

Mr Stafford Proctor and Mr Andrew Proctor



Planning Statement Including Heritage Impact
Assessment

Proposed Change of Use and Alterations of Agricultural
Building to One Dwelling.

Panton House Barn, Hedgefield Hurn, Spalding

1182 1/PS/LMS

September 2016

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Appendix A

List Entry for Panton House

1. EXECUTIVE SUMMARY

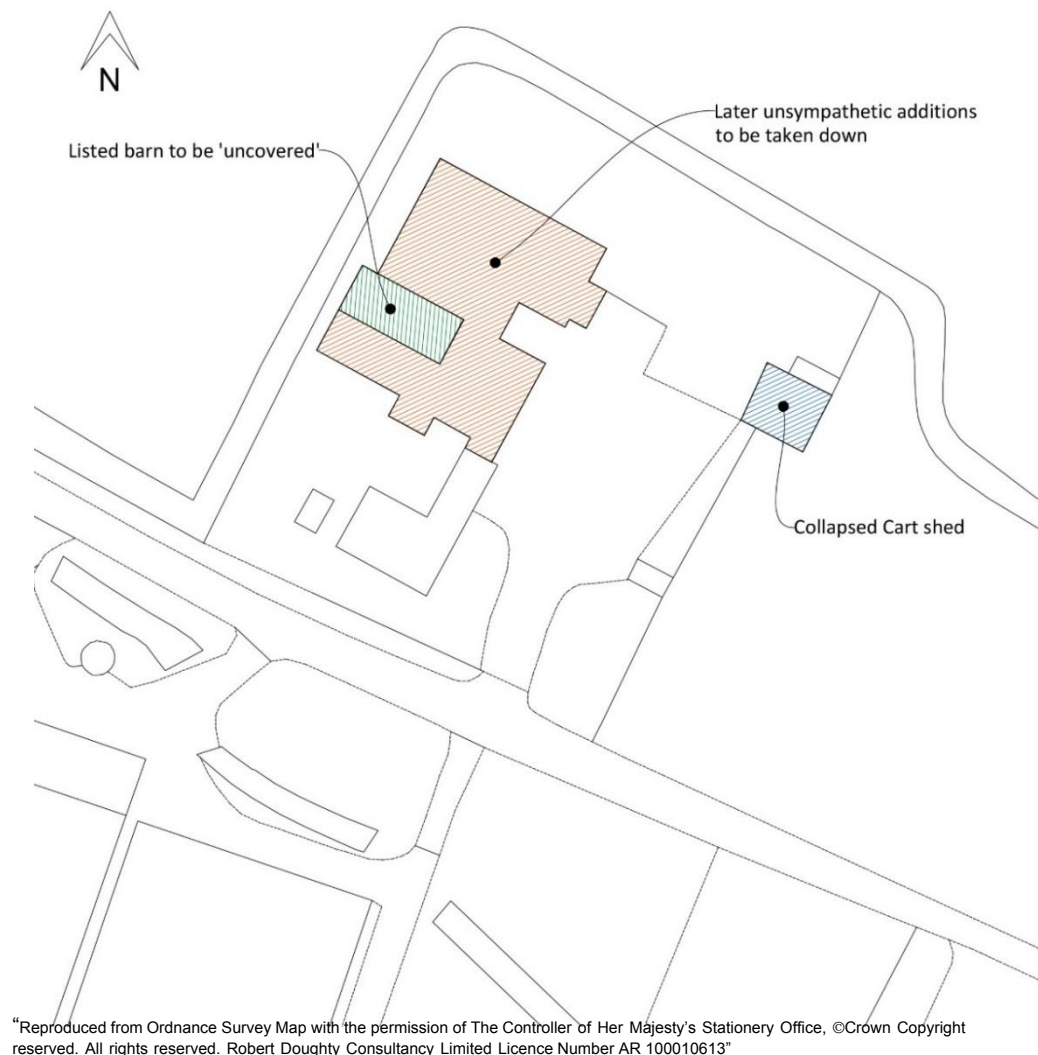
- 1.1. Panton House is a Grade II Listed Building (ID: 198163), dating back to circa 1830. The list entry summary is reproduced at Appendix A. To the rear and within the curtilage of the main house there is a range of farm buildings, some of which has been consumed by later more modern structures. Somewhat unusually, the original barn lies effectively 'cocooned' inside a later barn that has been constructed around it. These ancillary buildings that are the subject of this application are also Listed for the purposes of the determination of the application.
- 1.2. Full Planning Permission and Listed Building Consent is sought for the change of use and extension and alteration of the redundant range of barns to form one dwelling.
- 1.3. The building is in good condition save from a missing gable end.
- 1.4. There are no recorded sightings of Protected Species occupying the buildings, albeit that further investigation can be undertaken in the event that permission is granted and prior to work commencing.
- 1.5. The proposal will see the renovation of the historic barn coupled with the removal of the later modern unattractive additions/alterations.
- 1.6. The proposal complies with the prevailing development plan policies and national planning guidance contained in the National Planning Policy Framework (NPPF).
- 1.7. The proposals will ensure that the Listed Buildings that formed the original farmstead will be preserved in perpetuity through the introduction of a new use.

2. THE PROPOSAL

- 2.1. Full Planning Permission and Listed Building consent is being sought to remove the unattractive later additions to the barn complex and the conversion and extension of the remaining historic barn.
- 2.2. A lightweight glazed link will connect a subservient two storey extension to the original barn to provide a 4-bedroom dwelling.
- 2.3. In order to provide the cottage at the side of Panton House with some parking and private amenity space, a new access will be created along with new fencing to divide the curtilages.

3. SITE AND SURROUNDINGS

- 3.1. The application site consists of a range of buildings located at the rear of the main farmhouse, Panton House, which is a Grade II Listed Building. The main house and outbuildings are no longer occupied in connection with farming as modern agricultural practices have rendered the buildings unfit for purpose.
- 3.2. Historically, the main farmhouse was associated with the use of the buildings to the rear but for some reason, the original barn has been enveloped by more modern additions, whereby it is now no longer possible to see the original structure.
- 3.3. To the east there is a large open yard area and a now collapsed cart stall building. The plan below shows the existing buildings and their relationship with each other.



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4. PLANNING STATEMENT

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 4.2. The development plan consists of the South Holland District Local Plan (LP) Saved Policies 2007.
- 4.3. The South East Lincolnshire Local Plan which will eventually replace the current local plan is at an early stage, with the draft document having been consulted on in January and February 2016. No weight can be afforded at this stage to the policies in the emerging plan.

The Principle of Development

- 4.4. LP Policy HS16 – Conversion of Redundant Rural Buildings to Residential Use requires that proposals for the re-use of or adaptation of existing buildings outside settlement limits must first, amongst other criteria, satisfy the council that there is no demand for suitable employment use in the locality.
- 4.5. In September 2006, a Policy Guidance Note was issued which considered in more detail the re-use of rural buildings.
- 4.6. Since the guidance note was issued, the NPPF has been published (2012) along with significant changes contained within The Town and Country (General Permitted Development) (England) Order 2015.
- 4.7. These most recent changes now make it possible to change the use of agricultural buildings to dwellings without the need for full planning permission in certain circumstances. Accordingly, both LP Policy HS16 and its accompanying Guidance Note must be considered out of date as they neither conform to the guidance set out in the NPPF nor the 2015 Statutory Instrument.
- 4.8. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas including the re-use of disused buildings where that re-use would lead to the enhancement to the immediate setting.

- 4.9. LP Policy EN5 – Alteration, Extension And Change Of Use Of Listed Buildings, seeks to ensure that new proposals that involve Listed Buildings comply with the criteria set out in the policy including ensuring that alterations and extensions are sympathetic to the scale and form of the building.
- 4.10. Paragraph 132 of the NPPF indicates that, when considering the impact of a proposal on the significance of a designated historic asset, great weight should be given to the asset's conservation. Substantial loss or harm of a designated asset should only be in exceptional circumstances.
- 4.11. The barns that are the subject of this application, form part of the historic group of buildings with Panton House at the centre.

5. HERITAGE IMPACT ASSESSMENT

- 5.1. The Panton House is a Grade II Listed Building and, as a consequence, those other buildings within the curtilage that date from before 1948 are also Listed. The buildings that surround the barn to be converted post-date the main farmhouse.
- 5.2. Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets including the contribution made by their setting. It states that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 5.3. Historic England is the relevant statutory consultee on heritage matters and provides advice on plan-making and decision-taking in the planning system. This advice is not an alternative to, and should be read in the context of, national policy and guidance.
- 5.4. Emphasis is placed on the fact that Historic England does not seek to prescribe a single methodology and that alternative approaches may be equally acceptable, provided they are demonstrably compliant with national policies and objectives.
- 5.5. Historic England has published Good Practice Advice in Planning Notes (GPAs). The purpose of these GPAs is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related Planning Practice Guidance (PPG).
- 5.6. Panton House is a substantial fenland farmhouse dating from circa 1830. As with many farmsteads in the east of England, the farm buildings post-date the farmhouse and there have been many alterations and additions over the years to the point whereby the original barn had been lost within these later additions.
- 5.7. Research has been undertaken using the Heritage Gateway, however, other than for the official listing for the principal farmhouse there is no other historic information available. Early first series Ordnance Survey plans are not in sufficient detail to enable detailed scrutiny of the plan form of the farmstead.
- 5.8. The later additions to the historic barn can be seen from the roadside on the photograph below. These later additions have a significant

detrimental impact on the setting of the principal Listed Building, notwithstanding the barn hidden within.



Looking at the south eastern elevation of Panton House (with later cottage attached) showing the attached later (Green) building to be demolished as part of the proposal.



Looking at the remainder of the buildings in the north of the curtilage.



Looking at the 'barn within a barn'.



Brick arch and original architectural features



Example of common bond brick courses



End elevation of the historic barn

- 5.9. All the later buildings will be removed, which will have a positive impact on the setting of the Listed Building and the group value as a whole.
- 5.10. All existing openings will be used and the barn repaired where necessary using brick, brick bond and mortar to match the existing building. A lightweight glazed link will then be constructed to connect with a new extension that would still be within the much larger footprint of the later extensions to be demolished. An example of how such a link can be employed successfully can be seen below.



6. FLOOD RISK AND DRAINAGE

- 6.1. The site lies partly in Flood Zone 2 and partly within Flood Zone 3a and, accordingly, a Flood Risk Assessment has been carried out in accordance with the requirements of the NPPF.
- 6.2. The FRA concludes that the development is not at risk from tidal or fluvial flooding.
- 6.3. The proposal, therefore, accords with paragraph 94 of the NPPF.

7. ECOLOGY

- 7.1. There is always the potential for Protected Species to be present within the barns to be demolished, however, the owner is not aware of their presence. Care must be taken during any demolition/alteration and in the event that some are found, work must stop and a qualified and licenced ecologist brought in to supervise work.

8. CONCLUSIONS

- 8.1. Panton House is a Grade II Listed Building that has a range of agricultural buildings within its curtilage, which are the subject of this application.
- 8.2. The buildings are no longer suitable for modern farming practices and so the opportunity has arisen to remove the ugly later additions surrounding the original barn and convert and extend it to form a family home.
- 8.3. The historic building has been identified and proposed for reuse and the more recent additions, with little or no historic merit are to be demolished.
- 8.4. The proposal will sympathetically renovate and extend the barn making best use of existing openings and linking the existing barn with a new structure in such a way so as to maintain the character of the original.
- 8.5. The proposal will positively enhance the setting of the principal Listed Building and ensure the longevity of the curtilage buildings.
- 8.6. Historic farm buildings are a diminishing resource in southern Lincolnshire and it is hoped that this proposal will see the retention of the existing building together with the formation of a much needed dwelling.

Appendix A

Listed Building Entry for Panton House 198163



Historic England

PANTON HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: PANTON HOUSE

List entry Number: 1359289

Location

PANTON HOUSE, HEDGEFIELD HURN

The building may lie within the boundary of more than one authority.

County: Lincolnshire

District: South Holland

District Type: District Authority

Parish: Gosberton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Jan-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 198163

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

GOSBERTON HEDGEFIELD HURN TF 22 NW (north east side) 7/49 Panton House II House. c.1830. Red brick in Flemish bond, stucco dressings, slate roof, stone coped gables. 2 gable stacks. L-plan. 2 storey, 3 bay front with central double panelled doors and overhead, panelled reveals, plain pilastered doorcase, flanked by single margin light sashes. To first floor 3 similar windows. All windows have splayed stucco lintels.

Listing NGR: TF2208529593

Selected Sources

National Grid Reference: TF 22085 29593

Map



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The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF - [1359289 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/399834/HLE_A4L_Grade|HLE_A3L_Grade.pdf)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/399834/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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End of official listing

