

Sibley, Sally

From: Simmonds, Mark
Sent: 29 April 2015 11:14
To: _planningadvice
Subject: FW: H08-0099-15 Cawood Hall
Attachments: Conversion of Barn At Cawood Hall supporting statement.pdf

Please scan to H08-0099-15 – 6COR

Thank you

Mark

From: Jenny McIntee [<mailto:info@jennymcintee.co.uk>]
Sent: 29 April 2015 11:01
To: Simmonds, Mark
Cc: Norman, Phil; cawoodhall@btinternet.com
Subject: RE: H08-0099-15 Cawood Hall

Hi Mark

Sorry I missed that in the Design & Access Statement because I didn't view it as a redundant rural building. It is in everyday use as an annexe and garage/workshop. I've attached a supporting statement.

Thanks

Jenny

Jenny McIntee Architectural Design



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From: Simmonds, Mark [<mailto:marksimmonds@sholland.gov.uk>]
Sent: 28 April 2015 16:38
To: 'Jenny McIntee'
Cc: Norman, Phil
Subject: H08-0099-15 Cawood Hall

Dear Jenny,

I am currently working on this application and preparing a report for my managers.

I cannot see reference in the D&A to the most important policy for conversions – HS16 – Conversion of Redundant Rural Buildings to Residential Use – I did clearly refer to this at the pre-application stage.

If it is referenced and I have missed it please accept my apologies, if not please can you urgently provide a written commentary on how you feel the proposals meet that policy.

I look forward to hearing from you,

Regards,

Mark

Mark Simmonds | Planning Officer | South Holland District Council

DDI: 01775 764502 | www.sholland.gov.uk



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Conversion of Barn at Cawood Hall

With regard to policy HS16 Conversion of Redundant Rural Buildings to Residential use:

1. The building had been previously used as a hair salon but could not attract customers due to the out of village location. Since the salon closed it has been used as annexe accommodation in connection with Cawood Hall and as a garage/workshop for the use of Cawood Hall. So it is not strictly a redundant rural building. It is still in everyday use.
2. The existing building is capable of conversion as it stands and a different proposal could have been submitted to just convert what is there into a separate dwelling without changing it much. However, the removal of the annexe and rebuilding a new single storey arrangement is proposed to make it a better design in keeping with the history of the building, to go back to something resembling a crew yard of barns.
3. The existing threshing barn is a good solid building with historic merit and by removing the annexe and reinstating single storey parts it will enhance this.
4. The idea is to remove the render, to remove the annexe which spoils the historic character of the threshing barn and to reinstate something more suitable for the location. Quality materials are proposed and architectural detailing kept very plain and simple as you would expect for a barn conversion.
5. Significant extension is proposed in this case because it will result in a much better design than just converting what is there.

Jenny McIntee 29.04.15