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**Our ref: 4301-24**

**BARN CONVERSION TO SINGLE DWELLING  
BELNIE FARM BUILDINGS  
BELNIE LANE  
GOSBERTON  
SPALDING  
LINCS  
PE11 4HN**

**FOR**

**MRS K M BAXTER**



**PLANNING, DESIGN & ACCESS STATEMENT**

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**BARN CONVERSION TO SINGLE DWELLING  
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The application is to acquire Town and Country Planning Permission for the conversion of the existing brick barn to the North of the site at Belnie Farm Buildings, Belnie Lane, Gosbeton for the benefit of Mrs K M Baxter.

The clients acquired Permission under reference H08-0970-24 in January 2025 for conversion of the agricultural brick barn to a single dwelling under Prior Approval Class Q, Part 3, Schedule 2 (General Permitted Development) Order 2015.

During the refusal of the betterment application to demolish the brick barn, it was understood that even though the barn requires some structural work for conversion the existing barn has some agricultural and historic merit. Therefore, this application is submitted to convert the barn under a full permission.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

**USE**

The current use of the site is agricultural land with agricultural barns which this application relates to the most Northern barn to be conversion to a detached dwelling and the application area changed to domestic. The large agricultural field will be sold separately for agriculture to the East of the site.

**LAYOUT**

The final layout is of a 4-bedroom dwelling within the brick construction of the existing barn. The existing application area allows for large parking and garden areas to keep the feel of the existing area.

**SCALE**

The scale of the development is a 4-bedroom dwelling which is the footprint of the existing brick barn which has a first floor. The lean to timber, steel and cladding shed is to be removed to expose the existing north elevation of the brick barn.

## **APPEARANCE**

This existing brick barn has architectural and historic merit; therefore reclaimed bricks will be sourced to match in with the existing. A single pantile roof will be used on the replacement roof structural where required.

## **LANDSCAPING & ECOLOGY**

An extensive landscaping scheme is shown with various species of trees and hedgerows to be planted. An ecology report has been carried out and is submitted with the application.

## **ACCESS**

The existing access off Belnie Lane will be upgraded and used for access to the dwelling, however there is a secondary access onto Cunsdike Lane can be sold off with this development.

Access to and within the properties to be determined by compliance with Part M of the Building Regulations.

## **EXTERNAL MATERIALS**

To be determined at build stage.

## **FLOOD RISK**

As the site is within Flood Zone 3 of The Environment Agency flood map a site-specific Flood Risk Assessment has been provided.

## **ENERGY EFFICIENCY**

Various measures to be incorporated in the designs of the dwellings to be energy efficient by compliance with the Building Regulations, such as:-

- Air source heat pumps
- PV panels to roofs
- Required levels of insulation
- Car charging points