

# PLANNING STATEMENT



22 Shore View  
Hampton Hargate  
Peterborough  
PE7 8FS



Project: Replacement dwelling following Full planning approval,  
Rear of 60 & 61 South Drove, Lutton Marsh, PE12 9NT  
Job No. 079b  
Client: Mr L Burton  
Date: November 2025  
Rev:

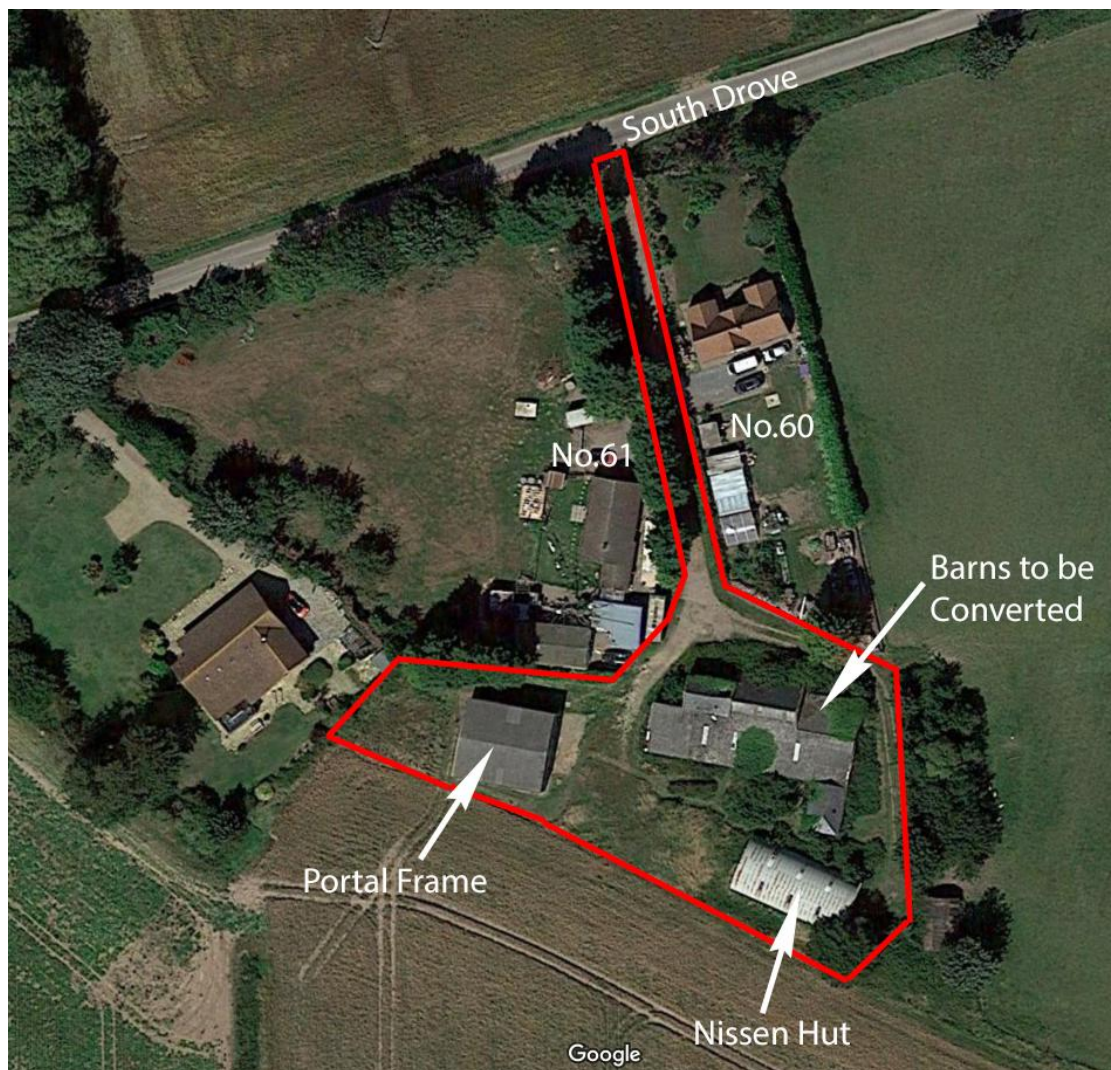
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## Background Site Description

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.

The application site has the benefit of an extant Full Planning Approval for the conversion of the existing barns to form a large 4 bedroom dwelling with garage and terraces; reference [H12-0955-24](#).

Full planning permission is now sought for the formation of a new build self-build dwelling, in lieu of the conversion.



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 which have had a combination of uses over many decades.

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 openings have been widened or infilled as needs have changed.

During the early to mid-20<sup>th</sup> 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 20<sup>th</sup> 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.

Conversion of the mid-19th century grouping of barns that have had a combination of uses over many decades, though in recent years have been underused.

Key Local Plan policies relating to the extant Full Planning permission;

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

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

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 consented scheme for conversion demonstrated that the above criteria can be met. Since gaining the approval, the applicant has instructed an ecologist to carry out the next steps and has started to prepare the surrounding site area. The applicant has sold their current home and are eager to progress. However, whilst keen, the applicant is acutely aware of rising energy and material costs with these thoughts constantly bringing them to enquire on the possibility of building a new smaller dwelling on the site of, and in keeping with the former barns.

The applicant is a highly skilled brick and stone mason running a small gang of specialists, laborious work is not the concern, it is the material and future running costs that are.



## Consultation & Pre-application Enquiry

Further to receiving the full planning permission for conversion of the barns, work to tidy and clear the surrounding site and improve access to the structure has brought the applicant to consider the scope and sheer scale of the proposed conversion further. The approved conversion of the barns has an external ground floor footprint of more than 430m<sup>2</sup> with first floor space to be added to this total. The applicant has great concerns over the costs to complete the work, as well as the current and future running costs for such a large 4 bedroom property, especially as it is quite spread out across the ground floor level. With the passage of time since gaining approval the family needs are changing.

Earlier this year, a pre-application enquiry was submitted to South Holland District Council for the consideration of a replacement dwelling proposal.

The pre-app enquiry proposed a design reducing the total habitable floor area to around 222m<sup>2</sup> (including annexe space), with a much more practicable and efficient layout. The more modest dwelling was proposed as a two storey barn with single storey 'additions' in keeping with a traditionally evolving form of building type in the wider local area.

First pre-app enquiry proposals – revised footprint shaded grey.



We are grateful for the extensive communication and advice received from the South Holland planners during this time. Initially the proposals, seen above, were not deemed to represent the existing barns closely enough and suggestions of reorienting the layout and changing the design language were discussed.

Since the initial pre-app enquiry, revised sketch layouts have been discussed and refined with comments received from the planners. We are pleased to put forward this application as the culmination of all the consultation.

Principle of Development. A replacement/alternative dwelling as Betterment

A planning law precedent often referred to when considering replacement dwelling proposals in respect of 'Class Q' permitted development consents is *Mansell v Tonbridge and Malling Borough Council* [2017]. The Court of Appeal determined that the potential to convert an agricultural building under permitted development rights (the "fallback position") constitutes a material consideration when assessing proposals for new residential dwellings, provided there is a realistic prospect of such a conversion proceeding. It is very much the case that the applicant could, and has made a start to, redevelop the site as per the approved plans.

The extant planning approval, H12-0955-24 must be considered a material planning consideration in accordance with the NPPF, the approval should be treated as an existing dwelling for the purpose of this application as it is capable of being carried out.

Where planning consent either exists or could reasonably be granted, it is open to an applicant to design a new dwelling and advance a case to the Local Planning Authority that a new proposed development offers planning benefits—or "betterment"—beyond those achievable through the previous approval.

Examples of such betterment may include:

- More efficient use of land or
- A more practical and efficient layout.
- A more thoughtfully designed and less visually obtrusive dwelling.
- The removal of unsightly or detrimental features within the landscape.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2024), states that new development should function well and add to the overall quality of the area (beyond the short term and over the lifetime of the development) and should be visually attractive as a result of good architecture, layout and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

The rural areas of South East Lincolnshire are a precious resource and, consequently, the replacement of an original dwelling outside a settlement boundary will only be acceptable in certain circumstances.

It is considered that the extant Full planning approval provides a readily achievable fall-back position, as such Local Plan Policy 22 should also be seen to have a bearing on the planning balance.

Local Plan Policy 22: Replacement Dwellings in the Countryside

Proposals for the erection of replacement dwellings outside defined settlement boundaries will be permitted provided that:

1. *The residential use of the building to be replaced (the original building) has not been abandoned.* In this case the existing buildings have Full planning permission for conversion to residential, this can be implemented and provides a notional 'Fall back' point, it would seem ill-considered to demand the previous approval be first completed before a proposal for a replacement dwelling be allowed to come forward.
2. *The original building is permanent, has not become derelict and is not the result of a temporary permission;* Similarly to the aforementioned, preparations for a start onsite of the approved scheme are underway, once a formal start onsite has been made that approval will remain valid in perpetuity.
3. *The original building is not of architectural or historic merit and is not capable of repair;* Whilst the approved plans go to great lengths to improve the appearance of the existing buildings, they are not particularly noteworthy nor will the property be of historic merit.
4. *The replacement building is of a high standard in terms of architectural detailing and materials of construction;* The replacement/new dwelling would be built to a far higher standard and incorporate/reinstate more local traditional detailing, the new dwelling will have greater thermal efficiency and longevity.
5. *the replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would have beneficial impacts such as improving the character and appearance of the site and its locality; and* The new dwelling would be built over the footprint of the existing buildings, albeit with the frontage set further back as the scale is to be reduced.
6. *the replacement building does not exceed the floor area of the original dwelling by more than 40%, unless the development is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency.* The proposal represents at least a 30% reduction of internal floor area and is arranged in a more thermally efficient two storey form.

## Design, Layout & Appearance

This application proposes a replacement dwelling design which significantly reduces the ground floor gross external footprint area from that approved, from 437m<sup>2</sup> down to 188m<sup>2</sup> (43% of the consented ground floor footprint), mainly by omitting the steel portal frame style elements.

A more modest dwelling is proposed as a two storey barn with single storey addition, in keeping with the original traditionally evolving building form adapted as need required (prior to the existing buildings modernisation for machinery and industry).

The proposed barn style dwelling is positioned centrally over the existing footprint of buildings. The orientation maintains that of the original barn albeit the proposed frontage is set slightly further away/south from the neighbouring properties.

The appearance of the proposal includes details seen on the existing barns and as commonly found in agricultural buildings in the area. The external openings are carefully considered so as not to be at odds with the rural character of the site and its setting. Varied opening sizes and emulations of former openings being modified or closed up have been included. The appearance, scale, massing, detail elements have all been discussed with South Holland Dc planners over the course of the pre-app enquiry and subsequent revised proposals.

Such are the skills of the applicant, that a variety of brickwork features characteristic of this building type will be incorporated to a high standard, these include, parabolic arches, double and single header arches and bullnose brickwork to corners, tumbled brickwork to the parapeted gable ends and reusing the existing tie rod ends, all of this to reflect on the original brick barn.



Parabolic arch, double header window heads & infilled openings seen on an internal/enclosed elevation of the existing barn

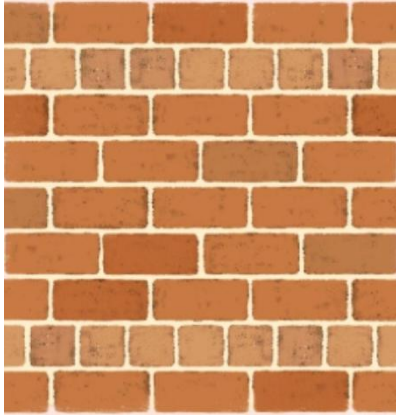




Bullnose corner brickwork to former openings



Parapet gable with tumbled brickwork towards eaves, brick on edge detail.  
Tie rods and infilled opening.



Left: English Garden Wall Bond to be used to match existing bond.



Right: Example of applicants work on another clients project indicating tumbled brickwork and bullnose corner.

The proposal is sympathetic to the character of the original barns, their adaptation over time and of the nature of local buildings of this type. The design retains a sense of utilitarian, functional design.

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. A brick wall along the northern edge of the main garden assists in forming a yard like enclosure.

### Sustainability

Policy 31 of the Local Plan relates to climate change and renewable and low carbon energy. Besides the sustainability benefits brought about by the revised scale and layout of the proposals, the outer leaves of the external walls and roofs of the main dwelling would be constructed in brick and slate roof reclaimed from the existing barns onsite, only the pan tile roofing would be new external materials and these are proposed to represent typical buildings in the area.

The replacement dwelling will be more energy efficient than can be practicably achieved with the conversion proposal. Internal construction elements of floors, walls and roof will be of better quality and thermal performance than the existing structure, by way of junction detailing/thermal bridging and the ease of building anew.

Hot water and heating is to be provided by Air Source Heat Pumps. Solar panels are to be fitted to the south facing roof slopes.

## Conclusion

The original barns have seen numerous additions in their working time, whilst this has led to the provision of a lot of floor area, it has perhaps not been provided in a particularly aesthetically pleasing way with incongruous portal frame structures.

This proposal seeks an improvement not only to the efficiency of the layout and running of the dwelling but also to the visual appeal. The replacement dwelling proposal sits comfortably with, and adds positively to its surroundings. It would not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate access. We believe the new proposal would represent an appropriate development outside the defined settlement boundary.

Following the pre-application enquiry process and the subsequent design development the revised proposal offers a 'Betterment' over the previous approval and therefore conforms with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024) when viewed as a whole.

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, 22, 23, 28, 29, 30 and 31 of the South East Lincolnshire Local Plan, 2019.