a large development would have on the single track lanes in, not only the village but all entry points to the village for several miles.
- b. Effect on a listed building and conservation area in the AONB - The listing of the mill specifies the small nature of the mill and its buildings which would be detrimentally affected by the scale of the proposed development. This would not only affect the listed building but the conservation area and the AONB. Other properties within the conservation area are all of a similar, small size and this development would not be in keeping with the area.
- c. There are concerns that the pumping of water from Clee Brook for the mill would affect the flow of the Brook including the ford, at the entrance to the village and affect the amenity of the properties that are bounded by the brook. This would also affect the wildlife that rely upon the Brook.
- d. There was acceptance of some of the changes to the application, including the sewage treatment plant, changes to the access and revised water supply to the mill.

The Councillors discussed the application and fully supported the public comments. In addition, they were concerned about the following:

- a. There were not enough details in the application regarding the commercial aspects of the development, including the use of The Mill itself and the residential development.
- b. The Council are keen to see The Mill developed but the scale of the development is totally unacceptable for a Listed Building in the Conservation Area and AONB.
- c. Councillors were concerned that, although this is described as a family home, due to its size they believe it will be a commercial enterprise and are concerned about the affects that such a large number of cars and people travelling to and from the property would cause; extra noise, traffic and affect the safety of road users on single track roads.

The Council resolved to object to this application.

4.1.5 Historic England - no comment.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals.

4.1.6 The Georgian Group - no comment.

4.1.7 Ancient Monuments Society - objection.

We objected to a previous but similar application (21/05447/LBC) in December 2021 and are disappointed our comments, particularly those about the dominating scale of the extension, have not been taken into consideration in this new application.

Overall, the conservation ethos of the scheme remains questionable on a number of aspects. The whole complex is a microcosm of milling antiquity, a vertical essay in the archaeology of milling, a process which had changed little from its Saxon inception, and is thus of the highest significance. The heritage statement (HIA) is sound but is less thorough on the assessment of the mill house, missing the importance of the timber framing, which could be 16th or 17th century, as well as the bake-house with its oven, which is integral with the build. Such a complete complex is very rare. More pertinently the HIA does not adequately quantify significance in terms of the extraordinary survival of a group of buildings which illustrate so extensively the processing of grain from field to mill to loaf, in a rural vernacular context.

In general, there is little adherence to the conservation principles of minimal intervention and maximum retention of historic fabric. The structural engineer's report for the mill is a concern with the proposed replacement of purlins, rafters and possibly even trusses, so that the end result will largely be a replication and the archaeology of the roof construction lost. This can be avoided by the judicious use of secondary timber elements to achieve consolidation rather than replication. Replacing the ground floor with a concrete slab will have an equally detrimental effect.

Ground floors of mills are often compacted with former millstones, made use of when no longer capable of being sharpened sufficiently to grind flour.

The structural engineer's report for the mill house is equally detrimental to the archaeology of the building with proposals such as replacing all purlins with engineered replicas and an insulated floor slab. A Limecrete floor would surely be a better option. The drawing makes a statement of the need to totally rebuild a chimney though this does not appear on the SE report. Which aspect of the chimney is proposed for rebuild is unclear.

To restore the mill is fraught with difficulties. The mill machinery has a number of missing components but enough still survive for it to illustrate its narrative.

Restoring the mill to working order will require the replacement of much of this remaining historic machinery. A consolidation of the wood with suitable hardening treatments and extra supports for the millstones, rather than replacing parts would be a better option. In addition, milling, if fully restored, puts an incredible strain on the structure in terms of vibration and the current building is highly unlikely to be able to withstand this, its current problems doubtless being related to this aspect.

As previously stated, the massive extension to the mill house is harmful and dominates the original cottage and little justification has been provided for almost tripling the footprint of this building, particularly when there is so much 'build' already on site. The extension essentially replicates the existing building in scale, mass and bulk, in addition to the connecting structure and alters the topography of the site and hence its archaeological profile. It overwhelms the site and the group

of three key historic structures. We understand the need to modify the house to meet modern living standards, and a modest extension would likely be acceptable, but as proposed, the extension results in the existing heritage asset becoming a mere minor wing of a much larger modern house, and that would be highly detrimental to its significance.

On the basis of the amount of historic building fabric to be replaced, not to mention the effect of the scale, bulk and massing of the extension on the mill house and dominance of the site as a whole, we disagree with the conclusions in the heritage study. Given the significant historic fabric to be altered within these buildings, we strongly recommend an accredited conservation engineer review the structural elements of this proposal before proceeding. We would also recommend revised plans for the extension are prepared that address and respect the heritage significance of the host building.

4.1.8 Council For British Archaeology - no comment.

4.1.9 Society for the Protection of Ancient Buildings - support.

The Society for the Protection of Ancient Buildings Mills Section is a statutory body in respect to proposals affecting listed buildings in the case of windmills and watermills.

This is a well-considered proposal which offers the opportunity for a significant group of buildings relating to a traditional industry using natural waterpower to be protected by a resident owner/occupier. It is pleasing that the plans for the millpond and water supply, the mill itself and the bakehouse are specified in detail broadly comparable with that provided for the extension to the Mill House, the design and specification of which appear well considered. Although this proposal includes a very large "extension" the primary intent is to preserve the appearance of the old buildings and their courtyard, so that the extension has been placed to the east and terraced into the hill so that only its roof appears from the road. This seems to be an extremely sympathetic approach, well in line with the spirit of the previous application and providing minimal disturbance to the existing buildings.

The SPAB Mills Section advocates the retention of as much of the historic character within the three buildings as can be accommodated. We also record the expectation that the existing or remaining machinery and equipment in the mill is retained, avoiding their replacement with modern or other pre-used substitutes.

We are concerned if the mill is returned to working order to produce flour, the historic gearing will be lost, once removed this cannot be replaced.

If this is to happen then we would hope what remains in the mill is recorded fully before work commences. The reinstatement of other items, the millstones and furniture, also the waterwheel is acceptable if not to grind again.

The main attraction of this application is that it offers comprehensive reinterpretation of an entire 'industrial' site of its era. The heritage value of the intervention would be heavily reduced if any part of the planned project were not implemented.

The SPAB Mills Section is supportive of the application given the granting of the application for the house should be dependent upon the restoration of the mill and the bakehouse to provide a Heritage site of great interest and an exemplar of sympathetic re-use. The SPAB Mills Section considers the application as appropriate and encourages the local authority to specify that the approval for any

one part of the proposal is conditional upon the completion of all the other parts. We suggest further that a condition be made binding on any subsequent owner of the site.

4.2 Public Comments

4.2.1 The application was advertised by way of notice at the site and in the local press.

4.2.2 Two public representations have been received in relation to this listed building consent application, both objecting to the scheme. However, other objection comments, which also relate to the sister planning application, are available to view on the public planning file. The objection comments relating to this specific application are summarised below:

The proposed extension and overall scale of development is too large and disproportionate, affecting the listed building and the conservation area. The extension is an inappropriate design and unsympathetic.

5.0 THE MAIN ISSUES

Impact on listed buildings
Ecology and other matters

6.0 OFFICER APPRAISAL

6.1 Impact on listed buildings

6.1.1 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must have particular regard to the desirability of preserving the special architectural or historic interest and setting of listed buildings. This is reflected by the National Planning Policy Framework (NPPF), the Council's Core Strategy Policies CS6 and CS17, and Policy MD13 of its Site Allocations and Management of Development (SAMDev) Plan, which attach great weight to conserving designated heritage assets. Additionally Core Strategy Policy CS5 requires conversion schemes to contribute positively to the character of the building and its surroundings, whilst SAMDev Policy MD7a and Historic England guidelines normally expect traditional rural buildings to be converted in their present form without significant alteration or reconstruction.

6.1.2 The site forms an historic mill complex and the buildings here are currently unoccupied and in a poor state of repair, particularly the corn mill. Although, the footprint of the proposed house extension is large, more than doubling the footprint of the existing dwelling and part of it would be a contemporary, flat roof addition, the form and character of the existing house would be retained, remaining legible in character and the rearmost section of the extension would be more sympathetic, repeating the general form and pattern of the dwelling. The flat roof part of the extension would be lower and sandwiched between, which would allow it to be screened from view whilst also demonstrating transition between the old and new elements of the building.

6.1.3 The former bakery / Bakehouse building would be converted to use, mostly in its present form, with minimal external alteration required and the same can be said for the Corn Mill, which is a particularly important local, historic feature. The harm to the buildings is considered to be less than substantial overall and, taking into account the conservation benefits of retaining the buildings in long-term viable use, it is agreed with the Conservation Officer that the house extension and other building alterations are justified, to preserve the whole site, in perpetuity for future generations.

6.1.4 All historic fabric and unique features of the development site would be controlled by condition, which would ensure the long term survival of this group of buildings, as well as the internal workings of the Corn Mill and the bakery oven, which is proposed for retention.

6.2 Ecology and other matters

6.2.1 The relevant issues here are generally confined to the impact on the listed buildings themselves. However the Council is legally obliged to have regard to biodiversity when exercising any of its statutory functions, including determining applications for listed building consent.

6.2.2 This development would disturb bat roosts, which have been found to be present. However, suitable mitigation is proposed and officers have fully considered the implications for the site's conservation objectives in the EPS matrix attached to the associated officer's report, (22/02338/FUL). The EPS matrix is also available for view online, under this listed building consent application.

7.0 CONCLUSION

The proposals would secure the buildings in viable long-term use and are generally sympathetic to their fabric, character and overall significance. Furthermore, although bat roosts would be disturbed, the three tests, as set out in the EPS matrix are satisfied. On balance therefore, the application accords with the principal determining criteria of the relevant development plan policies and approval is recommended, subject to conditions to reinforce the critical aspects.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although

they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

National Planning Policy Framework

CS5 - Countryside and Greenbelt

CS6 - Sustainable Design and Development Principles

CS17 - Environmental Networks

MD2 - Sustainable Design

MD7A - Managing Housing Development in the Countryside

MD12 - Natural Environment

MD13 - Historic Environment

RELEVANT PLANNING HISTORY:

21/05446/FUL Conversion and extension to the Mill House, change of use of the Bakehouse to ancillary accommodation, installation of ground source heat pump, restoration of the Corn Mill to working order with associated external works WDN 7th January 2022

21/05447/LBC Works to convert Mill House with extension, conversion of Bakehouse to ancillary accommodation and the restoration of the Corn Mill to working order with associated external works; affecting a Grade II Listed Building WDN 7th January 2022

22/02338/FUL Conversion and extension to the Mill House; change of use of the Bakehouse to ancillary accommodation; restoration of the Corn Mill to working order; installation of a Bat House and associated external works PDE

11. Additional Information

View details online:

[22/02339/LBC | Conversion and extension to the Mill House, conversion of Bakehouse to ancillary accommodation, restoration of the Corn Mill to working order, the installation of a Bat House and associated external works affecting a Grade II Listed Building | Mill House Cleve St Margaret Craven Arms Shropshire SY7 9DT](#)

List of Background Papers
Cabinet Member (Portfolio Holder) Councillor Ed Potter
Local Member Cllr Cecilia Motley
Appendices APPENDIX 1 - Conditions

APPENDIX 1**Conditions****STANDARD CONDITION(S)**

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

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

2. The development shall be carried out strictly in accordance with the approved plans and drawings

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. No alterations to, stripping of or other works to the buildings shall commence until there has been submitted to and approved in writing by the Local Planning Authority a detailed photographic record of their current fabric and fittings, to accord with 'Level 3' standards as defined in the Historic England document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.

Reason: To provide an adequate record of the form and fabric of the listed buildings prior to their conversion.

4. No insulation work shall be carried out or roof trusses or other structural components of the building, including internal mechanical and electrical services and / or internal and external fixtures cut, altered, removed or replaced until a full schedule and detailed method statement for such works has been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

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

5. No development approved by this permission shall commence until the applicant, or their agents or successors in title has secured the implementation of a phased programme of archaeological work, in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: The site is known to hold archaeological and architectural interest. This information is required prior to the commencement of the development as it relates to matters which need to be confirmed before the development proceeds, in order to ensure a sustainable development.

6. No works shall take place to buildings on site until a European Protected Species (EPS) Mitigation Licence with respect to bats has been obtained from Natural England and submitted with the approved method statement to the Local Planning Authority.

Reason: To ensure the protection of bats, which are European Protected Species.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

7. No new stonework or repairs to existing masonry shall commence until precise details/samples have been submitted to/inspected by and approved in writing by the Local Planning Authority. These shall include:

- drawing showing areas of new/repaired/repointed stonework
- method of removing existing mortar
- representative sample of stone to be used
- details of method of laying/coursing the stone
- mortar mixes and joint finishes
- representative 1sqm sample panel of completed stonework

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed buildings.

8. No new or replacement external windows, doors, roof lights or any other external joinery shall be installed until complete joinery/product details of them, including details of window styles, glazing bars, mullions, sill mouldings and surface treatments/decorative finishes have been submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development is satisfactory and to safeguard the character and appearance of the listed buildings.

9. Besides demolition work, no above-ground development shall commence until samples/precise details of all external materials and finishes, (including that of the bat house) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with approved details.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the character and appearance of the listed buildings.

10. Other than demolition, no above ground work shall commence until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of hard and soft landscaping. This shall include:

- Precise details/schedules of trees to be retained and any newly proposed planting and seeding;
- Details of any new walls, fences and other boundary treatments/means of enclosure;
- Details of hard surfacing materials;
- Timetables for implementation.

The hard and soft landscaping works shall be completed in accordance with the approved details, prior to the first use of the development or in accordance with an agreed timetable. Thereafter, all fences, walls, hardstandings and other hard landscaping features shall be retained in accordance with the approved details, whilst any trees or plants which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To safeguard the setting of the listed buildings and the conservation area.

11. Prior to first use / occupation of the buildings, the makes, models and locations of bat boxes; (a minimum of 6 roosting opportunities, including the bat house) shall be installed in accordance with Section 4.2 of the Bat Mitigation Strategy (Aspect Ecology, April 2022), . The roosting opportunities shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting opportunities for bats.

12. All new partitions and other elements of construction shall be scribed around historic and architectural features including cornices, picture rails, chair rails, skirting's, panelling, door and window linings and shall not cut through such features.

Reason: To ensure the satisfactory preservation of the Heritage Asset.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

13. No parts of the existing buildings shown to be retained on the submitted plans and drawings shall be demolished or rebuilt.

Reason: To ensure that the existing buildings are converted in their present form. Complete demolition and rebuilding would be contrary to Policies CS5, CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

14. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to bats, which are European Protected Species.

15. If hitherto unknown architectural evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be submitted for written approval by the Local Planning Authority.

Reason: To ensure architectural features are recorded during development.

Informatives

1. This listed building consent should be read in conjunction with planning application No. 22/02338/FUL, to which further/alternative conditions may be attached.

2. Your attention is drawn specifically to the conditions above which require the Local Planning Authority's prior approval of further details. In accordance with Article 27 of the Town and Country Planning (Development Management Procedure) Order 2015, a fee is payable to the Local Planning Authority for each request to discharge conditions. Requests are to be made on forms available from www.planningportal.gov.uk or from the Local Planning Authority. Where conditions require the submission of details for approval before development commences or proceeds, at least 21 days' notice is required in order to allow proper consideration to be given.

Failure to discharge conditions at the relevant stages will result in a contravention of the terms of this permission. Any commencement of works may be unlawful and the Local Planning Authority may consequently take enforcement action.

3. The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one being built, contains eggs or chicks, or on which fledged chicks are still dependent.

It is a criminal offence to kill, injure or take any wild bird; to take, damage or destroy an active nest; and to take or destroy an egg. There is an unlimited fine and/or up to six months imprisonment for such offences.

All vegetation clearance, tree removal, scrub removal and conversion, renovation and demolition work in buildings (or other suitable nesting habitat) should be carried out outside of the bird nesting season which runs from March to August inclusive.

If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation or buildings cannot be clearly seen to be clear of nests then an appropriately qualified and experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.

If, during construction, birds gain access to any of the buildings and begin nesting, work must cease until the young birds have fledged.

4. Where it is intended to create semi-natural habitats, (e.g. hedgerow/tree/shrub/wildflower planting), all species used in the planting proposal should be locally native species of local provenance (Shropshire or surrounding counties). This will conserve and enhance biodiversity by protecting the local floristic gene pool and preventing the spread of non-native species.

5. In arriving at this decision Shropshire Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.