

**DECISION DELEGATED TO HEAD OF PLANNING**

**Application No:** H08-0226-21      **Applicant:** Mr & Mrs J Dobbs  
**Proposal:** Proposed Barn Conversion  
**Location:** Ball Hall Farm Wargate Way Gosberton  
**Terminal Date:** 2nd June 2021

**Planning Policies****South East Lincolnshire Local Plan - Adopted: March 2019**

|            |                                                               |
|------------|---------------------------------------------------------------|
| 01         | Spatial Strategy                                              |
| 02         | Development Management                                        |
| 03         | Design of New Development                                     |
| 11         | Distribution of New Housing                                   |
| 17         | Providing a Mix of Housing                                    |
| 23         | The Reuse of Buildings in the Countryside for Residential Use |
| 29         | The Historic Environment                                      |
| 28         | The Natural Environment                                       |
| 36         | Vehicle and Cycle Parking                                     |
| APPENDIX 6 | Parking Standards                                             |

**National Guidance****National Planning Policy Framework 2021**

Sections 12, 15 and 16 of the National Planning Policy Framework (2019)

**Representations:**

|                                                  | <b>Object</b> | <b>Support</b> | <b>No Obj.</b> | <b>Comments</b> |
|--------------------------------------------------|---------------|----------------|----------------|-----------------|
| PARISH COUNCIL                                   | 0             | 0              | 1              | 0               |
| WARD MEMBER                                      | 0             | 0              | 0              | 0               |
| HIGHWAYS & SUDS<br>SUPPORT                       | 0             | 0              | 0              | 1               |
| IAN MARSHMAN,<br>HISTORIC<br>ENVIRONMENT OFFICER | 0             | 0              | 0              | 1               |
| WELLAND AND<br>DEEPINGS INTERNAL                 | 0             | 0              | 0              | 1               |

|                        |   |   |   |   |
|------------------------|---|---|---|---|
| DRAINAGE BOARD         |   |   |   |   |
| SHDC INTERNAL          | 0 | 0 | 0 | 1 |
| OTHER STATUTORY BODIES | 0 | 0 | 0 | 2 |

## **CASE OFFICER ASSESSMENT**

### **Proposal**

This full planning application is for the proposed conversion of the outbuildings at Ball Hall Farm into a single residential development.

The site comprises of 3 small outbuildings, likely of Mid-C19th construction. The proposal includes the linking of the 3 buildings using the construction of 2 brick links containing windows with matching tile roofs. The structures will be subject to a broad renovation/overhaul - this includes new replacement windows and doors.

### **Site Description**

Ball Hall is a grade II manor house dating from the early 1600s. Historic England described the property as follows:

*"House. Early C17, with C18 and C20 alterations. Red brick, thatched roof, stone coped tumbled gables, brick kneelers. Single ridge and 2 gable stacks, with diamond set shafts. T- plan, with tall plinth having chamfered top and ashlar corner stones, first floor brick band raised over window heads, matching gable bands. Two storey plus garret, 2 bay front with left hand bay gabled and advanced as cross wing. To ground floor 2 C20 4 light windows, with segmental heads beneath raised band. To first floor 3 three light windows with segmental heads. To garret a 2 light window with segmental head and short raised band over. The long side front has single 3 light, 2 light and 4 light windows, segmental heads, and to first floor are 2 three light and a single 2 light window. In the rear a C19 planked door with segmental head, and further 3 light windows. All windows are C20 leaded lights with wooden mullions. Interior. Chamfered girders with triangular stops. Chamfered door frames with ogee stops. 2 large round backed fireplaces with curved and chamfered bressummers. In an upstairs room an early C18 eared surround with pulvinated frieze and rusticated sides. Early C18 cornice in one room. Timbers have been reused with mortice holes. Clapsed oak purlin roof, pegged, ridge purlin."*

The Grade II listed nature does not belie the true significance of this site to the local area. As an early C17th property, it is perhaps one of the oldest existing non-ecumenical properties in the immediate area and is visually striking and imposing in it's setting, being clearly different and earlier in form than anything surrounding or even within the wider area.

The subject property itself is a set of 3 small barn/agricultural buildings, which are a much later addition to the historic site, and can be roughly aged to around the mid-late 1800s, with C20th alterations. These structures lack any independent historic value, but form a part of the wider listing of the site.

The surrounding area can mostly be characterised as being in a low-density residential area, fronting to open countryside with some agricultural development. Nearby development is largely C19th and modern in era and style.

### **History**

None relevant.

## **Consultation Responses**

### Lincolnshire County Council Lead Local Highways and Flood Authority

No objections

### Lincolnshire Bat Group

No issues with the ecology report, but requests that the development be carried out in accordance with the recommendations of that report - particularly the recommendation at paragraph 4.8 which requests further summer surveys prior to commencement.

### South Holland District Council Environmental Protection Team

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.

### Lincolnshire County Council Historic Environment Record

No archaeological input required

### Welland and Deepings Internal Drainage Board

Details of drainage agreeable with the Board in general subject to the submission of an application for consent to discharge surface water, the agreement of technical details and payment of the application, all in advance of the works.

## **Planning Considerations**

### Principle of development

Whilst the proposal is outside of the defined settlement boundary, as this is a barn conversion, it falls under the controls of Policy 23 of the South East Lincolnshire Local Plan (2019) which states; 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.

It is the opinion of the Local Planning Authority that this proposal meets all five of the above criteria as the buildings included in the proposal are fit for conversion; are of architectural and historic merit as non-designated heritage assets insofar as they are fine examples of vernacular agricultural buildings. The proposal makes only modest changes to the external qualities of the structures and make use of vernacular materials making them sympathetic to both the buildings themselves and the wider area. Finally, the extant structures whilst structurally sound are in a poor visual condition. Refurbishment will lead to the enhancement of the appeal of the site and the wider area.

For the above reasons, the principle of development is deemed to be acceptable.

### Heritage Impact

The proposed restoration and alteration of these former agricultural buildings will be of heritage conservation benefit to the site. In their current, extremely dilapidated state, these buildings are at risk of total loss of significance through structural damage, and whilst not particularly significant in their own right, form an integral part of the listing and setting of the main hall. The form of the buildings will be significantly visually altered as 3 structures effectively become one, but the proposed links are about as minimal and unobtrusive as it would be possible to be, and materials are proposed to be reclaimed bricks and clay pantiles, plus timber windows and doors.

The proposed replacement of the dual garage doors is an appropriate re-use of an original character opening and should retain visual reference to that element of the history of the property. Other original window openings are proposed to be retained and repurposed, apart from the double-width window on the eastern elevation of the building marked as 'Barn C' on the attached plans. All other architectural features are intended to be retained.

In summary, if approved, the proposed works would have an undeniable impact upon the scale and massing of the site, however, the works proposed are fully sympathetic in style and material and present a viable, sustainable use for buildings of some heritage value that are otherwise being left to degrade and remain unused. therefore, restoring and using these sites, with the minor development will help to conserve the historic environment, in line with Section 16 of the National Planning Policy Framework (2021)

### Wildlife Impact

The attached ecology report has identified a number of sources of evidence of protected species, including nesting birds and bats. However, mitigation methods have been included within the report and the barn buildings were only identified as possessing 'moderate' risk of hosting bats. Therefore, if approved, it will be required by condition that the works be carried out in accordance with the recommendations of the ecology report.

### Residential Amenity

The Local Planning Authority does not consider there to be any risk to residential amenity presented to any nearby residential properties, or the new property itself. The proposed dwelling would be single storey, meaning no substantial risk of overlooking or overshadowing. Additionally, the property itself would not be overshadowed or overlooked by its neighbours and is proposed to have a large amount of amenity space in the form of a lawn.

### Parking provision

It is proposed that the development will also include a sizeable 'T-shape' driveway to the south of the site, adjoining the courtyard, this will mean that the property would have ample car parking provision in accordance with the parking standards set out under appendix 6 of the South East Lincolnshire Local Plan (2021).

### Planning Balance

The adjustment of a listed building is always approved only very cautiously and with regret, however, it is felt that in this instance, the proposal is justified by policy 23 of the SELLP and assists in resisting the total loss of this historic site.

### **Conclusion**

For the reasons listed above, this application is found to be in accordance with Policies 1, 2, 3, 4, 11, 17, 23, 28, 29, 36 and appendix 6 of the South East Lincolnshire Local Plan (2012) as well as Sections 12, 15 and 16 of the National Planning Policy Framework (2021). Therefore, this application is recommended for approval.

### **Additional Considerations**

## Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

## Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.