

REPORT UPDATE

Application No: A/17/18/PL

Reason for the Update / Changes

Reason for Update/Changes:

Policy HDM4 of the Emerging Local Plan relates to the conversion of rural buildings for residential use and is missing from the relevant policy list. It updates policy DEV2 of the Local Plan. The criteria listed for consideration are largely the same as those in policy DEV2 of the Arun District Local Plan. The proposal is therefore compliant with this policy.

Highways England have confirmed they have no objection to the proposal

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: A/17/18/PL

LOCATION: Outbuildings at Decoy Barn
Decoy Lane
Angmering
BN18 9QA

PROPOSAL: Conversion of stables & barns to form 1No. 3 bedroom dwelling with associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal relates to conversion of several agricultural buildings comprising a barn with flint and brick elevations and loose boxes/stables and stores with timber elevations and corrugated roofs to create a 3 bedroom dwelling. The curtilage as defined provides a depth to the rear boundary of 12m, to the side boundaries of 8m and 17m and to the frontage of 6m.
SITE AREA	1600 sq. m.
RESIDENTIAL DEVELOPMENT DENSITY	16 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Post and wire and ranch style fencing to fields with some hedging.
SITE CHARACTERISTICS	Buildings are currently used for stabling/storage and garaging.

They comprise a flint barn to the rear and stables/garage buildings of timber, flint and brick elevations located around a hard surfaced court yard area. The site is located within a woodland setting.

CHARACTER OF LOCALITY

Predominantly rural with few neighbouring dwellings. Listed building to the south has painted rendered elevations and a plain tile roof. The area is rural in character with Decoy Cottage isolated at the end of Decoy Lane. The nearest residential development is situated approximately 500m to the west of the application site. The Old Stables is situated at the entrance to Decoy Lane and benefits from planning permission for the operation of a B1/B2 business use.

RELEVANT SITE HISTORY

A/20/11/	Conversion of existing stable building to 2 no. B1 (business) units (re-submission of A/120/10/)	ApproveConditionally 08-04-11
A/120/10/	Conversion of existing stable building to 2 no. B1 (business) units.	Refused 08-12-10
A/57/15/PD	Prior notification under Class O for change of use from Use Class B1(a) offices to C3 dwellinghouse	No Objection 26-06-15

The site history relates to a building adjacent to the access to the site from the A27, but demonstrates that a nearby business use operates utilising this same access point.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Angmering Parish Council - Objection. The location is outside the Built up Area Boundary and as the building is isolated it could set a precedent, were the application to be approved.

COMMENTS ON REPRESENTATIONS RECEIVED:

The proposal would not set a precedent as each application is determined on its own merits.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

WSCC Strategic Planning

Environment Agency
 Environmental Health
 Building Control
 Engineers (structural)
 Ecology Advisor
 Highways England

CONSULTATION RESPONSES RECEIVED:

County Highways - No Objection.

Highways England - Awaited

Ecology Officer - No Objection.

COMMENTS ON CONSULTATION RESPONSES:

The traffic generated by the use of the land by an additional household should be off set against the use of the site for stabling of horses. It is not considered that the change of use of the buildings would result in a material increase in the amount of traffic entering and exiting the A27. However, Highways England have been consulted.

POLICY CONTEXT

Designation applicable to site:
 Outside Built Up Area Boundary
 Adjacent to a Listed Building

DEVELOPMENT PLAN POLICES

Arun District Local Plan (2003):

GEN2	Built-up Area Boundary
GEN3	Protection of the Countryside
GEN7	The Form of New Development
DEV2	Conversion of Rural Buildings for Residential Use

Publication Version of the Local Plan (October 2014):

C SP1	Countryside
D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design
HER DM1	Listed Buildings
H DM3	Agricultural, Forestry & Horticultural Workers' Dwelling
HER SP1	The Historic Environment
SD SP2	Built -Up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD2 Parish Housing Allocation

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The relevant policies in the Angmering Neighbourhood Plan have been taken into account in the determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would accord with conversion policy DEV2, and accordingly policy GEN3, and would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application site falls within the parish of Angmering and as such the development plan in the determination of this application will comprise of the Arun District Local Plan (2003) and the Angmering Neighbourhood Plan (2015). Reference to the emerging Local Plan and the National Planning Policy Framework will also be required.

The site lies outside the built up area where development, unless for agricultural purposes is not permitted. However Arun District Local Plan Policy DEV2 and policy HDM3 of the Emerging Local Plan allows conversion of rural buildings worthy of retention to be converted to residential use, subject to compliance with certain criteria. Consideration of this policy is expanded on below.

The Council is currently unable to demonstrate an adequate 5 year supply of housing land as required by paragraph 49 of the National Planning Policy Framework (NPPF). The OAN figure has now been increased to 919 units p.a as of October 2016 and the Council based on this need, is only able to demonstrate approximately 2 years worth of supply.

The National Planning Practice Guidance (NPPG) provides clear guidance on the issue of the weight that can be given to both the adopted local plan and emerging or made Neighbourhood Plans where the District Council cannot demonstrate the 5 year supply of deliverable housing sites. Therefore the adopted development plan policies relating to housing supply are out of date and the emerging Local Plan policies do not carry full weight at this time.

The weight afforded to Neighbourhood Plans has been clarified by a written Ministerial Statement (13/12/16) which confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise:

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less

than 2 years old;

- The NDP allocates sites for housing; and
- The Council can demonstrate a three-year supply of deliverable housing sites.

Two of the above circumstances arise as Arun District Council can only currently demonstrate approximately a 2 year supply of deliverable housing sites. The Angmering Neighbourhood Plan was adopted in 2014 and is therefore more than 2 years old and with regard to the supply of housing this site does not lie within an area allocated for housing .

Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. In this case, the development plan is not silent and the principle of development is in accordance with the development plan.

NEIGHBOURHOOD PLAN

The Angmering Neighbourhood Plan (ANP) was made on the 11th March 2015 on the basis of the saved policies in the ALP and the draft policies of the emerging Arun Local Plan 2014 (eALP).

The key policy considerations within the ANP are HD1 and HD2. Policy HD1 identifies the built up area boundary (BUAB) for Angmering and states that development within the BUAB will generally be permitted. Policy HD1 states that the built up area boundary is important to prevent encroachment into open countryside. Policy HD2 sets housing allocations within the neighbourhood plan area of Angmering and does not identify the application site. Policy HD4 'Materials' requires extensions and renovations to utilise harmonious materials and policies HD5 & 6 require that development is sympathetic and in keeping with its surroundings.

Policy HD1 is considered to be out of date as it applies to the supply of housing. The proposed development by virtue of its location is not considered to conflict with policy HD2 and is in accordance with policies HD4, HD5 & 6 given the proposed use of materials and design of the converted buildings and additional works

COMPLIANCE WITH CONVERSION POLICY DEV2

Policy DEV2 requires compliance with the following criteria:

The first is a requirement that evidence is submitted to demonstrate that reasonable attempts have been made to market and use the premises for business purposes or that residential conversion is a subordinate part of a scheme for business reuse. No evidence has been submitted in this respect. However, the agent has stated in the planning statement that the buildings are in relatively close proximity to the listed property 'Decoy Cottage' where commercial uses and associated traffic would represent an unneighbourly use and not be desirable. Also the farm buildings have no visibility from the main road making them an unattractive option for many commercial uses. On this basis it is considered that non compliance would be acceptable.

The second criteria of Policy DEV2 is that the building should be structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension. The application is supported by a Structural Survey which concludes that the buildings are structurally sound and could support a residential reuse, although some alterations are required. The buildings are in good condition and are currently detached from one another. However, this is not readily apparent as the overhanging roof of the stables touch and the gap between the two stables is narrow. The barn is well shielded to the rear of the property and at its closest point is only 90cm away from the stables. Small

extensions to 2 of the buildings are proposed totalling 18.2sqm. The western wall of the eastern building would be extended outwards to meet the eaves of the central building which would also be extended outwards into the courtyard to improve the living space and the barn would be extended in the direction of the stables to attach. A link totalling 8.5sqm would connect the central to building to the building to the rear.

The proposal generally retains the existing roof pitch. The building to the west is constructed from brick and flint with a concrete floor and corrugated roof, it is thought to be around 200 years old and features some buttressing. The building to the east and the central building are timber framed and clad buildings. The building to the rear of the other buildings features flint elevations and a corrugated roof. This building is also thought to be at least 200 years old.

These are not significant additions and represent a 26.7sqm increase in floorspace on the site. They enable an efficient use of all buildings without significantly altering the character or appearance of the buildings when viewed from public vantage points. New openings for windows are kept to a minimum on the outward facing elevations, sufficient to enable the buildings to function as a dwelling without affecting the character of the buildings. Glazed doors are proposed to the southern elevation of Building 3 to maximise solar gain and natural daylight. This elevation faces into the courtyard and is not readily visible from outside the site.

The roof is in good condition and could be reused. However, there is an awkward arrangement where differing pitches join and it is also relatively lightweight and additional trussed elements would need to be incorporated to support insulation and a heavier cladding than the existing. The planning application therefore proposes a replacement roof at a consistent pitch across all four buildings. The proposed roofing material is conditioned to ensure it is appropriate in this rural location. Existing roof lights on Building 4 will be replaced with conservation roof lights which would improve the appearance of the building in the countryside.

Parking is proposed to the north of the buildings on an area currently used for parking in connection with the stables. This location is screened from view from the public footpath to the west. The proposed development would sit within an already well-defined curtilage measuring 1.87 hectares in total which would provide approximately 1650sqm of garden and amenity land. The size of the curtilage has been reduced from that included in the pre application enquiry.

With regard to Criteria (iii) the site is close to an adjacent residential dwelling. It is considered given the position of the building adjacent to another dwelling and the previous stabling use of part of the site that it would be unlikely to generate a significant increase in traffic levels or activity. In addition the rural character would not be materially altered. The car parking area of the existing dwelling would be adjacent to the site and car parking for the converted building would be located adjacent to the existing access. It would have no adverse effect on the visual amenities and rural character of the locality.

Criteria (iv) requires the resultant building to be sympathetic to its setting in terms of form, bulk and visual design. The extensions to the building are limited and do not significantly extend the built form or add to the bulk of the buildings. The number of elevational changes were considered excessive and these have now been reduced. The extent of glazing on the south elevation has been reduced in length and only 4 roof lights have been incorporated in the roof slope. The proposal in its current form is therefore sympathetic and acceptable.

Criteria (v) states resultant traffic should be safely accommodated by the site access and the central road system. Given the extent of accommodation and the previous stabling use of the site it is not anticipated that the proposal would have a material impact on traffic levels. The stable buildings have in the past accommodated up to 5 horses. Demand for stabling in this location has dwindled and today just one

horse is kept at the stables. The only bridleways in the area are located to the north on the far side of the A27 requiring horses to cross four lanes of fast flowing traffic to be exercised. The increase in traffic on the A27 now makes this very difficult and there have been a number of incidents involving cars and horses. The one horse that is kept at the stables is old and infirm and does not require the usual level of exercise. Given the location of the site close to another residential property, it is considered that any traffic generated can be safely accommodated.

PRINCIPLE OF DEVELOPMENT

As set out above, the proposals are considered to accord with the development plan. Therefore, paragraph 14 of the NPPF requires that planning permission be granted.

ECOLOGY

A bat and barn owl survey is required in compliance with Natural England standing advice. A bat survey of the buildings was undertaken by a qualified Ecologist on 29th August 2017. Two of the buildings (Buildings 1 and 4) were found to support features with potential to support roosting bats. A further bat emergence survey was therefore undertaken to determine presence or likely absence of bat roosts within these buildings and to determine any subsequent requirements for mitigation, compensation and / or licences to facilitate the proposed development.

No bats were observed emerging from the buildings during the emergence survey and as such the buildings are considered to be likely absent of roosting bats. Roosting bats are therefore not considered an ecological constraint to the proposed development. However, the site does support suitable foraging and commuting habitat for bats and moderate levels of bat activity were recorded during the survey. Therefore the Ecologist has recommended that a sensitive lighting strategy is implemented during the construction phase and operational phase of the proposed development and an Informative is suggested in this respect. .

Policy DEV2 also requires provision to be made for bats and owls and following consultation with the Council's Ecologist this has been included as a condition. The proposal therefore accords with this policy requirement.

RESIDENTIAL AMENITY

The proposed dwelling will be situated 16.5m to the north of Decoy Cottage and will only be increased in height in some places by 30cm. It would not therefore adversely impact on the residential amenities of Decoy Cottage by overbearing impacts.

It is also considered that the proposed dwelling by virtue of its single storey construction would not give rise to any unacceptably adverse overlooking.

Therefore, the proposal is deemed to accord with policy GEN7(iv) of the Arun District Local Plan.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Paragraph 55 of the NPPF states that "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.... Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting ."

This proposal would enhance the appearance of the buildings and positively contribute to the visual amenities of the locality.

EFFECT ON THE SETTING OF THE LISTED BUILDING

The proposal would not adversely affect the setting of the adjacent listed building. It would not result in a building of urban appearance. It does not detract from the rural appearance and character of the existing buildings which contribute to the rural setting of the building and it retains the existing visual separation of the buildings.

CONCLUSION

The application is therefore recommended for approval subject to the following conditions

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans : Location and Block Plan 1443/10/01 revC, Proposed Site Plan 1443/02B, Existing Floor Plan DBAE 02B, Proposed Ground Floor Plan 1443/03D, Proposed North Elevation 1443/07, Proposed South Elevation 1443/05A, Proposed West elevation 1443/08, Proposed East Elevation 1443/06, Proposed Section 1443/09A, Proposed Roof Plan 1443/04a, Proposed Section - internal east elevation 1443/10,

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall begin until a construction method statement and details are provided demonstrating how the existing building stability is maintained during execution and completion of the works.

Reason: The building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension in accordance with policy DEV2 of the Arun District Local Plan.

- 4 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with policy GEN12 or Arun District Local Plan

- 5 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan. This facility shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and policy GEN7 of Arun District Local Plan.

- 6 Prior to occupation roosting opportunities must be incorporated within the conversion in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of bats/birds to ensure that a habitat remains for them during and after development in accordance with policy GEN7 of Arun District Local Plan.

- 7 Prior to installation of any doors or windows precise details of the openings and window frames, casements, the arrangement of glazing bars, the set-back of the frames from the external wall face shall be submitted to and approved by the Local planning Authority and the development shall proceed in accordance with the details so approved.

Reason: In order that the rural character of the building is preserved in accordance with policies DEV2 and GEN7 of Arun District Local Plan.

- 8 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the repaired walls/cladding and roofs of the proposed conversion have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the conversion of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 9 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate

amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 10 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 11 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 12 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.
- 13 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 14 INFORMATIVE: Any lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.
- 15 INFORMATIVE: The proposal may require Listed Building Consent if the buildings are curtilage listed as part of Decoy Cottage listing.