



Planning, Design and Access Statement
Including the Heritage and Sustainability Statements

Barlands, The Street, Warninglid

Construction of a single-storey link extension between the north elevation of the existing dwelling and the existing Stables building. Conversion and vertical extension of existing Stables to create additional ancillary habitable accommodation. Demolition of the existing detached garage building and construction of replacement garage and store building with habitable accommodation to the rear and first floor. Demolition of the existing Porch to the north elevation, removal of existing door and infilling of existing door opening. Internal alterations to the existing dwelling to remove the existing Kitchen, widen an existing wall opening and install a glazed partition with door. Associated hard and soft landscaping works to comprise new terracing, steps and low-level retaining walls. Relocation of existing oil tank and installation of a replacement sewage treatment plant

at

Barlands, The Street, Warninglid

Planning, Design and Access Statement

on Behalf of

Mr & Mrs T. Hillary

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Gould Baxter

2-3 Lucastes Mews, Paddockhall Road,
Haywards Heath, West Sussex, RH16 1HE

Tel: 01444 452604

Email: hh@gouldbaxter.co.uk

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1. Introduction

- 1.1 This is a Planning, Design and Access Statement prepared to accompany a Householder Planning and Listed Building Consent application submission to Mid Sussex District Council for various extension, internal alteration and external landscaping works at Barlands, The Street, Warninglid.
- 1.2 Barlands is a two-storey, detached Grade II listed dwelling dating back to the 17th Century, though potentially earlier. It is located on the northern side of The Street, within the countryside and the High Weald National Landscape. To the rear of the dwelling is an existing patio area with a Stables building beyond, which is considered to be curtilage listed. To the rear of the Stables building is an existing double garage with pitched roof. Immediately to the east of the property is Barlands Farm, with other neighbouring properties being some considerable distance away.
- 1.3 The property is approached by a lengthy driveway that runs from the highway access to the west, around the perimeter of the curtilage to result in a side approach to the property and its parking area.
- 1.4 The dwelling itself occupies a generous plot with an elevated position affording it views across its gardens to the south and west, and open farmland beyond. The existing boundary treatments – predominantly hedge and tree planting supplemented with timber post and rail fencing, coupled with an absence of neighbouring properties, provide the Application property and its garden with a great deal of privacy.
- 1.5 A Heritage Statement and Impact Assessment (HSIA) has been prepared by Maggie Henderson at HB Archaeology and Conservation. This document accompanies this Householder Planning and Listed Building Consent submission as a separate report, concluding that the proposals submitted herein are sympathetic to the existing Grade II listed building and its fabric.
- 1.6 As noted in paragraph 1.5, above, the HSIA also includes a Historic Environment Record search. The outcome of this is discussed within the aforementioned HSIA.
- 1.7 A submission was made to MSDC for pre-application advice in respect of these proposals. The advice made a number of recommendations in respect of the proposals, which have been taken on board and this is reflected in the scheme that has been submitted. The advice received is appended to this statement and discussed in greater detail in Section 5.
- 1.8 The proposals placed before the Planning Department are well-considered and of a high standard of design, demonstrating the following:
 - a) The proposed vertical extension of the existing Stables building allows for the building to remain of a similar form to the existing, remaining very much subservient to the existing dwelling;

- b) The contemporary aesthetic of the proposed link extension provides a visually-contrasting element to ensure it is read as a later addition to the property;
- c) The proposed link extension is sensitive in its scale, adopting a contemporary, flat roof design. Its glazed façade, assists in providing visual separation between the existing dwelling and the Stables. When viewed in conjunction with the raised height of the Stables pitched roof, this detailing ensures the proposals are very much subservient to the host Grade II listed building;
- d) The proposed demolition of the existing Porch to the north elevation of the house is not considered contentious and the principle of this was accepted in the pre-application advice response;
- e) The proposed demolition of the existing detached garage building is acceptable in principle as it dates from the later part of the 20th Century and is not considered to be of special interest;
- f) The proposed detached garage building is of a traditional rural vernacular and is very much in keeping with the existing dwelling. The principle of this design approach is considered acceptable;
- g) The proposed internal alterations are minor in nature and will not affect the special character or understanding of the listed building;
- h) The proposed extension and fenestration alterations will not affect the amenity of the neighbouring occupiers owing to their subservient nature, the presence of existing boundary screening, and the considerable distance between the property and any adjacent dwellings;
- i) The proposed hard and soft landscaping works, including low-level retaining walls, sensitive planting, and new paved terracing, will greatly enhance the setting of the listed dwelling, protecting its character and integrity;
- j) The proposed relocation of the heating oil tank will enhance the setting of the listed building by removing it from a position that is detrimental to the listed building;
- k) The proposed installation of a new sewage treatment plant will have no impact upon the setting of the listed building.

2. Use

- 2.1 The existing property has full C3 (residential) use and will retain this following the completion of the proposed works.

3. Amount

3.1 The proposals comprise the following works:

- Internal alterations to the existing dwelling, including the demolition of the existing pitched roof Porch to the north elevation;
- Construction of a contemporary single-storey link extension between the north elevation of the dwelling and the Stables;
- Vertical extension of the Stables building to raise the eaves and ridge height of its pitched roof;
- Internal alterations to the Stables building to form ancillary accommodation;
- Demolition of the existing late 20th Century garage building;
- Construction of a replacement detached garage building with accommodation to the rear and at first floor level;
- Relocation of the existing heating oil tank;
- The installation of a replacement sewage treatment plant in a revised location;
- Externally, hard and soft landscaping works to the rear, including new paved terracing, low-level retaining wall and steps to suit the adjacent ground levels, along with a remodelled driveway and parking area to the west and north of the dwelling.

4. Layout

- 4.1 The layout of the existing dwelling can be viewed on the accompanying existing plan and elevation drawings. The proposed changes to the ground floor of the existing dwelling will maximise the potential of the existing Kitchen space, which is better suited to use as a Snug owing to its positioning within the property and the views it enjoys across the gardens. enhance the layout to provide greater connectivity between the house and its gardens. The provision of an internal glazed partition and door will separate the space from the staircase and draw light deeper into the building.
- 4.2 The proposed link extension will connect the existing dwelling to the Stables, providing a transparent west-facing elevation opening out to a terrace with level threshold access. The link extension will provide a Kitchen and Dining space, allowing for the existing well to remain visible. Steps and a raised section of flat roof will provide access via an existing pedestrian door to the Lounge.
- 4.3 The existing Stables building will be vertically extended and converted to provide ancillary habitable accommodation comprising a Boots Room, Utility Room and WC. The existing Privy to the east elevation will be retained and utilised as a Plant Room, while the external store to the west elevation will remain untouched.
- 4.4 The proposed replacement detached garage building will be arranged as a double garage to the west elevation, with a tractor store to the rear, alongside a Home Office space. A pedestrian door brings access in along the south elevation, with stairs rising to a first floor Bedroom, Shower Room, and a Storage Room.

5. Planning Statement / Scale

Planning Policies

- 5.1 There are a number of planning policies relevant to this application. As set out in the pre-application advice received, these include:

Mid Sussex District Plan

DP16 – High Weald Area of Outstanding Natural Beauty

DP21 – Transport

DP26 – Character and Design

DP34 – Listed Buildings and Other Heritage Assets

DP37 – Trees, Woodland and Hedgerows

DP38 – Biodiversity

DP39 – Sustainable Design and Construction

Ansty and Staplefield Neighbourhood Plan

AS3 – High Weald Area of Outstanding Natural Beauty

Mid Sussex Design Guide

High Weald AONB Management Plan

Planning History

- 5.2 There is little relevant planning history for the property. The only relevant Planning and Listed Building Consent applications for the property are as follows:

DM/15/3478 and **DM/15/3780** – Minor internal alterations and installation of an external oil tank – **APPROVED**

The above consents have been implemented.

Planning Pre-Application Advice

- 5.3 A pre-application enquiry was submitted to the Local Authority and a formal written response was received in March 2024, comprising comments from both the Conservation Officer and the Planning Officer. This followed a site meeting where both Officers were present. The full text of the advice is provided in Appendix I and requested that amendments to the scheme were necessary in order for the proposals to be acceptable.
- 5.4 The Conservation Officer explains that *‘the position of the former farm buildings at Barlands, together with a brief historical map regression exercise suggest that the farmstead was of the loose courtyard plan type. Smaller courtyard plans of this type, with buildings along one or two sides of a farmyard, were typical of areas of wood-pasture such as the High and Low Weald, where there was a high density of small farmsteads.’*

- 5.5 The Conservation Officer offered no opinion on the internal alterations to the ground floor of the dwelling as the detailed Heritage Assessment had yet to be carried out. However, she raises no objection in principle to the demolition of the existing Porch to the north elevation, since this is clearly a modern addition.
- 5.6 On the matter of the proposed contemporary link extension, the Conservation Officer raised concerns relating to the scale and footprint of the proposals. It was highlighted that a detailed Historic Building Assessment will need to be carried out to shed light on the complex history of development. The scale and form of the link extension will then need to be assessed once the principle has been established. The advice suggests the link extension be significantly reduced in size so as not to appear overbearing in footprint or scale in relation to the host dwelling. The advice goes on to recommend that the external facing materials, including the characterful sandstone plinth walls, not be entirely internalised.
- 5.7 Subject to the Historic Building Assessment establishing the principle of the link, the Conservation Officer does not object to a contemporary approach. She explained the importance of designing the link addition 'in the round' to consider views from the south and east. The addition of windows and relief to the east elevation will reduce any sense of alienation from the remainder of the historic farmstead. It was reinforced that the roof form of the link extension should be kept as simple as possible, while minimising the height of the addition.
- 5.8 In respect of the Stables building, the Conservation Officer highlighted to positive contribution the building makes to the dwelling and its setting. The pre-application proposals included the demolition of the outhouse (Privy) to the eastern end of the building, and this is strongly resisted owing to its age and character, and its contribution to the narrative of the historic farmstead. To the interior of the Stables building the layout changes should be mindful of the existing plan form and fabric where this is of interest.
- 5.9 The Conservation Officer confirms that she does not have an objection to the demolition of the existing detached garage building that dates from the second half of the 20th century and is not considered to be of special interest. It detracts from the setting of the adjacent listed buildings, and its demolition is not considered contentious.
- 5.10 The principle of a replacement detached garage building is also not contentious, but consideration must be given to its scale, bulk and footprint to not appear overwhelming in comparison to the dwelling and Stables. The scale of the proposed new garage, while substantial, is not considered a particular concern in its own right. She did, however, consider that the submitted drawings implied an overbearing relationship between the replacement garage and the adjacent Stables building.
- 5.11 The Conservation Officer does not consider a link between the replacement garage building and the stables contentious, subject to being fully glazed. The elevational treatments are generally supported, subject to detail.

5.12 The following advice was offered in respect of the external works:

- The proposed alterations to car parking arrangements are not considered contentious, subject to detail including of materials.
- In terms of the proposed courtyard terrace, care should be taken to consider the existing surfacing to this area, and whether any of this is historic or of interest, and therefore worthy of retention. If the surfacing is modern or of no interest, there would be no objection to an appropriate new material- this should be sympathetic to the rural/agricultural nature of the setting.

Heritage Statement and Impact Assessment (HSIA)

- 5.13 This statement must be read in conjunction with the HSIA report prepared by Maggie Henderson, that considers the origins and evolution of the dwelling and its outbuildings over time.
- 5.14 The HSIA provides a positive assessment of the impact of the proposals on both the setting of the Listed Building of Barlands and the wider historic farmstead.
- 5.15 In its conclusions, the report explains that materials have been chosen to complement those already extant in the historic group, including a light-touch approach to the introduction of masonry to ensure that there is no competition between the new elements and those already in place. The report also provides robust justification for the link extension, the conversion and extension works to the Stables building, and the replacement Garage building.

Scale

- 5.16 The proposed link extension is modest in scale, having been designed with a flat roof to have minimal impact on the dwelling and stables building. The proposed link extension has been designed as a readily identifiable contemporary addition – its large-format sliding doors providing transparency – to ensure the historic evolution of the buildings continues to be understood.
- 5.17 The proposed vertical extension of the existing Stables building retains its inherent character and form, preserving the existing privy structures to its end elevations.
- 5.18 The proposed replacement detached garage building is modestly sized, being of a traditional rural vernacular with its height below that of the adjacent Stables. The scale of the building is commensurate with the size and scale of the host dwelling.

Design

- 5.19 The Heritage Impact Assessment explains that to work with the constraints, including the naturally sloping topography of the site, a design solution has been proposed: comprising the raising of the roof line of the north ancillary range. The raised roof-line will substantially reduce physical intervention in the courtyard area to safeguard the footings of the existing buildings. The raised

roofline draws upon the existing evolution of the ancillary range, the fact that new work had historically been raised over earlier remains as part of the evolution of the building.

- 5.20 The pre-application advice requested that the proposed link extension be significantly reduced in size so as not to appear overbearing in footprint or scale in relation to the host dwelling. The advice also recommended that the existing external facing materials, including the characterful sandstone plinth walls, not be entirely internalised.
- 5.21 The proposed link allows the existing dwelling and Stables to remain visually-separate elements, adopting the Conservation Officer's advice in providing transparency to avoid blurring their distinctiveness. The external facing materials of the existing dwelling and the Stables will remain entirely visible within the proposed extension.
- 5.22 The vertical extension of the Stables building will retain the existing roof profile and re-use as many of the existing tiles as is possible. The extended brick walls will comprise facing bricks that closely match the existing. Brickwork forms a key element of the scheme, tying in the brick under-building extant to the rear of the house and the multi-phase brickwork extant in the ancillary building's external elevations.
- 5.23 The new garage will be agricultural in style, to ensure that the building sits well in its context and does not detract from or compete with the domestic group. The addition of agricultural detail reinstates the former farmstead aesthetic that had been lost when the property was subdivided and the farm buildings substantially reduced in size.
- 5.24 By virtue of their sensitive design and detailing, the proposals demonstrate a well-considered and **high standard of design**. The contemporary typology will result in a remodelled and extended listed building of high quality.
- 5.25 The design aspects are covered in greater detail in Section 8 – Appearance, which concludes that the proposals demonstrate compliance with MSDC local planning policies DP26, DP34 and DP35.

Internal Alterations

- 5.26 Within the existing dwelling, the existing kitchen cabinetry and associated services will be removed to create a cosy Sitting Room. Where the existing Porch is to be removed, the existing internal door (former external door) will be removed and the opening filled in with masonry to match the existing. A glazed partition, with sliding panel, will be installed within the existing opening between the new Sitting Room and the existing staircase.
- 5.27 The existing Stables building will receive thermal insulation to its external walls and new pitched roof, allowing for the provision of a new WC, Boot/Cloaks Room, and a Utility Room. The partition wall for the new WC will replicate the existing timber partitions within the Stables building.

- 5.28 These internal alterations will not be visible externally, with the very minor internal adjustments not affecting the historic fabric or understanding of the dwelling. Where existing openings are to be infilled, these are shown detailed in a manner that allows their former presence to be identified.

Ecology

- 5.29 As set out in the executive summary of the Bat Survey Report, the property is situated within the High Weald National Landscape (AONB), in an area offering excellent habitat for bats. Bats and their roosts are protected by law, which therefore requires appropriate surveys to be undertaken prior to any building works commencing that may cause them harm.
- 5.30 The executive summary goes on to say that during the first Phase 1 survey, no bats were seen in the outbuildings, although a small number of old bat droppings were found in the stables. The underside of the pitched roof ridge and eaves were identified as possible roosting spaces. A Phase 2 survey in June 2024 did not witness any bats emerging from either of the outbuildings.
- 5.31 A repeat survey found a small number of fresh bat droppings within cobwebs beneath the apex of the pitched roof. These were sent for DNA analysis and the bat species confirmed as Natterer's bat (*Myotis nattereri*). No bats were seen emerging from either of the outbuildings.
- 5.32 The report concludes that the former stable is used as an occasional day roost by a single Natterer's bat. The bat's roosting place will be damaged by the proposed building works and therefore a Bat Mitigation Licence must be sought, prior to the commencement of works. The Bat Survey report provides advice on this and this advice will be followed to ensure the works are carried out in the appropriate manner to mitigate harm to the bat. No evidence of bat use was discovered in the garage and therefore the demolition of this building can proceed, with appropriate care.

6. Landscaping

- 6.1 The dwelling itself occupies a generous plot with an elevated position affording it views across its gardens to the south and west, and open farmland beyond. The existing boundary treatments – predominantly hedge and tree planting supplemented with timber post and rail fencing, coupled with an absence of neighbouring properties, provide the Application property and its garden with a great deal of privacy.
- 6.2 The proposed link extension provides an opportunity to greatly improve the hard landscaping within the courtyard area, providing wider steps between the courtyard and the driveway. Tiered planters, formed of facing brick walls, will introduce a softer appearance for the west elevation, which presents itself to those arriving along the driveway. The new stone paving will be in sandstone so as to be sympathetic to the existing dwelling.

- 6.3 The existing driveway will be remodelled to suit the proposed new garaging and extended to facilitate access to the store to the rear of the Garage. The driveway will receive a permeable crushed stone finish that is reflective of its rural setting.
- 6.4 The proposals also include the removal of the existing telegraph poles that carry the incoming mains electricity and telephone cables, with the cables to be routed below ground, thus greatly improving the setting of the listed building. The existing oil tank is also to be removed, with a new bunded oil tank to be located to the north of the dwelling. As the tank will be sat at a lower level to the driveway, it will not be visible from the dwelling.

7. Heritage Statement

- 7.1 As noted in paragraph 5.13, this application is accompanied by a Heritage Statement and Impact Assessment prepared by Maggie Henderson of HB Archaeology and Conservation. This includes the Historic Environment Record data and a discussion of the findings. This Planning, Design and Access Statement must be read in conjunction with the aforementioned Heritage Statement and Impact Assessment report.

8. Appearance

- 8.1 By virtue of their sensitive design and detailing, the proposals demonstrate a well-considered and **high standard of design**. The contemporary typology will result in an extended listed building of exceptional character and architectural merit.

Proposed Replacement Garage

- 8.2 The proposed replacement garage building reflects the rural vernacular, being formed with a barn-hipped roof of plain clay tiles to match those used elsewhere on the property. The walls will be faced in featheredge timber boards, with a black/charred finish to complement the facing brick plinth walls. The timber window and door frames will be in timber of the same colour, with granary doors at first floor level to further reinforce its agricultural past.

Proposed Stables Conversion

- 8.3 The Stables building will recognisably retain its existing form, with a vertical extension allowing for additional height. The extended walls will be in brick to match the existing, while the pitched roof will be formed with the same eaves and verge detailing. The roof is also shown with the same undulations in its eaves and ridge, further respecting the character of the existing building. The proposed timber windows and doors will be formed in the style of the existing, with painted frames and incorporating Slimlite double-glazed panes.

- 8.4 To the east and west elevations, the existing Privy structures are retained in their current form with no changes to their external appearance.

Proposed Link Extension

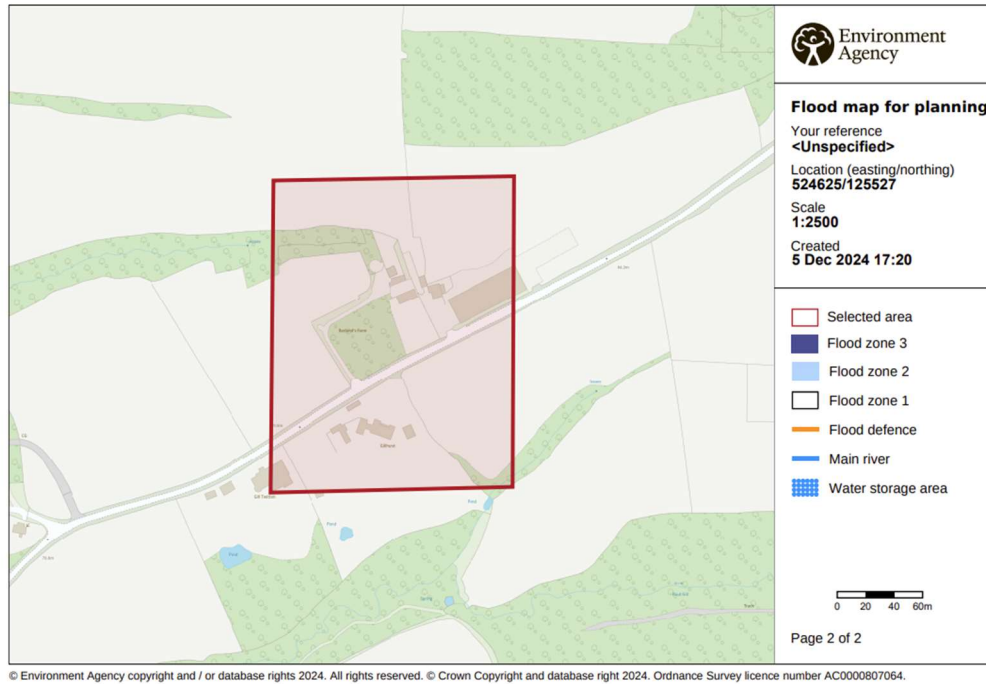
- 8.5 The location of the proposed link extension has evolved following receipt of the pre-application advice and is considered to be of an appropriate scale. Its positioning and scale respects the existing garden courtyard setting, while protecting the key features of the listed dwelling and its curtilage-listed outbuildings.
- 8.6 The juxtaposition between the architectural typology of the listed building and the proposed extension ensures there is clear delineation between the old and the new, while its material palette instils a strong sense of place through reference to its surroundings. In her pre-application response, the Conservation Officer explained the importance of designing the link addition 'in the round' to consider views from the south and east. The addition of windows and relief to the east elevation will reduce any sense of alienation from the remainder of the historic farmstead. It was reinforced that the roof form of the link extension should be kept as simple as possible, while minimising the height of the addition.
- 8.7 The proposed link extension will be elevated in facing brick to match the existing dwelling, punctuated by full-height glazed openings. It will receive a green, 'living' roof with a simple zinc fascia to its perimeter. The oversailing flat roof 'floats' over its large areas of glazing. The provision of glazing at its abutment with the dwelling and Stables offers a 'light touch' approach and accentuates the floating effect. The proposed sliding doors and full-height glazing are subtle and discrete in their form, being formed in narrow-profile thermally broken metal frames with an anodised finish.
- 8.8 The link allows the narrative of the buildings later evolution to become visually accessible as the property evolves to meet new needs in a future-proof and heritage-led manner.

9. Access

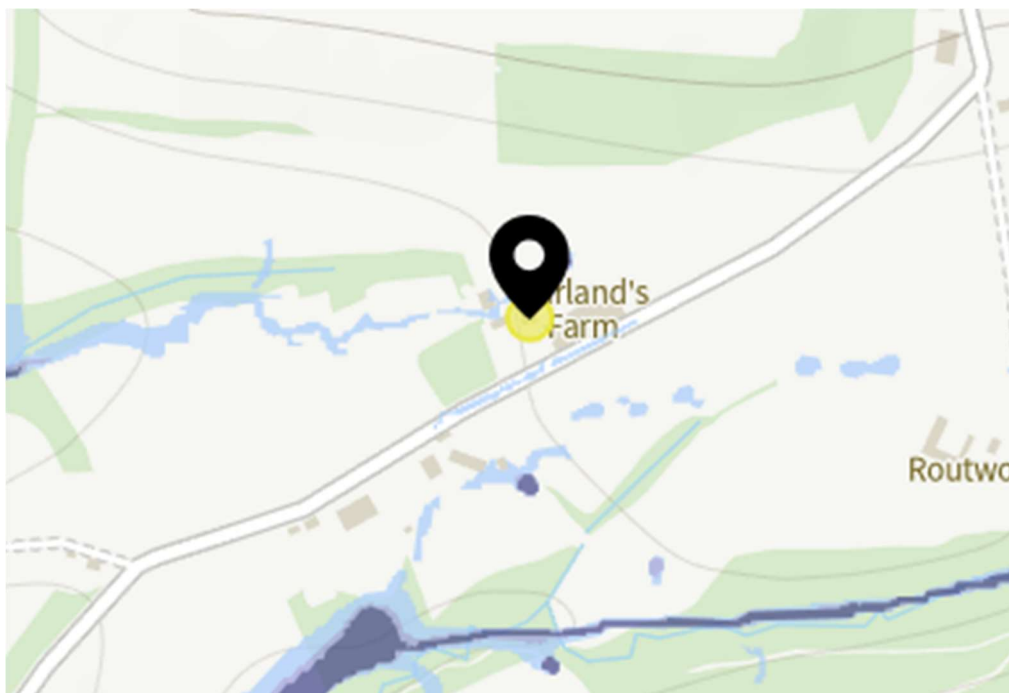
- 9.1 The main dwelling will continue to be accessed via its entrance door to the south-facing front elevation.
- 9.2 The proposed link extension has been designed with level threshold doors to provide easy access between the property and its paved terrace. Similarly, the proposed Garage is accessible via its doors to the west elevation, and the Store accessed from the north, side elevation. The habitable accommodation to the rear and first floor of the Garage is accessed via a pedestrian door to the south elevation. Stairs within the building allow access down to the ground floor Study, and up towards the first floor accommodation.

10. Foul, Surface Water, and Flood Risk Assessment

- 10.1 The application site sits within Flood Zone 1, meaning that it has a low probability of flooding from Rivers or the Sea. An extract of the map that illustrates this is provided below:



- 10.2 The map below identifies a small element at *Low Risk* of surface water flooding. Owing to the topography and ground levels relative to the property, this surface water would flow down and away from the property towards the stream along its northern field edge boundary.



- 10.3 The above confirms that the proposals are not shown to be at risk of surface water flooding. The proposals will discharge surface water to a soakaway system, to be designed based upon the requirements of BRE Digest 365.
- 10.4 The proposals allow for the replacement of the existing private drainage system, with a new packaged treatment plant to be installed in an alternative position as identified on the site plan drawing. The outflow from this will discharge to the watercourse, downhill, to the north of the site. Since the level of discharge will be low, and the risk of flooding is also low, this will not increase the risk of flooding elsewhere.

11. Sustainability

- 11.1 The proposals have been developed to ensure the extended Grade II listed dwelling achieves the highest level of sustainability that is feasible, with low energy use in its operation. It is envisaged the following will be incorporated:
- a) The thermal performance of the new building fabric will exceed the standards required by Building Regulations Part L. This will be achieved through the adoption of careful insulation detailing, which in turn will lead to reductions in air permeability and thermal bridging;
 - b) The thermal performance of the existing building fabric will, where possible, be improved through the installation of new thermal insulation to the walls and roofs.
 - c) High performance double-glazed windows and sliding doors to the proposed link extension, with gas-filled cavities and thermally-broken metal frames. The Stables building will receive Slimline double-glazed panes to its timber windows, while timber double-glazed windows will be provided to the habitable accommodation to the rear and first floor of the garage building;
 - d) Water usage within the new works will be reduced through the installation of flow reducing / aerating taps, and low-flush cisterns.
 - e) The existing space and hot water heating system will be provided by a replacement oil-fired boiler, with the existing system pipework extended to suit the new works, and will operate with greater efficiency owing to the higher levels of thermal insulation and airtightness present in the proposed extension. This 'fabric first' approach significantly reduces the pressures placed upon the primary heating system.

12. Conclusion

12.1 The proposals placed before the Planning Department are well-considered and of a high standard of contemporary design, demonstrating the following:

- a) The proposed vertical extension of the existing Stables building allows for the building to remain of a similar form to the existing, remaining very much subservient to the existing dwelling;
- b) The contemporary aesthetic of the proposed link extension provides a visually-contrasting element to ensure it is read as a later addition to the property;
- c) The proposed link extension is sensitive in its scale, adopting a contemporary, flat roof design. Its glazed façade, assists in providing visual separation between the existing dwelling and the Stables. When viewed in conjunction with the raised height of the Stables pitched roof, this detailing ensures the proposals are very much subservient to the host Grade II listed building;
- d) The proposed demolition of the existing Porch to the north elevation of the house is not considered contentious and the principle of this was accepted in the pre-application advice response;
- e) The proposed demolition of the existing detached garage building is acceptable in principle as it dates from the later part of the 20th Century and is not considered to be of special interest;
- f) The proposed detached garage building is of a traditional rural vernacular and is very much in keeping with the existing dwelling. The principle of this design approach is considered acceptable;
- g) The proposed internal alterations are minor in nature and will not affect the special character or understanding of the listed building;
- h) The proposed extension and fenestration alterations will not affect the amenity of the neighbouring occupiers owing to their subservient nature, the presence of existing boundary screening, and the considerable distance between the property and any adjacent dwellings;
- i) The proposed hard and soft landscaping works, including low-level retaining walls, sensitive planting, and new paved terracing, will greatly enhance the setting of the listed dwelling, protecting its character and integrity;
- j) The proposed relocation of the heating oil tank will enhance the setting of the listed building by removing it from a position that is detrimental to the listed building;
- k) The proposed installation of a new sewage treatment plant will have no impact upon the setting of the listed building.