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Kent's yard appears to be part of a former historic farm group which includes Kent's Farm, a listed building to the east. The outbuildings are single storey and of traditional construction with a strong agricultural character. The group is laid out in a familiar horseshoe pattern and opens to the north where access is gained from the lane.

The neighbouring listed building is visible from here with the barns clearly within its setting. Any development here is therefore likely to impact the listed building and its setting and must be considered very carefully.

It is noted that there has been an extensive planning history for the site, and that the current application is a variation in the design, yet again.

There are no concerns over a change in use from agricultural to residential accommodation. Such a use will ensure that the building is maintained in a good state of repair, and in use. However, the current proposal does double the number of units within the buildings, which will result in the provision of additional internal alterations.

The intention should be to maintain as much of the internal agricultural character as possible. This is best seen in the new southern unit which was formerly proposed to be one large open space. The design of the new unit should be such that the open character remains, whilst allowing for the insertion of additional walls. One example would be to ensure that the western and eastern walls for the central unit are simplified, allowing for one large simple space to be created.

Further, the bedrooms in the south-western unit appear to be cramped. Is there a way for the units to be altered slightly so that this does not happen?

It is considered that all of the new spaces that are created as a result of the internal alterations should be such that the open character is maintained; such as remaining open to the roof.

The design of the courtyard is also important so that it doesn't end up more akin to a car park, as opposed to an attractive courtyard area which also forms the amenity space for the residents. The design of this space, and the materials used, will greatly impact upon the character of the barn. As proposed a significant amount of the courtyard is to be used as parking. It is not clear what the surface materials will be, and details of this area should be provided for by way of condition. This will include materials and any scheme to reduce its impact, such a planting.

New doors and windows will inevitably be required, and have a significant impact upon the success of the proposal. It is considered that standard 'off the peg' joinery will not be of sufficient quality, and should be closely based on the design of the existing attractive units.

The two new French windows could potentially have a significant impact upon the western elevation of the building, and their design will be central to their impact. This will require further consideration.

It is therefore suggested that the glazing should be set deep in the reveal of existing openings in order to create shadow lines, whilst and minimising reflections and impact. This is especially true of the large French windows which are proposed on the western elevation.

Details of the windows and doors will be required as part of a condition in order to ensure that they respect the existing barns and the setting of the adjoining listed building. Details of any proposed colours of the joinery etc. should also be provided by way of condition.

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