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Your ref: PP-05931211
Our ref: 1021 5 LMS EC

24 March 2017

Submitted via the Planning Portal only
Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

DECOY HOLDINGS LTD
PROPOSED CHANGE OF USE OF FORMER FARM BUILDING TO DWELLING. DECOY FARM, SPALDING ROAD, CROWLAND, PETERBOROUGH, PE6 0LX

We have submitted a Full Planning Application (reference PP-05931211) for the above proposal and our client has paid the appropriate fee of £385 direct to the local planning authority.

The application is accompanied by the appropriate drawings together with a Flood Risk Assessment that demonstrates that the proposal is safe from flooding. The barn has recently had a new roof, including new felt, and our client is not aware that there are any bats using the building and there are no other protected species present.

In 2008 planning permission was granted for the change of use of the range of barns to offices and stores (H02-1125-08). Although the barn which is the subject of this latest application wasn't converted, the remainder were, and they continue to be used as offices in connection with the existing businesses on site.

The subject barn will be used as a two bed single dwelling with parking to the front and a small amenity area to the rear. An existing biomass boiler that provides heat to the offices will be used to provide heat to the proposed dwelling. The building itself is a traditional red brick and slate roof building, roughly two thirds single storey and one third two storey. The conversion will utilise existing openings and introduce Velux windows to provide borrowed light throughout the single storey element.

Access will be taken from the existing entrance to the complex and there is ample parking in front of the building.

We trust you will consider this application favourably, but should you have any questions, please do not hesitate to contact us.

Yours faithfully

Lewis Smith MRTPI