

PLANNING STATEMENT



22 Shore View
Hampton Hargate
Peterborough
PE7 8FS

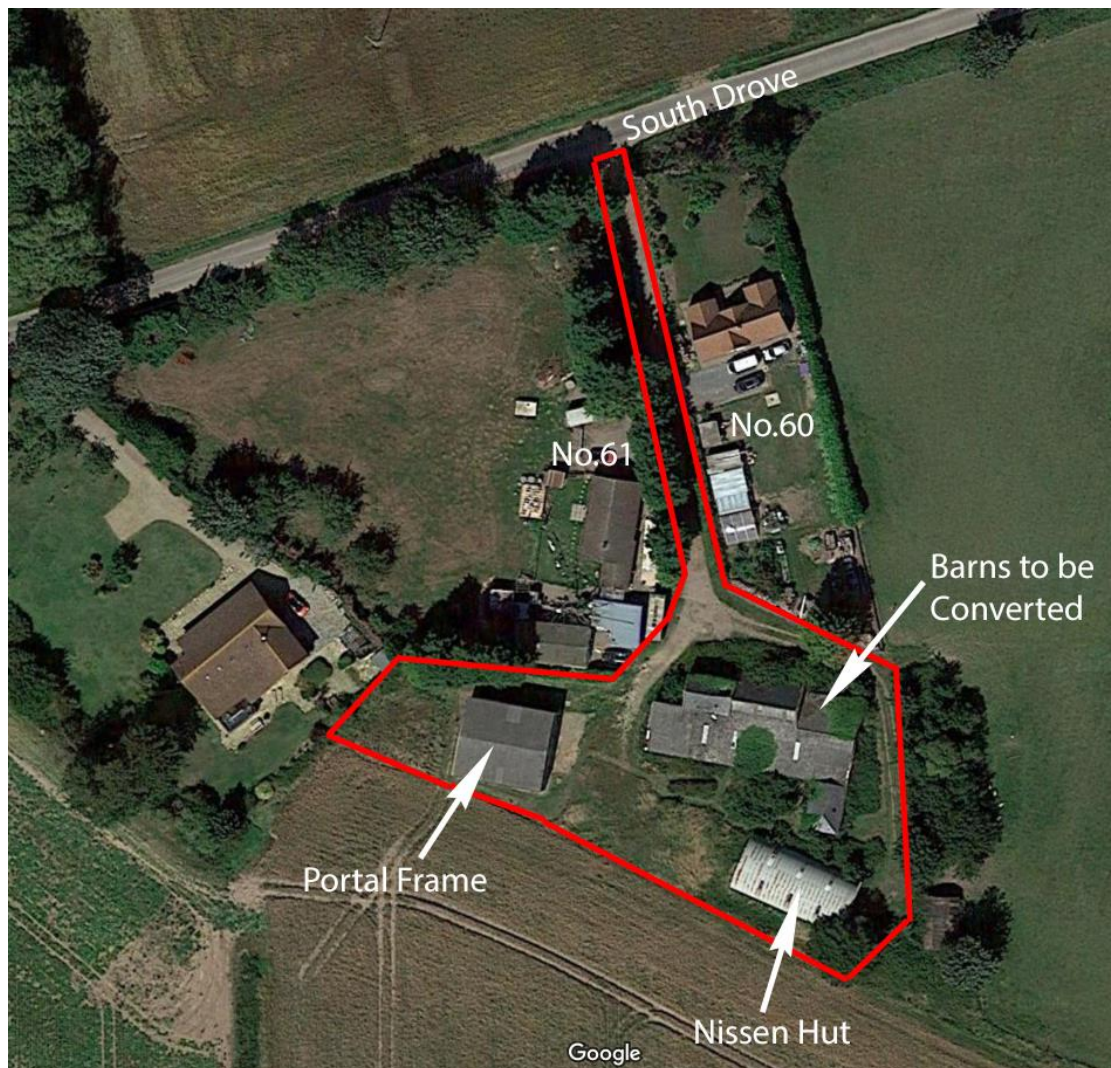


Project: Conversion of barns,
Rear of 60 & 61 South Drove, Lutton Marsh, PE12 9NT
Job No. 079
Client: Mr L Burton
Date: November 2024
Rev:

T 07799 585277
E. info@seven22.co.uk
W. www.seven22.co.uk

Proposal

Full planning permission is sought to convert an existing disused barn grouping to provide a four-bed dwelling with integral garage.



Site Description

Accessed by a private drive, the barns are located to the rear of 60 'The Laurels' and 61 South Drove, and adjacent to the open countryside. A Nissen hut to the south of the barns is to be removed, whilst a two storey timber portal framed building to the west will be retained for storage purposes.

The barns for conversion are set within a large plot of mainly grass, with trees bushes and partial hedging to the perimeter which would be unaffected by the proposals.

The buildings for conversion comprise of a mid-19th century grouping of barns that have had a combination of uses over many decades. Evidence of change and adaptation reflects on responses to national and local trends in agriculture and therefore makes them of some historic and architectural interest.

The barns can be seen on old maps as an original 'L' shape cluster of buildings, this is evident in the parts constructed in brickwork, and consists of a two storey combination barn and adjoining single storey animal barn with yard space in-between. The two storey barn appears to have been used for storing farm equipment, carts, fodder and hay, and as a stable. Details include bullnose bricks to corners, used to prevent animals scratching or damaging themselves when moving through yards or doorways, and simple arched brick details to opening heads. Various window and door opening have been widened or infilled as needs have changed.

During the early to mid-20th century a portal/lean-to or 'outshot' was added and this seems to have served for farm machinery to one half, with a cast concrete wall separation to an extended area for animals in the other half.

In the second half of the 20th century, the barns were adapted by English Brothers Ltd., this saw the inclusion of a timber portal framed building abridging the corner of the original 'L' shape masonry group. The portal frame section was completed in a very utilitarian manner, with profiled sheet roofing and timber cladding to the walls used to make-up the new raised height of the eaves above the original brickwork.

The barns have seen a variety of roof finishes and now comprise of slate roofing to the original brick barns, with profiled sheet roof to the lean-to and portal frame additions.

Following decades of varied farming and other activity on the site the buildings have become less useful and the large existing spaces disused. The owner has set about clearing accumulations of unwanted material from the site and seeks to retain the property, recognising how the buildings have been adapted over the years, reflecting on their varied uses, and to put the whole back into active use.

Relevant Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development
- 04 Approach to Flood Risk
- 23 The Reuse of Buildings in the Countryside for Residential Use
- 28 The Natural Environment
- 29 The Historic Environment
- 30 Pollution
- 31 Climate Change and Renewable and Low Carbon Energy
- 36 Vehicle and Cycle Parking
- Appendix 6 Parking Standards

National Guidance - National Planning Policy Framework 2021

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

The site is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) (SELLP) and is, therefore, classed as being in the countryside in planning policy terms.

To promote sustainable development in rural areas, the NPPF requires local planning authorities to 'avoid new isolated homes in the countryside unless there are special circumstances', including where such development would reuse redundant or disused buildings and lead to an enhancement of the immediate setting. It also supports the transition to a low carbon future through the conversion of existing buildings.

Policy 23 of the South East Lincolnshire Local Plan (SELLP) 2019 relating to The Reuse of Buildings in the Countryside for Residential Use. This policy states that "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".

The barns hold a long history of use and adaptation by previous owners. The brick built 'L' shape of the original barns, which provided a combination of uses, was typical of building for purpose, for agricultural need. The later additions and adaptations representing furthermore that the buildings have had a long working life, therefore being of significance in the local setting.

Design, Layout & Appearance

The proposal is sympathetic to the character of the original barns and their adaptation over time, the design retains a sense of utilitarian, functional design. The scale and proportions of the existing buildings will be retained. The applicant/owner is a construction specialist and intends to make this their own home. The applicant will use their skills to visually improve the existing fabric of the buildings by restoring the brick details that remain and where new or replacement materials, such as the timber boarding and cladding are used, the finish and detailing with matching and new materials will be sympathetic to the setting and are chosen to compliment the original fabric and form.

The use of materials, detailing and adjustment or creation of external openings (especially to comply with flood risk) is carefully considered so as not be at odds with the rural character of the site and its setting.

A new timber post and rail fence is proposed to the southern and eastern boundaries only. The boundary treatments to the neighbouring dwellings would not be altered.

The redevelopment as a dwelling will enhance the setting by ensuring retention and recognition of a long history of use. With the removal of the Nissen hut and site occupation there will be reason to maintain the good sized amenity space around the property

We believe the proposal would constitute an enhancement to the rural setting and would not harm the character of the countryside. The proposal would therefore be compliant with policies 2, 3, 4, 23, 28, 29, 30 and 36 of the South East Lincolnshire Local Plan, 2019.

Pre-planning consultation

Pre-application advice was received from South Holland District Council planning in January 2024, a copy of which is provided in the appendix. The advice commented that the proposed materials and creation of external openings were sympathetic and considered so as not to be at odds with the rural character and setting. The response concluded the proposal could be acceptable and advised a structural appraisal and flood risk assessment should accompany a Full Planning application.

Structural Appraisal

A structural appraisal, prepared by Shields Wilson Ltd., of the existing barns in the context of the conversion accompanies this application. The appraisal indicates the majority of the buildings are structurally sound and capable of conversion, and that the proposed works are practically and viably achievable. The proposal will ensure the retention and longevity of the existing buildings. Whilst A small proportion of the original roof structure requires improvement/replacement and some walls require tying back into the main structure, those parts combined are not deemed financially unviable and are a common requirement in the restoration of such structures, the majority of the building is sound and capable of conversion.

Flood Risk

A Flood Risk Assessment accompanies this application. We have incorporated the recommendations for raising floor levels into the proposed plans and elevations. Please refer to the report by Ellingham Consulting Ltd. Other flood risk mitigation measures as part of the construction are stated and these will also be followed.

Ecology & Biodiversity Net Gain

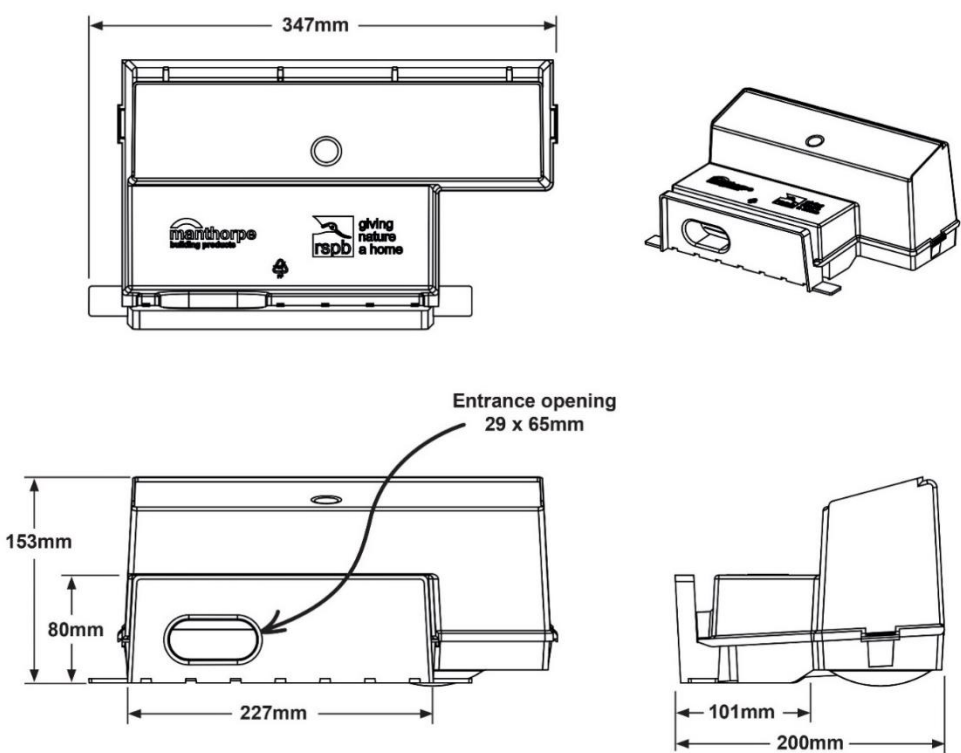
The applicant is registered on the South Holland District Council Custom and Self-Build register. This proposal is a self-build project for the applicant and is therefore exempt from the Biodiversity Net Gain criteria. However, as a Full Planning application for the conversion of barns we have carried out the following ecology surveys and reports:

- Preliminary Bat Roost Assessment and Barn Owl Presence/Absence Survey, prepared by Allied Ecology.
- P2024-91 R2 Phase 2 Bat Surveys, prepared by Philip Parker Associates Ltd.

Mitigation and licensing will be carried out as defined in the bat survey report. 8No. bat roost roof tiles and three roosts mounted on a pole are to be provided.

Additionally it is recognised many bird species that were once common in the UK are now experiencing a decline in numbers, partly due to the loss of nesting habitats. The proposals include habitats for Swifts in the form of built-in boxes. As Swifts are a colonial breeding species, built in nests will be placed in pairs approximately 1 metre apart as located on the proposed site plan drawing 079 P01.

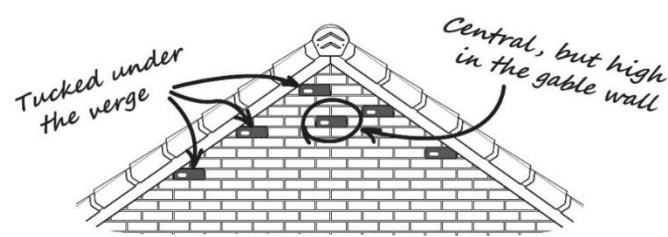
manthorpe building products		Product Information Sheet	
Swift Nest Brick		CODE GSWB	



Entrance opening
29 x 65mm

Placement Overview

The Swift Brick should be located high within the gable wall of the property, ideally at 5 metres high and above and over the level of the insulation zone. Where possible, install in locations that are unlikely to receive large amounts of direct sunlight during the hottest times of the day, ideal places include below the overhang of the verge and barge board.



Tucked under the verge

Central, but high in the gable wall

Developed in partnership with



giving nature a home



Action for Swifts

MANTHORPE BUILDING PRODUCTS LTD MANTHORPE HOUSE BRITTAINE DRIVE CODNOR GATE BUSINESS PARK RIPLEY DERBYSHIRE DE5 3ND	TEL: 01773 303 000 FAX: 01773 303 300 EMAIL: mbp.care@manthorpebp.co.uk WEB: www.manthorpebp.co.uk	DRN B.H.	Date 20.06.19	DRG No MBP 8317	Issue B 2 of 2
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Appendix

Seven22 Architecture Ltd
22 Shore View
Peterborough
PE7 8FS

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

18th January 2024

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00339-23 **Case Officer:** Jacob Bryan
Location: Rear Of 60 South Drove Lutton Marsh Spalding Lincolnshire
Proposal: Conversion of Barns to Single Dwelling

Response sent via email - 18/01/24.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

CONFIDENTIALITY

We will normally treat all pre-application enquiries confidentially until a planning application is submitted. However, the Freedom of Information Act 2000 includes a presumption in favour of disclosure of information, including pre-application discussions, unless such disclosure would cause adverse impacts. This may mean we have to reveal the details of your enquiry, and the advice given, if a request is received under the Freedom of Information Act. If you have a reason for requesting that your enquiry should remain confidential, for example on the grounds of commercial confidentiality, please let us know prior to your pre-application enquiry being submitted.

Yours faithfully



Jacob Bryan, Planning Officer
jacob.bryan@sholland.gov.uk

From: Bryan, Jacob <jacob.bryan@sholland.gov.uk>
Sent: 18 January 2024 15:22
To: Peter Flavill
Subject: RE: PE-00339-23 Conversion of Barns to Single Dwelling, Rear Of 60 South Drove
Lutton Marsh Spalding Lincolnshire

Hi Peter,

Please see below response to PE-00339-23 -

Thank you for your enquiry and I apologise for the delay in my response, I understand you are proposing the conversion of a barn to a single dwelling.

It is of the LPAs understanding that there is currently no Class Q approval on this site for this agricultural buildings as such, if an application were to be submitted it would be a full application. The development proposes only one dwelling in the open countryside, this would go against Policy 1 of the South East Lincolnshire Local Plan, 2019 (SELLP) and there would need to be a clear justification as to why this dwelling would be sustainable and acceptable in this area.

As mentioned within your planning statement there has been a preliminary assessment from a structural engineer which has indicated that 'the majority of the buildings are structurally sound and capable of conversion' this would suggest that the work can be achieved without significant rebuilding taking place. Furthermore, based on the plans provided it appears there is no significant extension being carried out either within the conversion which further benefits the scheme. Of course, these are only at a preliminary stage and issues could arise at a later date.

Without assessing the flood risk assessment in too much detail at this stage, the site is within flood zone three and a danger for all hazard zones. This therefore presents added risks to the site, within the FRA mitigation measures have been identified which state that –

- The floor level of the dwelling 1.0m above the surrounding ground levels
- There is 0.6m of flood resistant construction above finished floor level
- There is 0.7m of flood resilient construction above finished floor level

By having two storeys this could also provide added benefits however it is noted that only one bedroom is on the first floor with the other three bedrooms being located on the ground floor section of the proposal. It could be the case that the bedrooms cannot be on the first floor without including significant extensions which would of course conflict with the relevant policy (Policy 23).

The rural nature of the site would mean that the potential amenity impacts would be low in regard to overlooking and overshadowing, similarly, the conversion would be of a similar footprint to the existing barn and therefore further mean it could conform to policy. Furthermore, within your planning statement it states that your client will attempt to restore the existing brickwork and 'where new or replacement materials such as timber boarding and cladding are used, the finish and detailing with matching and new materials will be sympathetic to the setting and are chosen to compliment the original fabric and form. The use of materials, detailing and adjustment or creation of external openings is considered so as not be at odds with the rural character of the site and its setting' overall, this would ensure that the materials used on the scheme would not conflict with the character of the site and could conform to Policies 2 & 3 of the SELLP.

It could be that relevant biodiversity measures are required e.g., swift bricks, bat boxes etc. There has been no mention of this currently and this would be relevant in the application stage and could be required by Lincolnshire Wildlife Trust or Lincolnshire Bat Group which could be added in through conditions.

The conversion proposes four bedrooms and therefore to accord with Policy 36 and Appendix 6 three vehicle spaces would be needed. Surrounding the site there is ample room to park vehicles away from the highway and therefore this would be acceptable. Lincolnshire County Council Highways Authority would be consulted and therefore any comments they make would be relevant and taken on board.

In conclusion, we therefore take the view that this proposal could be acceptable if you can show that the proposal is not in need of significant rebuilding and does not need significant extensions and alterations to be converted as this could then go past the point of conversion. In addition, the plans provided at the current stage appear to be acceptable in the sense that there are no significant extensions and they do not appear out of character to the rural setting of the site. The planning statement mentions how it can be achieved without significant rebuilding and is therefore capable of conversion which directly accords with parts of Policy 23. The proposed mitigation measures could be adequate to the scheme following a formal application, as the site is classed as a more vulnerable development and non-major within the danger to all hazard rating, we would therefore need to consult the Environment Agency following the submission of a formal application we would of course take their comments very high in regard. It is important to note that all these plans mentioned and included within this application are at a pre-app stage and have the potential to change should a full application be received.

Should an application be submitted, it would be assessed against the following policies of the South East Lincolnshire Local Plan, 2019 (SELLP) -

- 01 - Spatial Strategy
- 02 - Development Management
- 03 - Design of Development
- 04 - Approach to Flood Risk
- 23 - Reuse of Buildings in the Countryside for Residential Use
- 28 - The Natural Environment
- 30 - Pollution
- 31 - Climate Change and Renewable and Low Carbon Energy
- 36 - Vehicle and Cycle Parking
- Appendix 6 - Parking Standards

As well as the relevant guidance within the National Planning Policy Framework -

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

You would also need to submit the following documents -

- A Full Application form
- One copy of an up to date 1:2500 / 1:1250 site location plan with the application site edged in red and any other land owned outlined in blue,
- One copy of 1:500 / 1:200 block plan with the application site edged in red and any other land owned outlined in blue. The north arrow must be shown, and the plan should indicate all relevant details including all buildings, hard surface areas, walls, and fences, as well as distances to adjacent boundaries from the proposed development.
- One copy of 1:100 / 1:50 proposed elevation / floor plans, or where applicable, annotated photographs with dimensions written on the plans.
- Structural Report
- Flood Risk Assessment

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application. If you have any more questions, then please do not hesitate to contact me.

Many thanks