

Statement outlining the process that the National Trust and the Applicant have undertaken to approve the final design.

1. Ryebank Farm is subject to the terms of a restrictive covenant with the National Trust.
2. Application for consent under the restrictive covenant to convert and develop Ryebank Farm into a single residential property has been sought.
3. A positive pre-application site meeting with an ADC planning case officer and the National Trust's Regional Curator (London and South East Region) took place on 25 May 2016.
4. Initial proposals prepared by John Coopers Associates Architects Limited, were submitted to the Trust for consideration by their London and South East Regional Covenants Board;
 - Existing Survey Drawings of site and buildings
 - Proposal drawings for the restoration and conversion of the buildings to a single dwelling
 - Landscape Strategy drawing
 - Landscape and visual impact assessment
 - Heritage Asset statement
 - Support document on condition and repair
 - Architectural Illustrations of proposed
5. Following initial feedback, a second site meeting with National Trust officers took place, with the Regional Curator (London and South East Region) and the Trusts Historic Buildings and Landscape Design Adviser being present.
6. Subsequently amendments to plans took place and a second suite of proposals were submitted to the Trust for their Covenant Board's consideration;
 - Topographical survey
 - Elevations drawing
 - Floor plan drawing
 - Site location plan
 - Context and Viewpoint locations plan
 - Landscape strategy
 - Appendix viewpoint sheets
 - Ryebank Climbing Landscape and visual impact assessment final
7. The Regional Covenants Board concluded that the terms of the restrictive covenant require the consent of the National Trust to be granted. No further advisory comments or requests for amendments were made by the Board who reiterated that statutory planning consent and consent under the covenant are entirely separate matters; consent from all relevant parties must be sought before works can commence.
8. It was agreed that a planning application could be submitted to the LPA with no outstanding detrimental matters being expressed by the National Trust.