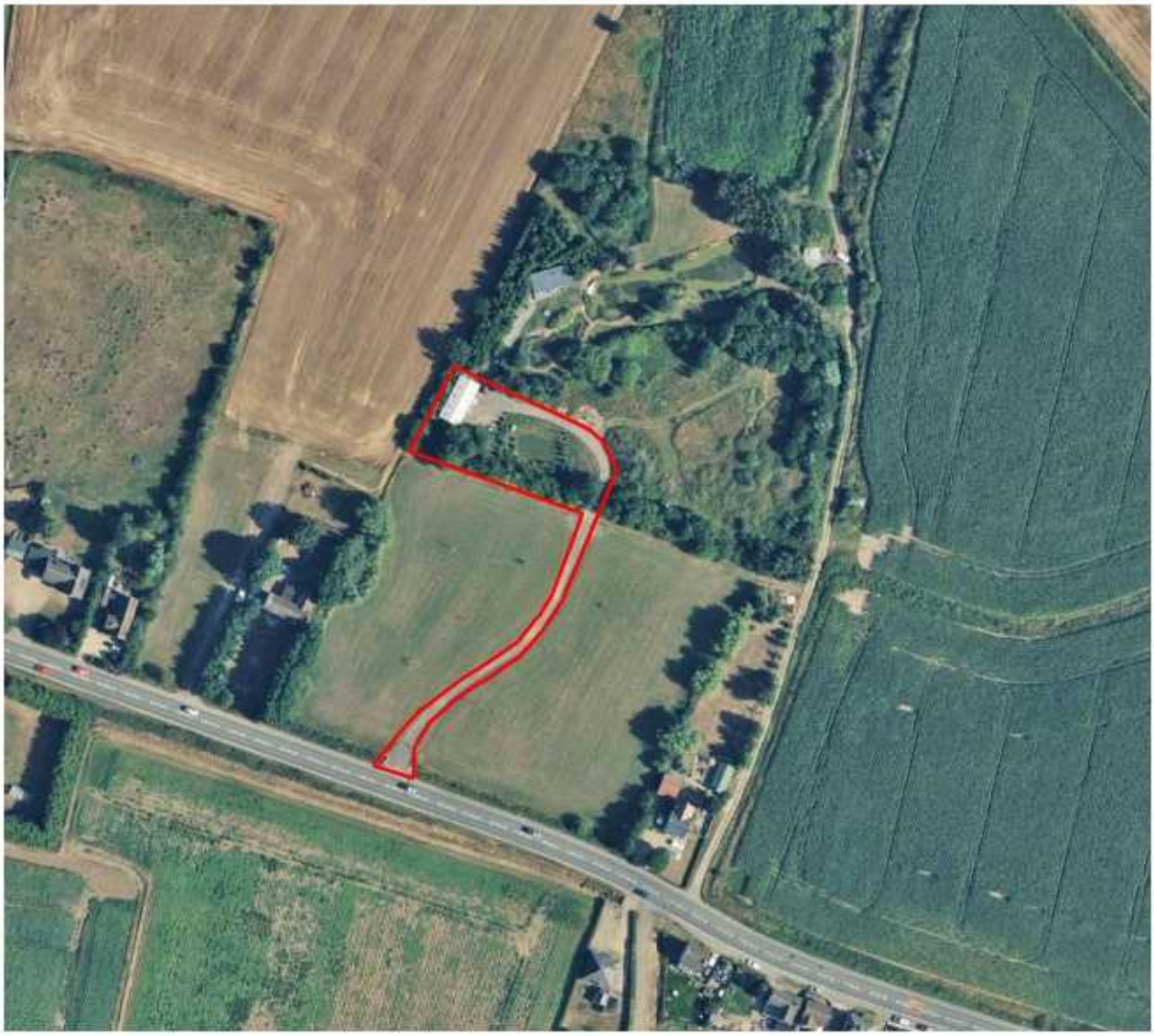
PLANNING STATEMENT

seven22 ARCHITECTURE LTD

22 Shore View
Hampton Hargate
Peterborough
PE7 8FS



Project: Proposed conversion of barn to residential
High Road, Moulton

Client: Mr P Greenaway
Job No. 005a
Date: November 2025
Rev: C

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

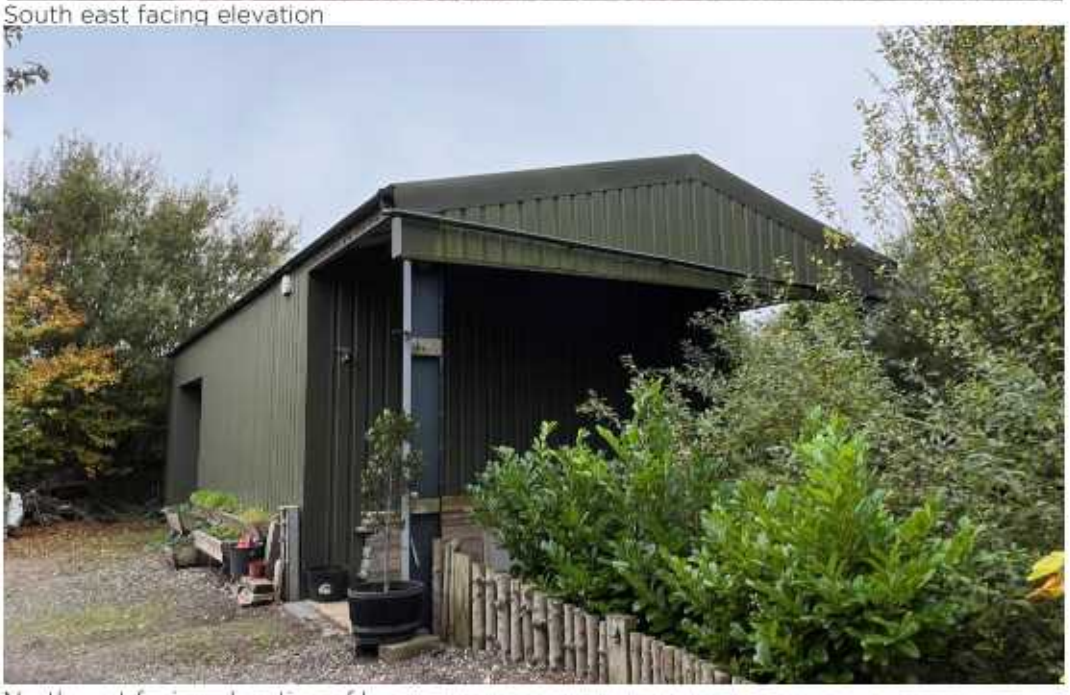
Assessment of the site and context

1. The application site, measuring approximately 0.2853ha, is situated north west of Moulton and on the northern side of the A151, High Road. The site comprises of generally level ground, with extensive planting both within and surrounding it.

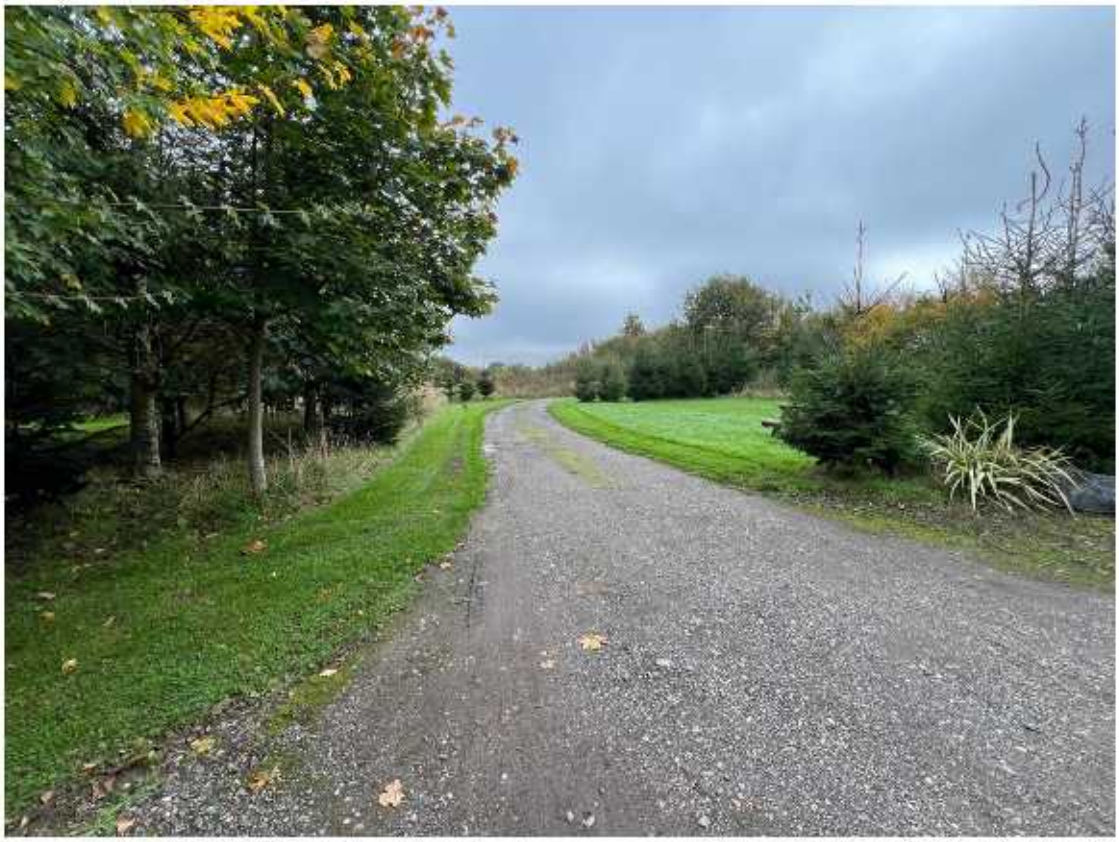
2. The application site is set within a much larger area of trees, planting and ponds all of which has been created by the applicant and their family, over many years. The setting is a wildlife haven.

3. This proposal seeks the conversion of a steel framed storage/workshop to residential use. The existing building's footprint measures 15.3m long x 7.1m deep. The eaves line is approximately 4m high and the ridge 5.2m high.

South east facing elevation



North east facing elevation of barn

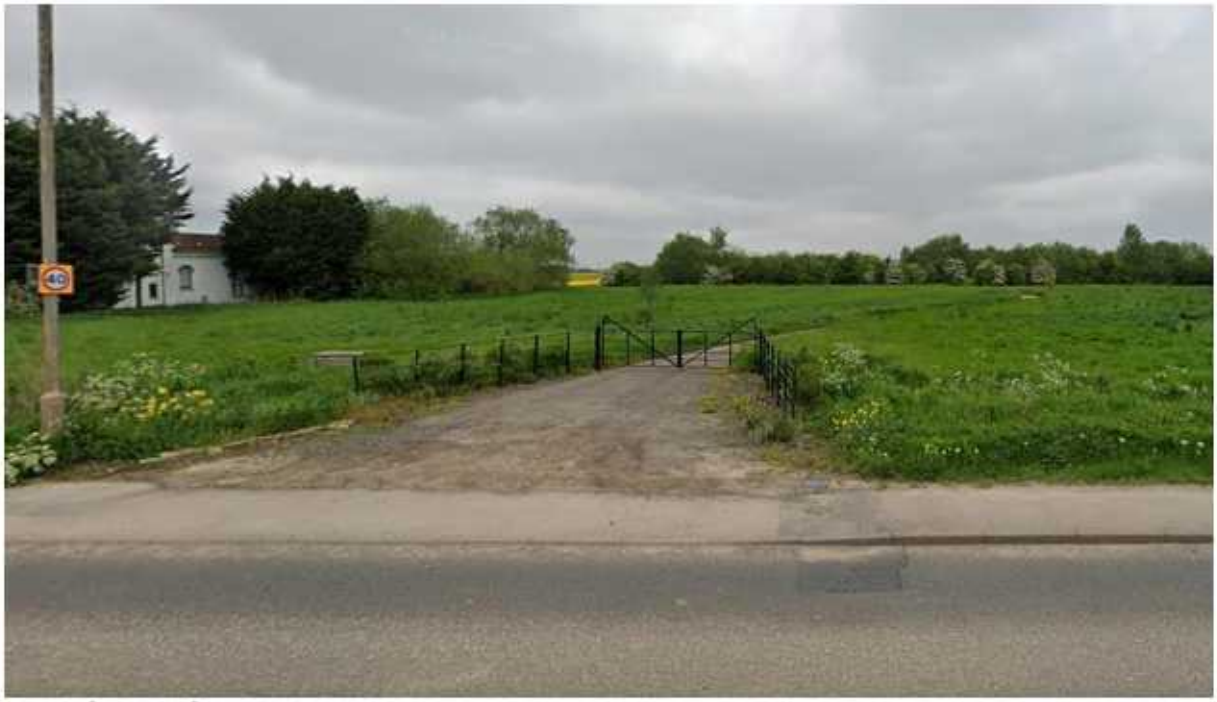


Existing access to High Road

4. The existing building was erected approximately eleven years ago to store equipment used in the collection of hay from the fields adjacent High Road. The hay fields were rented as part of a larger farm in separate ownership, but they are now redundant as it is not economic to farm hay or other crops on the land. In more recent years the building has been used to facilitate the landscaping and planting of the larger site area, this is now mostly complete. The space provided by the existing building is now surplus to requirements, far less equipment is now needed to maintain the pond and landscaping.

5. Recently two thousand trees were planted by the applicant by hand. With most of the site formation complete, it is much easier to maintain the site and add to the planting.

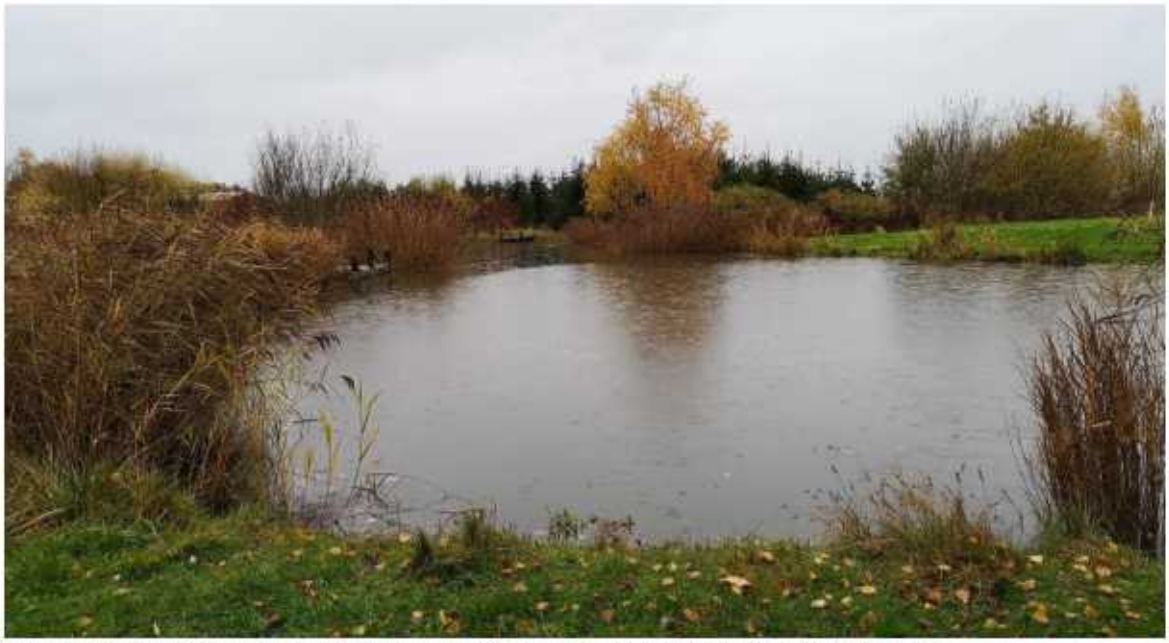
6. An access track leads from the A151 High Road across grassland and round to a gravel parking area adjacent the existing building. The access on High Road is positioned roughly centrally along the frontage and has excellent vehicle to vehicle and pedestrian visibility splays.



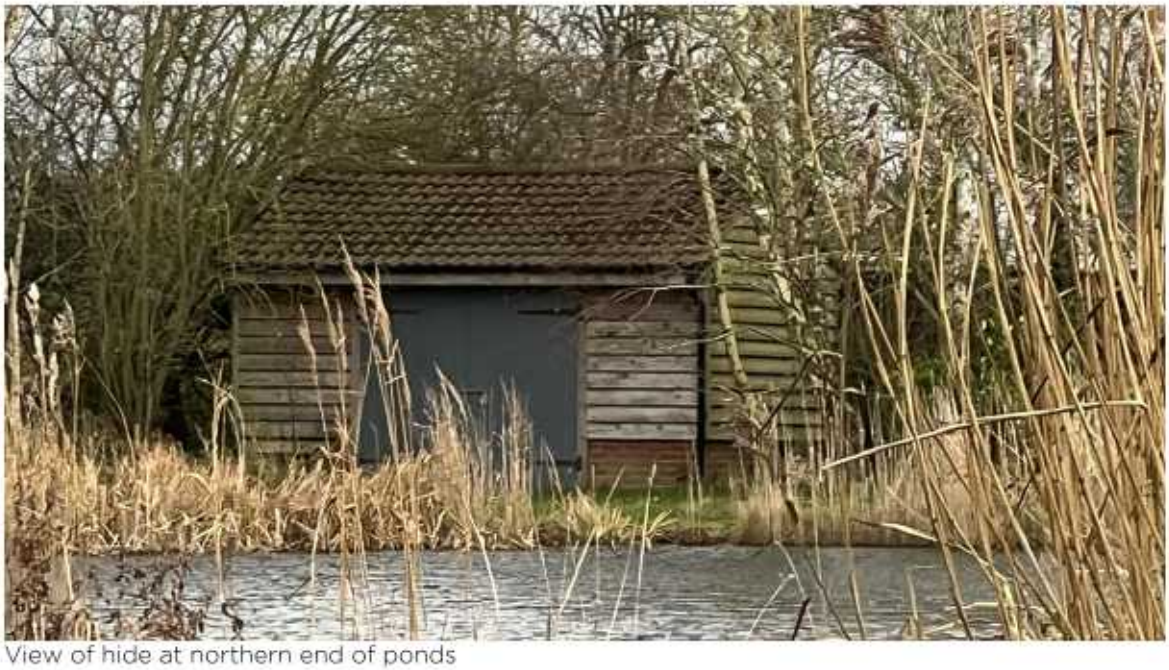
View of access from A151

7. The site and its wider setting has previously had the benefit of planning permission for:
   - Planning Approval H13-0935-06 granted in 2006, for creation of a wildlife area and excavation of a pond.
   - Planning Approval H13-0320-12 granted in 2012, for up to 15 touring caravans.
   - Planning Approval H13-0683-20 granted in 2020, for change of use to fishing and wildlife holiday lodges, erection of 5 modular holiday lodges with associated landscaping, planting and parking. One of the these lodges has been completed.

Views of surrounding pond and landscape areas. The barn proposed for conversion is seen in the background of the photo on the right.



Fishing pond, the building to be converted is seen in far background on the left.



View of hide at northern end of ponds

8. A brick and timber boarded under tile roof hide/outbuilding is sited at the northern end of the ponds, this space is sufficient to store the tools and equipment required for the general maintenance of the landscaping, wildlife and ponds areas.

Planning Policy

9. A review of the South East Lincolnshire Local Plan - Adopted: March 2019 indicates at least the following policies are of interest to this application;

   01. Spatial Strategy
   02. Development Management
   03. Design of New Development

04. Approach to Flood Risk
17. Providing a mix of housing – Custom and Self-Builders
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 (2024)

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
Section 16 - Conserving and enhancing the historic environment

10. 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.

11. To promote sustainable development in rural areas, the National Planning Policy Framework 2024 (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.

12. Policy 23 of the SELLP 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".*

13. Contribution to self-build homes in the district.

    Authorities must give suitable development permission to enough suitably serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period.

In a recent application for a self-build dwelling within the District (ref; H04-0347-25), the case officer's recommendation for approval was underpinned by evidence highlighting an undersupply of such homes. Specifically, figures cited from 2021 indicated that planning permissions granted for self-build or custom-build properties fell short of meeting the demand recorded on the Council's Custom and Self-Build Housing Register. Furthermore, a 2024 appeal decision within the District reinforces this position, with the Inspector explicitly noting that the self-build nature of the proposal was a material consideration that weighed in favour of the single dwelling.

14. Despite the application site being located just outside the settlement limit of Moulton, and in consideration equal to that given to application H04-0347-25, it is located in relative proximity to other dwellings, it is also screened from High Road by trees and hedges and on this basis the application site, as with the aforementioned, is suitable for self-build or custom house building. In approving such a scheme SHDC would be acting in accordance with the direction made by The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

15. There is support in the local plan for self-build projects within SELLP Policy 17 which states that "The Local Plan will also seek to meet the housing needs of non-travelling Gypsy and Traveller households and also custom and self-builders as they may come forward." It is on this basis that a departure from SELLP Policy 1 should in this instance be considered appropriate, with weight attributed to this proposal being a self-build.

16. Character & Landscape

Section 12 of the NPPF specifically relates to 'Achieving well-designed places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135 of Section 12 of the NPPF emphasizes that new development must be high quality, function well over its lifetime, and enhance the area's overall character. It should be visually attractive through good architecture, layout, and landscaping, and must respect local character, history and the surrounding built and natural environment—including topography, street patterns, building lines, boundaries, scale, and massing.

Development proposals should also ensure that developments create places that are safe, inclusive, accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Policy 2 of the SELLP states that a design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Policy 2.1 states that proposals should meet with sustainable development considerations specifically in relation to 'size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses'.

Structural Appraisal

11. Please refer to the report carried out by JC Consultancy structural engineers. The level of work required to enable the conversion of the building does not go beyond what would be reasonably expected. The structural slab, portal frame and secondary sheeting rails supporting cladding are all in very good condition, replacing the skin of the building with an insulated cladding is readily achievable. The form of the existing structure and bracing makes it very easy to extend, an additional structural bay/frame is proposed, this can be achieved very quickly with simple connections.

12. The following is an extract from the JC Consultancy report which accompanies the application;

    'The proposed conversion will likely involve retaining all existing structural elements of the building and complementing them with the introduction of further independent walls, of either blockwork or timber frame type systems, located internally, to form the partitions and internal layout. As such additional load placed upon the existing steel frame will be minimal, and of no concern from a structural perspective. Furthermore, all elements that provide overall lateral stability including diagonal steel bracing members present between rafters and columns, are being retained, and as such overall stability will not be compromised as a result of the conversion. Due to their relatively small spans, the existing purlins and sheeting rails have considerable capacity to support additional loadings from an insulated cladding.'

13. Practically all barn conversion projects require a new insulated 'leaf' of construction to be added to the external walls and roofs. With typical brick bult barns the insulation is often added with the formation of a new inner leaf of studwork, this also has a structural role in shoring up the existing masonry walls. The existing steel framed barn of this proposal needs no structural improvement and indeed the cladding could be retained as is, with an insulated inner leaf being added, however removal of the external skin of cladding is a very easy task and offers the opportunity to replace it with a more aesthetically pleasing finish, in this case 'standing seam' cladding such as from Cladco or Catnic and areas of vertical timber boarding.

Examples of standing seam cladding & vertical timber boarding

Pre-application Planning Enquiry

14. A pre-application enquiry was submitted to South Holland District Council planners early in 2025.

15. The case officer made the following points (in blue) in respect of policy 23, to which we respond after each;

    1) *A moderately large extension is proposed to the building. Furthermore, considerable works are proposed to the building in order to enable the conversion. It is considered that the level of works proposed go far beyond what would be reasonably expected under Policy 23. To this end, it is considered that the proposal would exceed the requirements of the first criterion and cannot be considered the reuse of an asset in the manner expected by this policy.*

16. The extension adds no more than 36% to the floor area of the existing unit. The previous section and the structural report describe that the existing building can easily be converted and adapted, it comprises of a 'dry form' of construction, a kit of parts that can be simply unbolted and adapted or added to. The gain in floor area can be achieved far more quickly and seamlessly than as can be done with an older masonry built barn. There are many examples, across the district, of masonry barn conversions that have included extensions and rebuilding, for example and not limited to;

    H22-0384-24 *(Removal of existing barn and erection of new barn including extension).*

    H08-0438-21 *(Conversion of barns into dwelling including extension, demolition of barns and erection of detached outbuilding).*

    H19-0678-22 *(Conversion of barns 1 & 2 into 2 dwellings, including extension to barn 2 and conversion of barn 3 into domestic store) – permitted for maintaining historic value.*

    H14-0107-24 *(Conversion of recording studio & barns to form 3 bedroom dwelling).*

    2) The existing building is of no architectural merit. It is well screened and therefore makes only a minimal contribution to the character of the wider area. As such, the building is not considered to be worthy of retention. The proposal therefore fails to conform to the requirements of criterion 2.

17. Whilst the existing property is not a pretty building, it can be considered that modern steel-framed barns represent a specific period of change in agricultural and construction methods, they offer more functional, innovative and durable designs that prioritize efficiency, flexibility, and longevity over traditional aesthetics, marking a shift towards industrialized and sustainable construction practices. Whilst modern barns of the last 50-100 years are not necessarily as pleasing as their pre-industrialisation masonry barn counterparts, they do have their own typical form with lower roof pitches and taller eaves lines as appropriate for the machinery they house(d). Buildings such as the one proposed for conversion have a certain typology, and in most

cases are more flexible and feasible for conversion than the older barns.

3) The proposal would be in keeping with its surrounding. The area's character has limited definition currently, therefore giving greater scope for conformity to this point. In any event, the proposal appears to pay sufficient homage to the area's rurality, albeit a modern interpretation of this.

18. We agree with this statement and in particular the reference to modernity.

4) The proposal represents a significant change to the existing character of the building. Accordingly, the proposal would not be sympathetic to the existing structure as it is visually divorced from it.

19. Following the reference to modern interpretation, the proposed cladding is very much a modern form of construction and maintains the dry form/kit of parts nature of the existing materials, albeit in a more aesthetically pleasing way.

5) The proposal would lead to a significant enhancement to the immediate setting. The proposal is considered to be of high architectural quality, which would significantly improve the immediate area. The detailing and materials proposed all appear to be of a high quality. To this end, the proposal would result in a betterment. That being said, while the level of merit is high, it is not considered to be so outstanding as to trigger the relevant weight under Paragraphs 139 or 84 of the NPPF.

20. We agree with these sentiments entirely, the proposal certainly will enhance the setting, and whilst notnecessarily of the highest level of architecture and sustainable design it will provide a vast improvement over the existing building and in comparison to typical new build and conversion dwellings. The proposed building will include air source heat pumps, solar panels and a high level of insulation so that a very high scoring Energy Performance Certificate is achieved.

Public Consultation

21. Draft proposals were presented to The Moultons Parish Council meeting of 1st July 2025, held at Moulton Seas End village hall. Following a brief presentation by the agent, both the applicant and agent answered questions from the council. The proposals were warmly received and the parish council indicated their approval for the scheme.

Evaluation

13. The structural engineer's assessment indicates the building is structurally sound and capable of conversion. The proposed works are practically and viably achievable, they would ensure the sustainable retention and longevity of an existing building.

14. The existing building erected approximately eleven years ago, is no longer required in connection with maintaining the hay fields or landscaping wildlife/fish pond site area.

15. The proposal to convert the existing building and occupy the site aspires to make the most of, and share in the benefits of the very attractive and tranquil setting, which has been established by the applicant over many years.

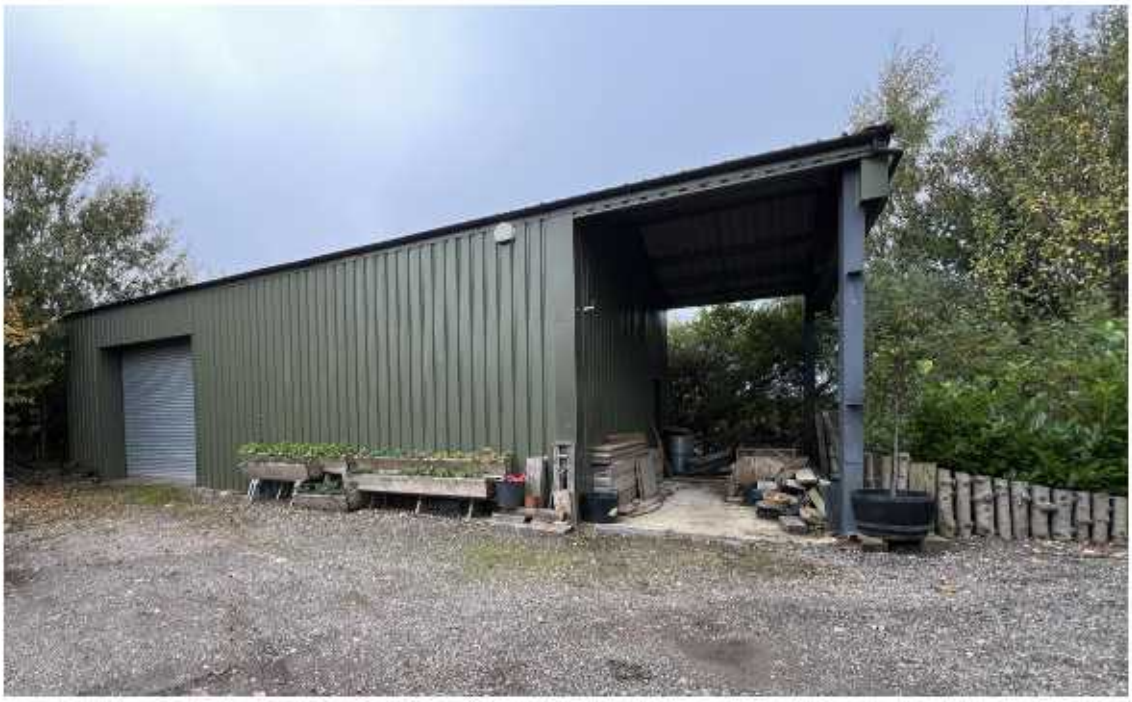
16. Conversion brings about an opportunity to turn a very drab looking building into something of much more quality and which will relate to its setting in a far more positive way.

17. The existing building is located sufficiently far enough away from neighbouring properties so as not to give rise to overlooking, overbearing or cause disturbance from vehicle movement. The site is already visually well screened off.

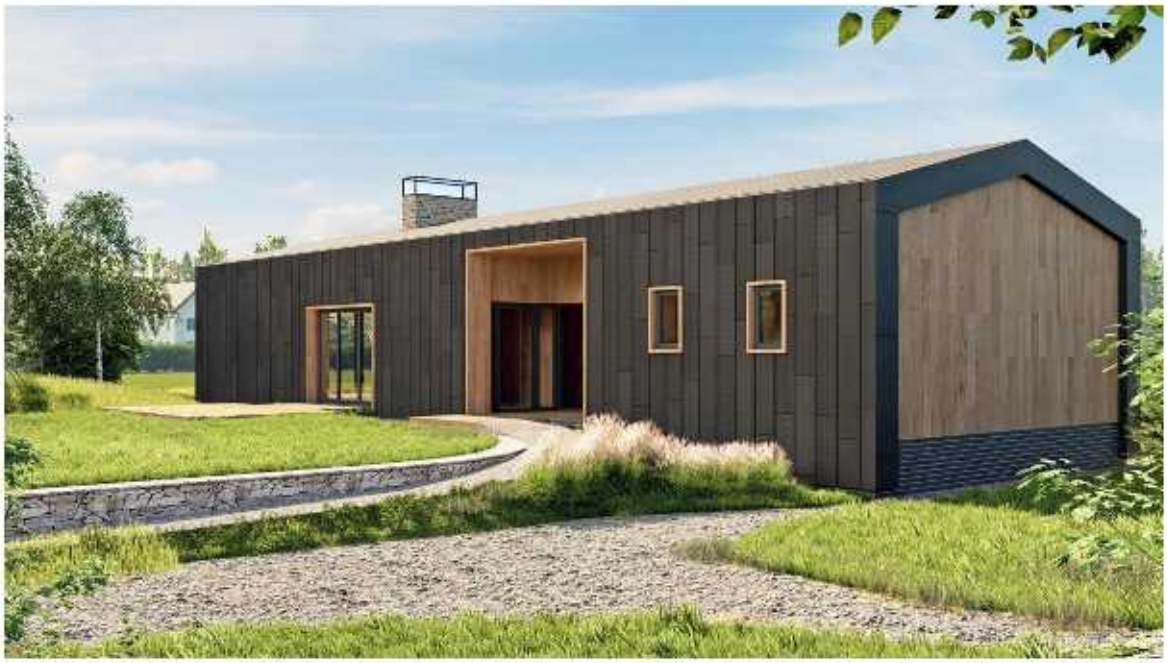
18. Since approval of application H13-0683-20, one of the holiday lodges has been partially completed, the applicant would like to erect the other structures and living in the converted building will mean they can be on hand to meet, greet and help visitors as well as being able to keep an eye on the security of the wider site area.

17. Paragraph 80 of the National Planning Policy Framework, 2021 indicates that planning decisions should avoid new isolated homes in the countryside unless there are exceptional circumstances. They include the re-use of redundant or dis-used buildings where the development would enhance the immediate setting. The application presents an opportunity to improve the appearance and arrangement of the site and it's landscaping.

18. Planning permissions granted for self-build or custom-build properties fell short of meeting the demand recorded on the Council's Custom and Self-Build Housing Register. Furthermore, a 2024 appeal decision within the District reinforces this position.



Design



Use

19. C3 Residential – As a self-build 3 bedroom conversion to become the permanent home of the applicant.

Layout/Design

20. The layout follows the existing line of the building, retaining all of the existing primary and secondary structure of floor, walls and roof. An extension to the southern end of the building is proposed so as to enhance a contemporary way of living whilst achieving three bedrooms to accommodate the owners and their son.

21. The proposals seeks to take a drab industrial looking building and turn it into something more interesting, whilst being sympathetic to the local area. The steel frame, cladding rails and floor slab are all in excellent condition and will be retained. Replacing the outer cladding of the walls and roof with an insulated cladding system is a relatively quick and easy operation. A standing seam metal cladding is proposed with a black or anthracite finish. In contrast to the metal cladding, Western Red Cedar vertical timber boarding is proposed. Metal and timber cladding can be found on various agricultural buildings in the area, whilst barns are often seen with black boarding or natural coloured timber that has silvered down over time.

22. The introduction of doors and windows is very straightforward when considering recladding a building of this nature. The door and window openings offer an opportunity to include contrasting materials that reflect the local setting, to this end the window and door reveals will have a timber box lining that projects slightly from the main wall surfaces. The doors and windows would be aluminium, colour matched to the external cladding.

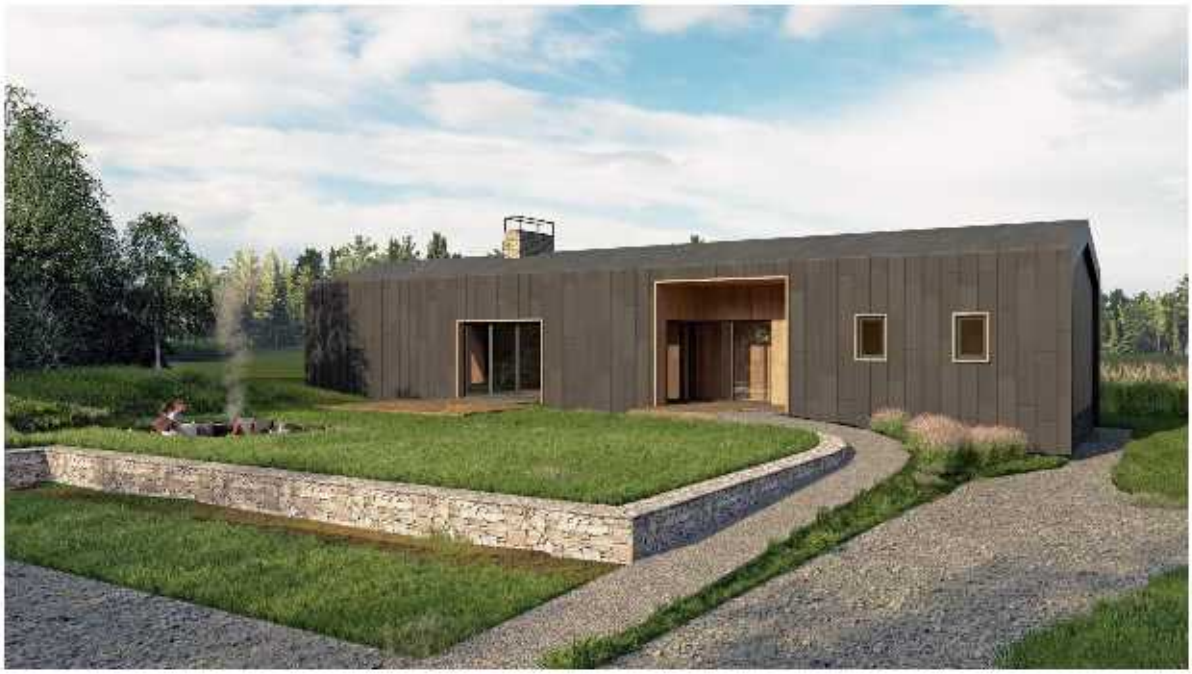
23. The entrance is signified by a recessed area to the side elevation, this being clad in contrasting timber boarding to match the door and window reveals.

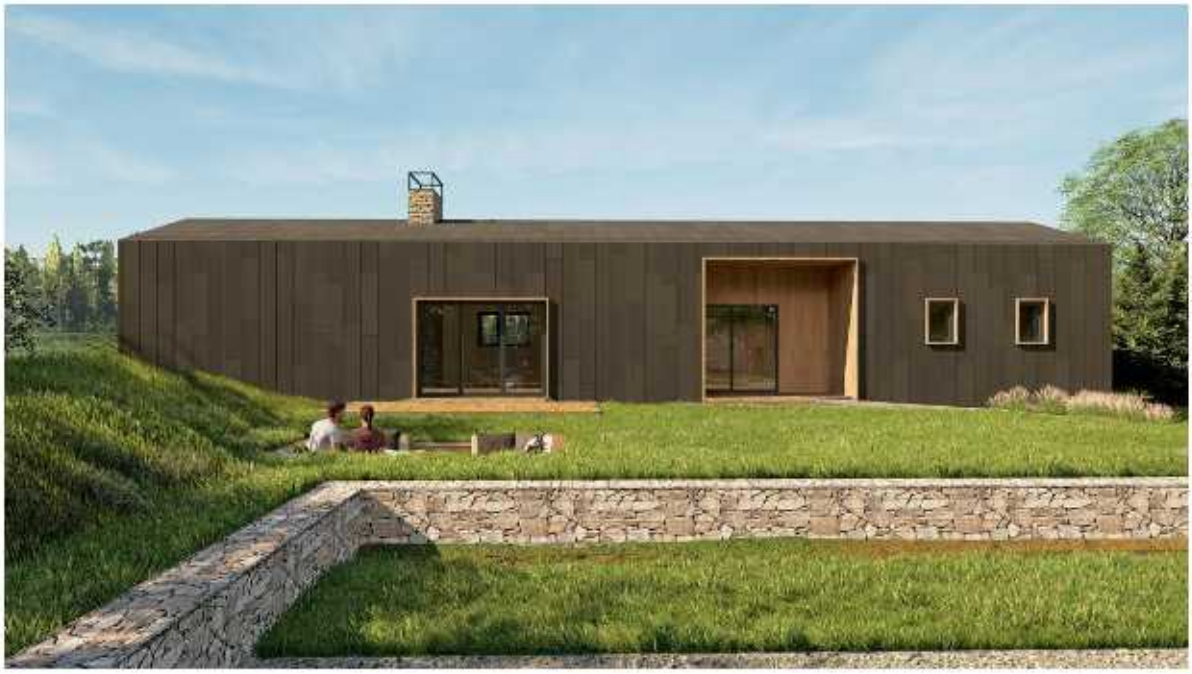
24. A three bedroom property is required by the applicant and this is considered an efficient level of accommodation, to achieve this and create attractively sized living spaces, a modest extension of the frame of the building is proposed. The extra bay of framing would match the existing form, profile and height of the current building. The space provided means the conversion can also respond better to its setting, a semi enclosed terrace is proposed at the southern end of the building, this enables large contemporary glazing to be included without giving rise to overheating, the architectural form can then be more contemporary and relevant to the nature of a steel framed building.

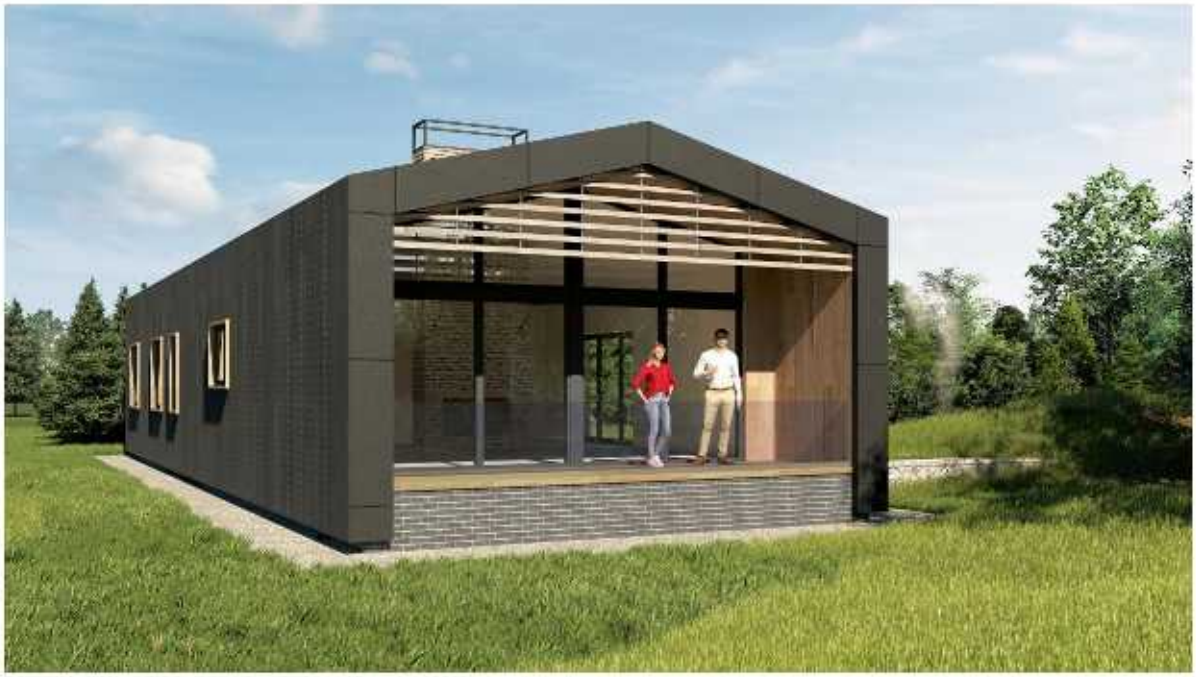
25. The internal layout of the conversion seeks to be as efficient as possible whilst providing a variety of spaces and volumes within the profile of the building. The high ceiling of the entrance porch welcomes you into a more domestic hallway, the spatial volume then opens up again to high vaulted ceilings in the kitchen, dining and livings spaces. The inner hallway and bedrooms would have a more domestic ceiling height and form to add to a sense of enclosure and intimacy.

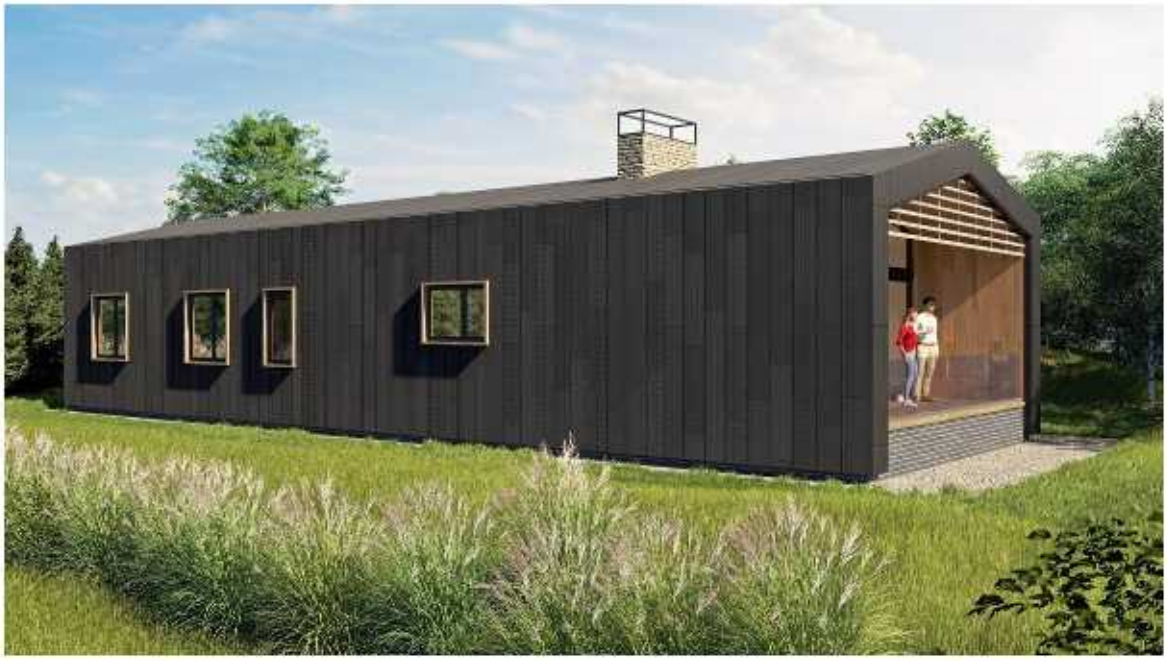
26. The living spaces open out onto the garden to the east and have an outlook across the fields to the south. The bedrooms all face west across open countryside.

27. The approach to the entrance takes a curving path alongside the main garden area on the east side of the building, currently gravelled and used for parking. The curving path, bounded by a stone filled gabion wall, brings people up to the entrance. To define differing spaces within the wider setting, the garden area adjacent to the dwelling is to be raised by 750mm, to nearly the finish floor level, a sunken patio is suggested within the middle of the space and this coupled with a bund or mound along the southern edge of the garden will enable the users to feel even more immersed and at peace within the landscaping.







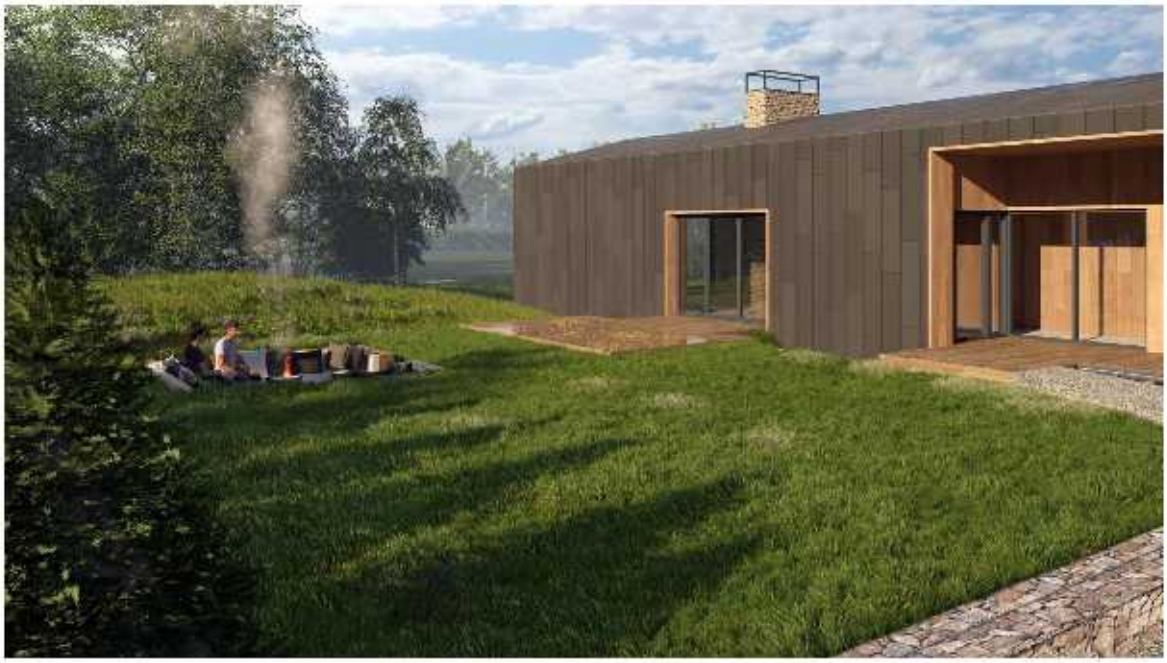


Sustainability

28. The existing building has been built in a very solid and sound way, it lends itself to reuse. Adding insulated cladding is easily achieved, the type of insulation used in this construction is of a high performance and makes it simple to achieve contiguously around the entire envelope of the building.

22. Heating and hot water is to be provided by air source heat pump, with the building being so well insulated this will be a very efficient system. The linear roof area and contemporary nature of the proposal will enable a very effective array of solar panels to integrate with the design easily. A very high scoring Energy Performance Certificate will be achieved, the majority of the materials to be used will be recyclable.

Conclusion



13. The circumstances of this site and the existing building are unique to this applicant. The setting has been lovingly made first hand by the applicant and other family members over many years, it is an impressively ecologically diverse setting that the applicant is striving to improve and maintain, it is, and always will be very close to their hearts.

14. Converting the existing building, which is now surplus to requirements, chimes with the National Planning Policy Framework in the aims of transitioning to a low carbon future through the reuse of existing buildings.

15. The proposed design and material changes will lead to a visual enhancement of the setting and will therefore also make a positive contribution to the character of the landscape.

16. The design and materials proposed are sympathetic to the character and appearance of the original building, which through its low pitch form and construction nature prescribes a more contemporary response in terms of architectural detailing and materials of construction.

17. We believe the proposed development leads to an opportunity for improving the character and quality of the area and the existing building.