

Justification Statement

Site:

Barrier Bank nr Peak Hill,

Spalding

PE6 0JL

Applicant:

J W E Banks Ltd

Prepared by:

O. Staff

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Introduction

This planning statement accompanies a planning application for the conversion of an existing brick barn to a residential dwelling at Land to the East of Barrier Bank nr Peak Hill.

Origin Design Studio Ltd has been appointed by J W E Banks Ltd to submit a planning application on a parcel of land which currently has an agricultural building. This document provides a rationale for the proposal and compliance with the relevant planning policies.

Site Location

Neighbourhood Context

The proposed site is located at Barrier Bank nr Peak Hill in Spalding, in the open countryside. In planning policy terms the site is considered to be open countryside.

The site is located approx. 5.8 miles from the centre of Spalding.

Existing Site

The existing site contains one red brick agricultural building and associated hardstanding.

The site is in a rural location, characterised by agricultural land.

Planning

Pre-application Advice

Advice was sought on the proposal and the advice received on 1st August 2023 was as follows:

'Planning Considerations

Principle

The site is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) (SELLP) and is, therefore, classed as being in the countryside in planning policy terms. Policy 1 of the Local Plan (Spatial Strategy) states that development in the countryside will only be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Notwithstanding the above, Policy 23 of South East Lincolnshire Local Plan (SELLP) 2019 relates to The Reuse of Buildings in the Countryside for Residential Use. This policy states that "proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

1. the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;

2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;

3. the proposal is in keeping with its surroundings;

4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and

5. development leads to an enhancement of the immediate setting of the building".

With regards to point one of Policy 23 a structural survey should be submitted with any planning application to confirm the barn is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding.

The use of new materials, detailing and external openings should not be at odds with the rural character of the site and its setting. That does not exclude the use of more contemporary materials although they should be appear in a sympathetic manner with the original fabric of the buildings and character of the area, this would allow the proposal to comply with points 3, 4 and 5 of Policy 23.

Notwithstanding the above, the proposal would also have to comply with point 2 of Policy 23. Should a formal application be submitted, the submission must include detail that clearly demonstrates that the building is of architectural or historic merit and makes a positive contribution to the character of the landscape, to justify conversion to ensure retention. This detail should include a clear statement that details the above along side clear photos that are cross referenced to the statement. This should be submitted with the application, along with a structural survey of all buildings to be converted.

There would be a need to submit clear and thorough statement that the proposal would fully comply with Policy 23, as well as all relevant polices, given its potential impacts upon its countryside and rural setting.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.'

Planning Policy and Material Considerations

Although the NPPF provides the national planning objectives for any planning application in England, the Local Planning Authority's Local Plan policies must take primacy when an application is being determined. In this instance, at the time of writing, the South East Lincolnshire Local Plan (SELLP) takes primacy. The Plan was formally adopted in March 2019.

Decisions must be made in accordance with the development plan unless other material considerations indicate otherwise. Such material considerations can include emerging local plans, emerging neighbourhood plans, national policy, permitted development rights and extant planning permissions.

South East Lincolnshire Local Plan Policies

As outlined in the pre-app advice received, the main policy relevant to this application is policy 23. This policy relates to the reuse of buildings in the countryside for residential use.

Policy 23

Policy 23 states the following:

'Proposals for the conversion of existing buildings which are located outside defined settlement

boundaries to residential use will be permitted provided that:

1. the building is structurally sound and capable of conversion without the need for significant

extension, alteration or rebuilding;

2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;

3. the proposal is in keeping with its surroundings;

4. the design is sympathetic to the character and appearance of the building in terms of architectural

detailing and materials of construction; and

5. development leads to an enhancement of the immediate setting of the building'

Regarding item 1 of the policy, a structural report has been prepared which outlines the structural integrity of the building. This should be referred to with regard to the structurally sound nature of the building. The proposal does not include for an extension and does not require significant alteration or rebuilding. The majority of the external changes/ additions to the building are the inclusion of new openings which are limited in number or the re-use of existing openings for the purpose of windows or doors. None of these should be seen as significant.

For item 2 of the policy, it is believed that due to the red brick and clay pantile material palette, alongside notable features such as large brick arches, the building, is an example of a traditional Lincolnshire agricultural barn. It is of architectural and arguably historic merit as a result, which makes a positive contribution to the character of the landscape, justifying its retention. Although the proposal seeks to convert

the building to residential use, the design allows for the history of the building as a barn to still be read and likewise the site as an agricultural site, which is an characteristic of Lincolnshire as a whole.

Further to this, since it currently does not serve a meaningful purpose, its conversion to residential would allow for its retention and allow for an improvement on site.

The proposal is also in keeping with its local surroundings. the existing building to be retained is typical of Lincolnshire barns and its features are retained and enhanced. Through retaining these features, the design is also sympathetic to the character and appearance of the building through retention and reinstating detailing such as the prominent brick arches and.

The proposal as a result, would lead to an enhancement of the immediate setting of the building.

The existing barn has both architectural and historic merit because it appears on historic maps dating back to the 1888 mapping for the area. Therefore, the barn is over 135-years-old. Furthermore, the existing materials of the barn use traditional red brick and slate on part of the roof. The proposal seeks to restore the second half of the roof with slate tiles to match the existing, therefore reinstating the assumed original roofing.

Both facts provide clear evidence that the existing barn has historic and architectural merit.

Therefore, the barn is worthy for its retention via conversion.

Conclusion

The application relates to the conversion of an existing brick barn to a residential dwelling at Land to the East of Barrier Bank nr Peak Hill. As outlined in this document, the proposal is in line with the most relevant policy to the scheme, being policy 23. This document and the supporting structural report provide justification for the building's ability and suitability to be re-used and converted to a residential dwelling. The application should therefore be looked upon favourably and recommended for approval.

Appendices

Appendix 1 – Existing Site Photographs









