

Planning Ref: 18/02413/GPDQ  
Telephone: 01386 565177

Please ask for : Charlotte Barry  
e-mail: charlotte.barry@wychavon.gov.uk

11 January 2019

Mr Greg Collings  
Fisher German LLP  
1 Kings Court  
Charles Hastings Way  
Worcester  
WR5 1JR

Dear Mr Collings

**Applicant Name:** Mr David Taylor  
**Proposal:** Notification for prior approval for a proposed change of use of agricultural building the 3No. dwelling house (Class C3) and for associated operational development  
**Location:** Lower Barn Farm House, Abbots Lench, Evesham, WR11 4UP

I am writing to let you know the outcome of your Notification for Prior Approval application, submitted under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposal detailed above at Lower Barn Farm House, Abbots Lench, Evesham, WR11 4UP

We have deemed that **prior approval is required and is hereby granted for this development.** Please see the attached formal determination.

If you have any questions about your notification, please contact Charlotte Barry, Planning Officer, on 01386 565177 or by email to charlotte.barry@wychavon.gov.uk.

Please note, if you have not done so already, it is advisable to contact South Worcestershire Building Control on 01684 862223, (Mon-Fri 9-5) or email: mail@southworcestershirebuildingcontrol.gov.uk to check if Building Regulations are required for your proposed works/change of use.

Yours sincerely



Charlotte Barry  
Planning Officer  
charlotte.barry@wychavon.gov.uk

**Planning Reference: 18/02413/GPDQ**

**PRIOR APPROVAL IS REQUIRED AND HEREBY GRANTED FOR CHANGE OF USE OF BUILDING AND ANY LAND IN ITS CURTILAGE FROM A USE AS AN AGRICULTURAL BUILDING TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSES) OF THE SCHEDULE TO THE USE CLASSES ORDER.**

**Determination made under the provisions of paragraph Q.2 of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**

Wychavon District Council as local planning authority, hereby confirm that **prior approval is required and is hereby granted** for the proposed development at the address outlined in Schedule 1, as described in Schedule 2, subject to the conditions as set out under Schedule 3:

**Schedule 1:**

Lower Barn Farm House, Abbots Lench, Evesham, WR11 4UP

**Schedule 2:**

Notification for prior approval for a proposed change of use of agricultural building the 3No. dwelling house (Class C3) and for associated operational development

**Schedule 3:**

1. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents –

Drawing 100 - Site Location Plan - Scale 1:1250

Drawing 101 - Existing Block Plan - Scale 1:500

Drawing 10 - Existing Plans & Elevations - Scale 1:100

Drawing 13 - Proposed Plot 1 Plan - Scale 1:50

Drawing 14 - Proposed Plot 2 Plan - Scale 1:50

Drawing 15 - Proposed Plot 3 Plan - Scale 1:50

Drawing 16 - Proposed plots 1-3 Front and Rear Elevations - Scale 1:50

Reason: To define the permission.

2. A barn owl box shall be installed on a poplar tree to the south of the barns subject to this prior approval notification, approximately 5m above ground and facing east as set out in section 4 of the Bat Survey Report by Cotswold Wildlife Surveys dated September 2017 and August 2018. The box shall be provided prior to the first occupation/use of the development hereby approved.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended)

3. Within one month of the commencement of construction works on the development hereby permitted, details of a bat roosting feature shall be submitted to and approved in writing by the Local Planning Authority. The approved features shall be provided in accordance with the approved details prior to the first occupation/use of the development hereby approved.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan

It is important that you read and understand all of the following notes:

**Notes:**

1. Development must be carried out in accordance with the details provided with the application.
2. Development under Class Q is permitted subject to the condition that development must begin within a period of 3 years starting with the prior approval date.

**Signed:**

A handwritten signature in black ink, appearing to read 'David Hammond', written in a cursive style.

David Hammond  
Housing and Planning Services Manager

**Date: 11 January 2019**