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- 1.0 The site was used solely for an agricultural use as part of an established agricultural unit on 20th March 2013. Holding number; 47/610/0009.
 - 2.0 The cumulative floor space of the existing building does not exceed 450 square metres.
 - 3.0 The cumulative number of separate dwelling houses developed under Class Q within the established agricultural unit does not exceed 3.
 - 4.0 The site is not occupied under an agricultural tenancy.
 - 5.0 Development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has not been carried out on the established agricultural unit.
 - 6.0 The development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
 - 7.0 The development under Class Q (together with any previous development under Class Q) will not result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order.
 - 8.0 The development under Class Q(b) will not consist of building operations other than—
the installation or replacement of—
windows, doors, roofs, or exterior walls, or
water, drainage, electricity, gas or other services,
to the extent reasonably necessary for the building to function as a dwelling house;
and techpartial demolition to the extent reasonably necessary to carry out building operations allowed
 - 9.0 The site is not on article 2(3) land.
 - 10.0 The site is not a site of special scientific interest.
 - 11.0 The site is not in a safety hazard area.
 - 12.0 The site is not in a military explosives storage area.
 - 13.0 The site is not and does not contains a scheduled monument.
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14.0 The building is not a listed building.

15.0 The barn is situated adjacent to the curtilage of a listed building,

SE 20 NE CAWTHORNE SOUTH LANE

(south side,)

3/73 L-shape range of

barns and stabling

at Upper Elmhirst Farm

II

Range of barns and stabling. Late C18 or early C19. Thinly-coursed rubble. Stone slate roof. L-shape plan. 2 storeys. 2, large, segmental-headed cart entries, to left, with quoined jabs. 3 small quoined entrances to right, 2 of which have slightly-cambered heads. Two square pitching-holes at high level. At far left the range returns at 90° and has a quoined entrance and a single-light window. Roof hipped at right end. Rear main range: two, quoined, square-headed opposed cart entries. Some later lights. Symmetrical arrangement of round-arched ventilation loops. Interior: slender queen-post roof trusses.

Listing NGR: SE2635906023

The barn is situated 30 m to the south west of the listed farm buildings. This building has been in existence for a number of years and does not impact on views of the listed building nor does it harm the architectural character or historical significance of the heritage asset.

The proposed change of use will not represent a material change of scale appearance or vehicle movements. All domestic paraphernalia will be contained within the proposed courtyard where impact will be minimal